



Mayor and Common Council Borough of Flemington

April 24, 2023

7:00 PM

Council Meeting Room

Flemington Borough Hall, 38 Park Avenue, Flemington, NJ 08822

I. Call to Order

II. Flag Salute

III. OPMA Statement

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of January 9, 2023 was included in a list-of-meetings notice sent to the *Hunterdon County Democrat* and *Courier-News* on Jan. 5, 2023, posted on the bulletin board at Borough Hall on that date, and has remained continuously posted as required. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Borough

IV. Roll Call

Marcia A. Karrow
Susan Engelhardt
Malik Johnston
Jeremy Long
Tony Parker
Elizabeth Rosetti
Kimberly Tilly

Mayor
Council Member
Council Member
Council President
Council Member
Council Member
Council Vice President

V. Presentations

VI. Mayor's Report

VII. Council Member Reports

VIII. Administrator's Report

IX. Public Comments - Session I

X. Approval of Minutes

XI. Consent Agenda

1. PROCLAMATION: KEVIN WILLIAM BARNES ACHIEVING EAGLE SCOUT
2. RESOLUTION 2023-100: AUTHORIZING THE FLEMINGTON BOROUGH YARD SALE FOR MAY 6-7, 2023 AND FOR OCTOBER 28-29, 2023

XII. Regular Agenda

1. **Public Hearing:**
ORDINANCE 2023-14: AMENDING THE SECTION OF CHAPTER 4 (LICENSING – GENERAL), SECTION 4-3 (RETAIL FOOD ESTABLISHMENTS), SUBSECTION 4-3.2 (FEES) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO AMEND THE FEE DEFINITIONS ASSESSED FOR TEMPORARY RETAIL FOOD ESTABLISHMENTS IN ORDINANCE 2023-12.
2. **Public Hearing:**
ORDINANCE 2023-15: APPROVAL TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS EQUAL TO OR LESS THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14), 2023
3. **Introduction:**
ORDINANCE 2023-16: REPEALING ORDINANCE 2020-2 CONCERNING SECTION 2610, 2611, AND 2641 OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON RELATED TO THE MIXED-USE MULTI-FAMILY OVERLAY DISTRICT
4. RESOLUTION 2023-101: AMENDING RESOLUTION 2023-84 BY RESCINDING THE PARTIAL CLOSING OF STANGL ROAD AND AUTHORIZING THE PARTIAL ROAD CLOSURE OF FULPER ROAD ON SEPTEMBER 23, 2023 FROM 4:00 PM TO 10:00 PM FOR SALSA NIGHT
5. RESOLUTION 2023-102: AUTHORIZING THE PURCHASE OF AN EMERGENCY VEHICLE FOR \$8,750
6. RESOLUTION 2023-103: SUPPORTING THE FLEMINGTON COMMUNITY PARTNERSHIP NEIGHBORHOOD PRESERVATION PROGRAM GRANT AND IMPLEMENTATION PLAN, 2023

XIII. Work Session

Borough Engineer will discuss the NJ requirements for lead & galvanized water pipes and the flooding issues for residents at Academy Street.

XIV. Public Comments - Session II

XV. Payment of the Bills

Authorization to Pay the bills in the amount of \$970,935.46.

XVI. Executive Session

for Any Other Applicable Matter Identified During the Regular Meeting (Action May Be Taken)

1. RESOLUTION 2023-104: EXECUTIVE SESSION TO DISCUSS POTENTIAL EMPLOYMENT MATTERS, POTENTIAL ACO LITIGATION, AND REDEVELOPMENT NEGOTIATIONS WITH LIBERTY VILLAGE.

XVII. Adjournment

PROCLAMATION

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Proclamation

AGENDA SECTION: Consent Agenda

SUBJECT: PROCLAMATION: KEVIN WILLIAM BARNES ACHIEVING EAGLE SCOUT

Borough of Flemington Proclamation

WHEREAS, scouting is a movement that challenges, inspires, and guides young people toward high achievements and high values as expressed in the Scout oath, law, motto, and slogan; and

WHEREAS, Eagle is the highest rank in the Boys Scouts of America, and requires mastery of difficult challenges in diverse areas; and

WHEREAS, to become an Eagle Scout requires demonstration of good character and community service; and

WHEREAS, Kevin William Barnes has demonstrated a special commitment to the Boy Scouts, and has worked with great diligence to successfully complete the requirements for the rank of Eagle; and

WHEREAS, for his Eagle Scout Project, Kevin created seven Purple Heart parking spots for veterans who were wounded while serving in the U.S. military, including at the Hunterdon County Library, Flemington Department Store, Angelo's Pizza, Ginny's Cafe, and Marinelli's Restaurant, providing veterans with the ease of access to businesses and the appreciation for their sacrifices in service to our country.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, that they do hereby congratulate Kevin William Barnes of Boy Scout Troop 62 on attaining the rank of Eagle Scout.

Approved: April 24, 2023

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS:

RESOLUTION 2023-100

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Resolutions

AGENDA SECTION: Consent Agenda

SUBJECT: RESOLUTION 2023-100: AUTHORIZING THE FLEMINGTON BOROUGH YARD SALE FOR MAY 6-7, 2023 AND FOR OCTOBER 28-29, 2023

WHEREAS the residents find benefits to the annual Flemington Borough Yard Sales; and

WHEREAS, the Borough has designated the first Borough yard sale to be held on May 6-7, 2023 with rain dates on May 13-14, 2023, and the second yard sale to be held on October 28-29, 2023, with rain dates November 4-5, 2023; and

WHEREAS, for these events, the Borough will waive all fees and permit as required in section § 4-11 "GARAGE SALES" of the Borough Code.

THEREFORE BE IT RESOLVED that the Mayor and Council for the Borough of Flemington approve two Borough yards sales to be held Borough yard sale to be held on May 6-7, 2023 (rain dates May 13-14, 2023) and on October 28-29, 2023 (rain dates November 4-5, 2023), with all fees and permitting requirements waived for these events.

Adopted: April 24, 2023

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS:

ORDINANCE 2023-14

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Ordinances

AGENDA SECTION: Regular Agenda

SUBJECT: **Public Hearing:**
ORDINANCE 2023-14: AMENDING THE SECTION OF CHAPTER 4 (LICENSING – GENERAL), SECTION 4-3 (RETAIL FOOD ESTABLISHMENTS), SUBSECTION 4-3.2 (FEES) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO AMEND THE FEE DEFINITIONS ASSESSED FOR TEMPORARY RETAIL FOOD ESTABLISHMENTS IN ORDINANCE 2023-12.

WHEREAS, the Borough Council wishes to amend Section 4-3.2 of the municipal code of the Borough of Flemington to change the current fee definitions in the fee schedule for temporary retail food establishments that was adopted in Ordinance 2023-12 on March 27, 2023 ;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the Borough Flemington, in the County of Hunterdon, State of New Jersey, that Chapter 4, Section 4-3, Subsection 4-3.2, is hereby amended as follows:

SECTION I.

Section 4-3.2(d) is hereby amended as follows (current language to be struck and replaced as follows):

d. Temporary retail food establishments shall be assessed fees as follows:

1. Vendors operating for three (3) consecutive days or fewer:
 - i. Events produced by for-profit entities: \$100.00 for all vendors
 - ii. Events produced by the Flemington Community Partnership (FCP) or by New Jersey certified non-profit entities:
 - a) FCP stakeholder vendors: \$25.00
 - b) All other vendors: \$75.00

Introduced: April 10, 2023

Adopted: April 24, 2023

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS:

ORDINANCE 2023-15

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Ordinances

AGENDA SECTION: Regular Agenda

SUBJECT:

Public Hearing:

ORDINANCE 2023-15: APPROVAL TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS EQUAL TO OR LESS THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14), 2023

WHEREAS, the Local Government Cap Law, N.J.S. A. 40A:4-45.1 *et seq.*, provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% or the Cost-of-Living Adjustment (COLA), whichever is less, over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.14 provides that a municipality may, in any year in which the COLA is equal to or less than 2.5% increase its final appropriations by a percentage greater than the COLA, but not to exceed the 3.5% rate as specified in the law, when authorized by ordinance; and,

WHEREAS, the COLA for 2023 has been certified by the Director of the Division of Local Government Services in the Department of Community Affairs as 2.5% and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, in any year in which the COLA is equal to or less than 2.5%, may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Flemington in the County of Hunterdon finds it advisable and necessary to increase its 2023 budget by more than 2.50% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$49,987.41 in excess of the increase in final appropriations otherwise permitted by

the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Flemington, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the 2023 budget year, the final appropriations of the Borough of Flemington shall, in accordance with this ordinance and N. J.S.A. 40A:4-45.14, be increased by 3.5% amounting to \$181,825.25 and that the 2023 municipal budget for the Borough of Flemington be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Introduced: April 10, 2023

Adopted: April 24, 2023

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS:

ORDINANCE 2023-16

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Ordinances

AGENDA SECTION: Regular Agenda

SUBJECT: **Introduction:**
ORDINANCE 2023-16: REPEALING ORDINANCE 2020-2 CONCERNING SECTION 2610, 2611, AND 2641 OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON RELATED TO THE MIXED-USE MULTI-FAMILY OVERLAY DISTRICT

WHEREAS, the Borough Council of the Borough of Flemington approved Ordinance No. 2020-2 on July 13, 2020 concerning the mixed-use multi-family overlay district as found in Sections 2610, 2611, and 2641 of the Municipal Code of the Borough of Flemington; and

WHEREAS, the Borough Council now seeks to repeal that ordinance and restore the prior language.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the Borough Flemington, in the County of Hunterdon, State of New Jersey, that Ordinance No. 2020-2 is hereby repealed and the language contained in Section 2610, 2611, and 2641 of the Municipal Code of the Borough of Flemington shall be restored to the language contained therein prior to the adoption of Ordinance No. 2020-2.

SECTION I. If any part of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

SECTION II. Should any section, paragraph, sentence, or clause of this ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this ordinance are hereby declared severable.

SECTION III. This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

Introduced: April 24, 2023

Adopted:

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS:

RESOLUTION 2023-101

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Resolutions

AGENDA SECTION: Regular Agenda

SUBJECT: RESOLUTION 2023-101: AMENDING RESOLUTION 2023-84 BY RESCINDING THE PARTIAL CLOSING OF STANGL ROAD AND AUTHORIZING THE PARTIAL ROAD CLOSURE OF FULPER ROAD ON SEPTEMBER 23, 2023 FROM 4:00 PM TO 10:00 PM FOR SALSA NIGHT

WHEREAS, on March 13, 2023 had adopted Resolution 2023-84 approving the partial closure of Stangl Road on September 23, 2023 from 4:00 PM to 10:00 PM for Salsa Night; and

WHEREAS Hunterdon Helpline has requested moving the Salsa Night event from Stangl Road to Fulper Road from Central Avenue to Main Street for September 23, 2023, from 4:00 PM to 10:00 PM for Salsa Night; and

WHEREAS, the Flemington Borough Police Department has reviewed this request and has approved the road closure as requested.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the road closure be rescinded for Stangl Road on September 23, 2023, from 4:00 PM to 10:00 PM.

BE IT FURTHER RESOLVED that the requested road closure as outlined above on Fulper Road is approved for the Hunterdon Helpline Salsa Night being held on September 23, 2023.

BE IT FURTHER RESOLVED, that this approval is contingent on agreed security arrangements and costs.

Adopted: April 24, 2023

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS:

RESOLUTION 2023-102

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Resolutions

AGENDA SECTION: Regular Agenda

SUBJECT: RESOLUTION 2023-102: AUTHORIZING THE PURCHASE OF AN EMERGENCY VEHICLE FOR \$8,750

WHEREAS, the Office of Emergency Management's (OEM) 2004 Dodge Durango sustained damage during a vehicular accident; and

WHEREAS, the Borough's insurance company declared the vehicle a total loss and paid the Borough \$3,900.00 for the vehicle; and

WHEREAS, the loss of this vehicle creates an emergent need to acquire a new one to replace it; and

WHEREAS, the OEM will share a replacement vehicle with the Office of Code Enforcement and Property Maintenance; and

WHEREAS, the OEM solicited multiple vendors for quotes for a replacement vehicle with the necessary specifications; and

WHEREAS, Royll Emergency Vehicles provided a quote for a 2014 Ford Explorer for \$8,750.00, which was the only quote for a vehicle that met all necessary specifications; and

WHEREAS, the Chief Financial Officer certifies that funds are available for this purchase in the 2023 Borough budget and from the money the insurance company refunded the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the Chief Financial Officer be authorized to issue a purchase order to Royll Emergency Vehicles in the amount of \$8,750 for the purchase of a 2014 Ford Explorer.

Adopted: April 24, 2023

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS:

RESOLUTION 2023-103

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Resolutions

AGENDA SECTION: Regular Agenda

SUBJECT: RESOLUTION 2023-103: SUPPORTING THE FLEMINGTON COMMUNITY PARTNERSHIP NEIGHBORHOOD PRESERVATION PROGRAM GRANT AND IMPLEMENTATION PLAN, 2023

WHEREAS the Flemington Community Partnership (FCP) in the Borough of Flemington was designated a Neighborhood Preservation Program district and awarded a grant in 2021 from the New Jersey Department of Community Affairs, Neighborhood Preservation Program (NPP); and

WHEREAS the FCP has taken public input including resident and business feedback sessions, and input from a community Stakeholder Committee comprised of Flemington Borough residents, business owners, property owners and select municipal officials; and

WHEREAS the FCP has taken public feedback and desired objectives as noted in the application and combined them with the recommendations to provide a 2023 Implementation Plan related to the grant; and

WHEREAS, the Borough of Flemington wishes to continue receiving technical assistance and funding through the NPP program for the FCP and continue the partnership with the programs administered by the FCP.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Flemington, Hunterdon County, New Jersey:

- authorizes an NPP application for grant funding in the amount of \$125,000 and will contribute a municipal match of \$25,000 in 2023; and
- recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of

Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize advance of such funds to the Flemington Community Partnership and the expenditure of funds pursuant to the terms of the agreement; and

- Authorizes the acceptance of the Flemington Community Partnership 2023 Implementation Plan.

BE IT FURTHER RESOLVED that Mayor and Acting Borough Clerk are authorized to sign the application on behalf of the Borough of Flemington, and any other documents necessary in connection therewith.

Adopted: April 24, 2023

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS:

[NPP_Year2_2023Report.pdf](#)



THE BOROUGH OF **FLEMINGTON** **SOUTH END** **COMMUNITY** **IMPLEMENTATION PLAN**

1st Year Summary and Revised Year 2 Implementation Plan 2023

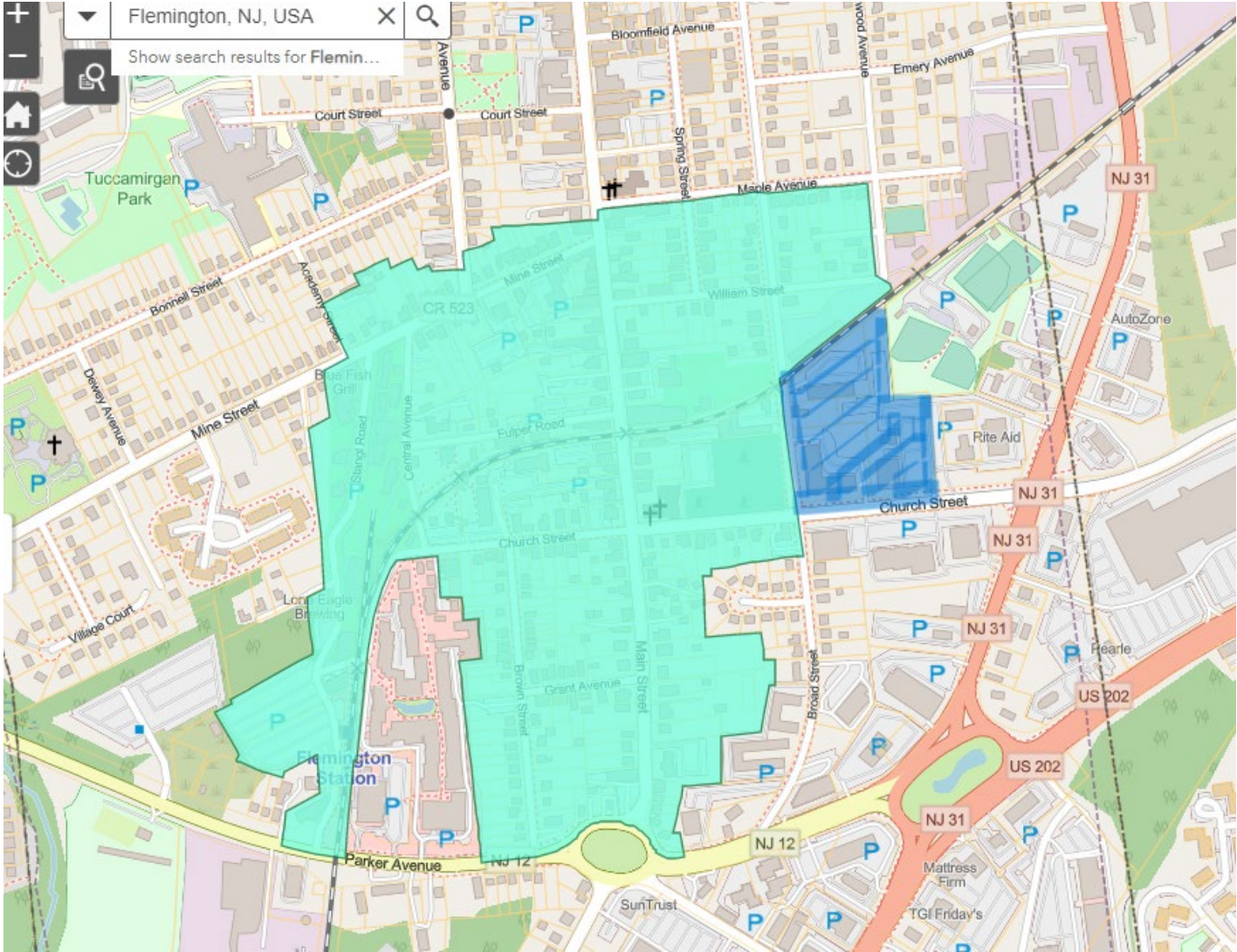
Important Change Request: South End District by the Block and Parcel Addition of Partial Blocks:

- **Broad Street from Church to the Train Tracks.**
- **Church Street on the Herman Kapp Senior Building Side to the Train Tracks.**
- **Elwood to the train tracks and along the other side of the tracks toward Church Street (not including the Ballfield).**

Specific Block and Lot Addition

- **70 Church Street: Block 39, Lot 3 comprising of 3.93 acres**
 - **62 Church Street: Block 39, Lot 5 comprising of 1.65 acres**
 - **116 Broad Street: Block 39, Lot 4 comprising of .51 acres**
 - **114 Broad Street: Block 39, Lot 3.1 comprising of 1.53 acres.**
- We request to extend the district to add and connect the area along the train tracks to create better connections through the borough.
 - Our long-term goal is to create a “Trail along our Rail” to connect the length of the South End for running and walking and greater connectivity.
 - We plan to create a Heritage Trail that ties together various Historical and Art threads to help provide foot traffic between our Historic Main Street corridor and Stangl Arts District.
 - We would like to add the parcels along Church Street past the Herman Kapp Senior Housing:
 - Civic Goal – we want to bring our older residents into the conversation(s) and give them safer access to participate in Main Street events.
 - We believe it is essential to add the Herman Kapp Senior Housing (for 62+ Low to Moderate Income Residents) at the corner of Church, focusing on improving equitable access and walkable streets for our 50+ borough residents. We feel that improvements at this end of Church Street will help provide greater inclusivity and access for this vulnerable population.
 - Importantly, with the closing of Liberty Village at the beginning of 2023 and Borough Hall – POTENTIALLY - relocating to a former Liberty Village on Church Street, borough hall will now be two short blocks from the Senior Center.

- The park that was planned for Brown Street will – POTENTIALLY - be located on Church Street next to Borough Hall, along with Parking for both uses.
- In addition, with the Courthouse Square Project on Main Street encompassing the former police station, the new Police Station headquarters will be on Main Street, also a short walk from Church Street.
- The corridor along Church Street leads directly to Main Street, the future Borough Hall and Park, and the newly designated Stangl Arts and Cultural District.
 - We plan to add banners along this part of the Church to Main Street and then to Stangl to add visual and tangible identity and possible wayfinding.
 - Church Street has three traffic lights in the entire 1.4 square mile borough of Flemington, and we hope to add more crossing safety features.
- Last, a new housing area is being built on the Spice Factory parcel behind the Senior Center and below the baseball fields and the highway retail on 31.
 - With new housing being added in this area, we want to ensure that the area offers improved walk ability, connectivity, and placemaking.

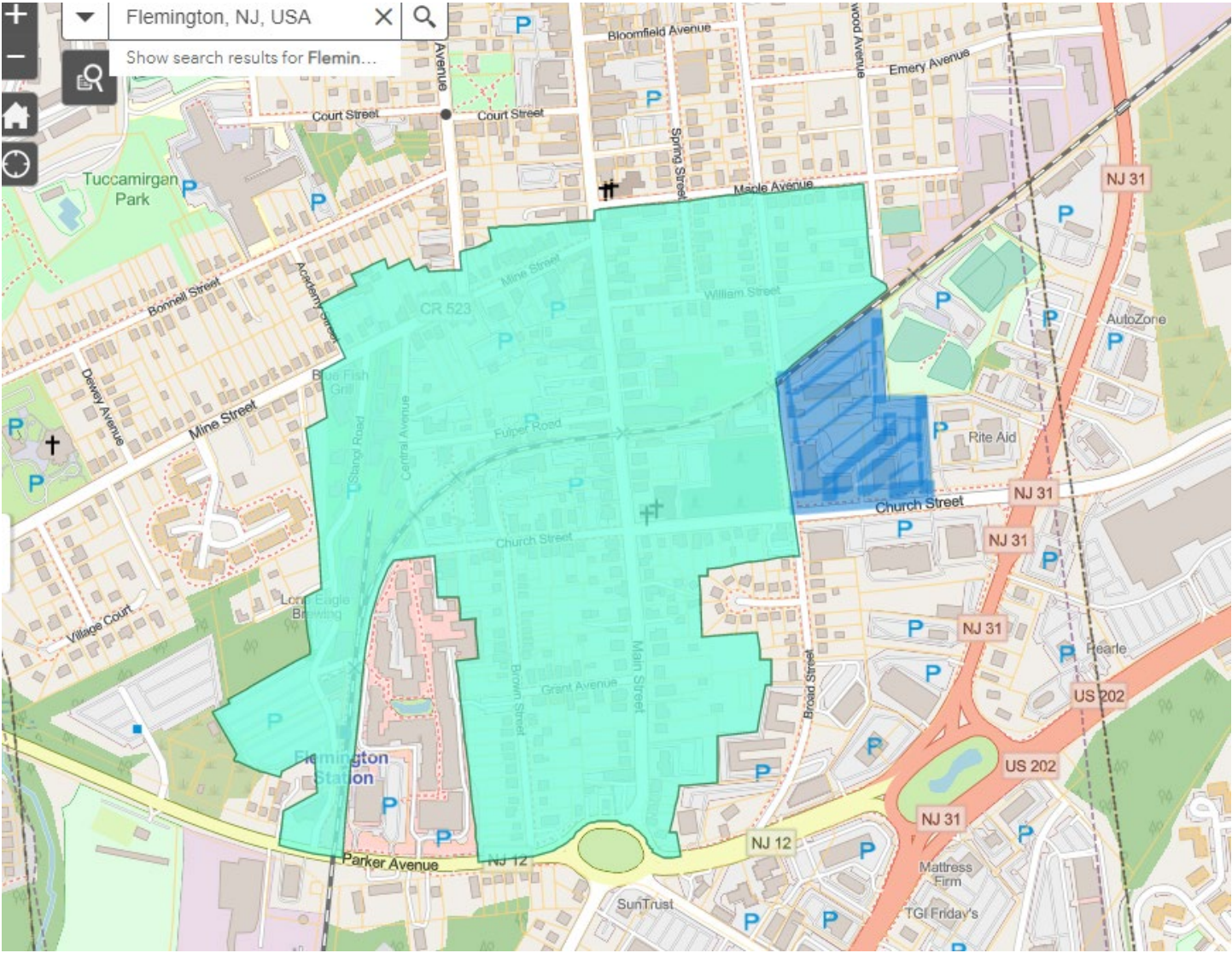


OPM: We wrote an AARP Grant to request funding to replace the current Traffic Lights along Church Street to improve walkability. The current lights are not DOT Compliant with safer lighting, striping, and pedestrian crossings at the intersections of Church and Broad and Church and Main. Part of our goal was to increase the food option that our Seniors at the Kapp building could safely walk to purchase. The closest food /market to the Senior Center is Wawa across a busy four-lane state highway or across the plaza directly across the street with the Walgreens, pizza shop, and liquor store where there is an extended walk to a crosswalk or light. Otherwise, one must jaywalk across another busy four-lane road.

Images related to AARP Grant requests.



New NPP South End Map with additional block & lot in darker blue:



YEAR ONE:

Our first-year goal to bring the newly identified “South End District” to life was a tremendous learning experience, enhanced by great success. On a high level, we learned that larger improvements and implementation efforts offered the best ROI. For example, painting all the lampposts a uniform high-gloss black and purchasing all new LED filaments and clear acorn globes with the same high-profile finials maximized the look and feel of a large area through cleanliness, uniformity, and repetition. This was one of our most successful broad strokes of noticeable change.

Our largest overarching accomplishment was getting the Stangl Arts and Cultural District properly designated, giving it an iconic gateway sign in lights on a unique kiln, and giving it the structure, support, opportunities, visible and tangible improvements, and artistic touches to quickly make it resonate as a fully functioning Arts & Cultural District. The changes from where we started to where we are now are remarkable, and the result of partnerships with DIY with Stangl Property Owners and key retailers, members of the community and neighborhood, and municipality. Our Advisory Board and our SWOT Analysis (Strengths - Weaknesses - Opportunities – Threats) Walk Team – also helped in brainstorming on areas for improvement, and the creative things they’d like to see and do in this area.

Highlights of our Success Include:

- 1) Major landscaping and removal of hundreds of feet of brush and garbage and weeds that gave us land areas where we were able to create a park-like setting, and outdoor gallery space, and space for large public event audiences and people to take space for sitting and for play.
- 2) We created a Four-Season program of sustainable and reusable coordinated plantings in pots and other armature, and lighting and lantern treatments to help articulate and beautify the place we were making. We were able to make other decorative improvements and created more seating opportunities.
- 3) We collaborated with a local artist, arts building and landlord to fund and create a large wall mural and many moveable “Standee Mural Cut-outs” and Seasonal Interactive Murals.
- 4) We founded an “Outdoor Gallery” (365 – 24/7) surrounding a formerly unviewable Groundhog Kiln Historical Icon where we built out a new space replacing old fencing with Gallery Walls and a system of industrial Hanging Brackets.
- 5) We created new events and helped support DIY as they ramped up to now having a daily series of workshops (Printmaking, Tap Dancing, Creative Drop-In Clubs,





BEFORE



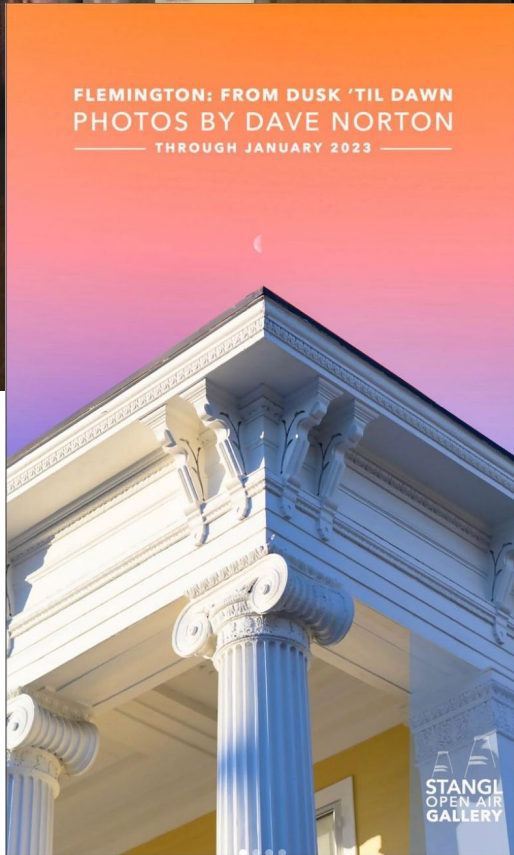
BEFORE



BEFORE



AFTER



FLEMINGTON: FROM DUSK 'TIL DAWN
PHOTOS BY DAVE NORTON
THROUGH JANUARY 2023



AFTER



AFTER



AFTER



AFTER

Men’s Workshops) and jams and performances (punk rock nights, makers markets, Jazz performances, and blue-grass jams). We hosted spoken word, pride events, and free yoga and meditation events in our tent. We also supported the creation of a Ghost Walk (sold out for months in advance), the promotion of Open Mic nights every Thursday at Factory Fuel, Music events at our brewery and new distillery, and an Ordinance permitting for Open Container on Stangl on the weekends.

- 6) We were able to give substantial grants to residents and commercial property owners for Curb Cornice Improvements. The Commercial Grants resulted in businesses working with their neighbors to maximize improvements and greater interest in improving throughout the area.
- 7) We were also able to embrace numerous business changes in this area and make them positive. We’ve seen tremendous change on Stangl, Central Ave, Mine Street, and Main Street. The closing of Liberty Village has impacted an enormous impact on road usage, traffic patterns, permanent private road closures, and flow patterns. We’ve had numerous businesses leave Liberty Village and Turntable Junction and take over vacant spaces in other important areas.
- 8) These changes have led to a broader interest in a “Trail with a Rail” and longer-term economic development planning about the connections between Main Street and Stangl, parking areas, and connectivity to new housing near the Spice Factory and Liberty Village.
- 9) We have been able to implement solutions to many safety concerns that arose during our SWOT Walk with GoHunterdon. The addition of three new stop signs at Church and Brown Street has completely changed the feel of that area for the better.



Challenges:

- 1) We had a few post-pandemic material and delivery shortages that created obstacles to ordering some of the larger outdoor “interpretive panels and outdoor cases” we hoped to obtain last year. We believe we will have more time this year.
- 2) We had past challenges explaining the grant processes to our municipal partners. We have been able to remedy these issues with further discussion going into this year and with setting up more time and more of a team effort in furthering our grant endeavors.
- 3) One of the more significant impacts on our plans are the continued Construction Projects and Sewer and Gas Line Improvements and the Church & Main Street intersection improvement project that have required opening the streets multiple times last year and this year. We have had to postpone our plans to do crosswalk murals and street striping, in addition to needing to move events based on construction.
- 4) We faced a challenge last year having so many significant development projects in flux. Liberty Village, The Filling Station, Central Station Food Court and general infrastructure construction held-up some of our naming and signage plans which are not an issue going forward.

Opportunities, OPM, and Other Good News!

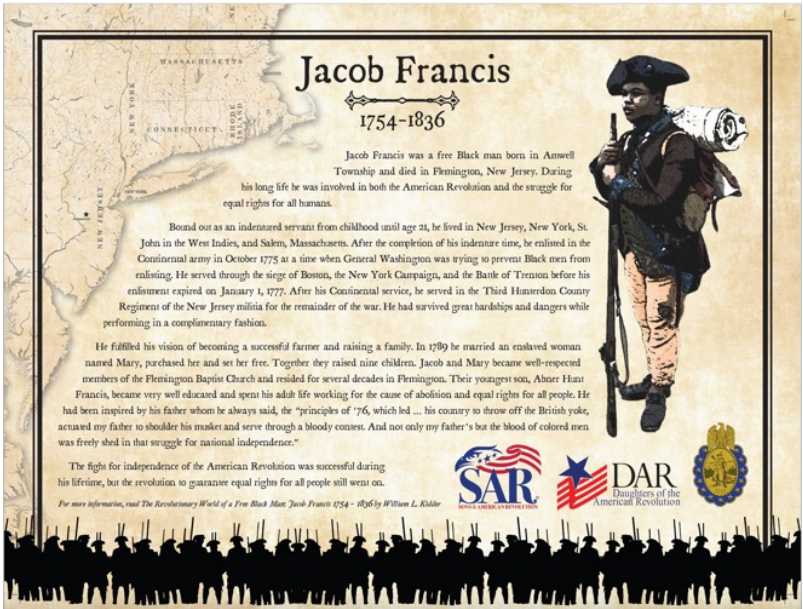
- 1) DIY is about to celebrate its first-year Anniversary in May and was recently awarded a grant for over \$20,000 from the Hunterdon Cultural and Heritage Program.
- 2) Our businesses in the Cultural District have worked together to come up with a Third Thursday of each month Sip and Stroll with arts events including open mic at Factory Fuel, a Blue Grass Jam at DIY, Bands and Trivia at our Brewery and Distillery, Throw and Go at our Pottery Studio and other drop-in kids and adult craft programs in Stangl Factory. They have also planned three themed “Night Markets” around Pride in June, a Halloween Witches Walk on Halloween Weekend in October, and outdoors for the Holidays.



- 3) We’re thrilled to be part of the following critically important efforts to obtain funding and attention through the following avenues:
- Hunterdon County Tourism effort with the launch of “The Other Side of NJ” Campaign and future FAM and Travel Writer Tours of the County and more advertising!
 - A “Central New Jersey Agri-Tourism Tourism” effort to create partnerships with Farm, Vineyard, Brewery, and Main Streets throughout Central NJ. We just had the first conference post-Covid, and it was inspiring.
 - Tourism “Bill No. 5098” sponsored by Assemblyman Roy Freiman, which has recently been referred to the Speaker, will be enormously helpful in establishing three DMOs with funding to focus on Tourism for North, South, and Central NJ equally!

All these efforts are necessary to help us prepare for two very large events in 2026; A large amount of Heritage Tourism for the 250th Anniversary of the Revolutionary War in NJ, particularly in our area, and preparation for World Cup Soccer being played at Met Life Stadium and Lincoln Financial Stadium in Philadelphia. Flemington is right in the middle of all of these activities.

- 4) We are applying for AARP and USDA Grants to address additional needs for specific improvements within the South End District.
- 5) We have strongly partnered with the new Hunterdon County Culture and Heritage Commission Executive Director. She is very interested in working with us in Flemington, the County Seat, to help us with various historical and arts initiatives and in co-writing grants for capital needs in the County Seat. She is very interested in seeing us have the space we need for a larger Community Oriented Performing Arts Center.
- 6) Lastly, we have been meeting with the owner of the Train Tracks who is affiliated with our Non-Profit Steam Engines and Station to discuss moving the train station closer to Main Street and developing the Trail alongside the Rail.
- 7) We are having a dedication for Jacob Francis on June 25th for a Freed Black Man who fought in the Revolutionary War and is buried with his wife behind the Baptist Church at Church and Main Street. This beautiful Historic Panel and all of the groups and speakers that are coming for this dedication ceremony are a great kick-off to working to improve the look and feel and accessibility of our historic assets, particularly at the cemetery on Church Street.



2023 Goals, Standards and Expectations:

Our greatest hope for 2023 is to get started earlier with all of our NPP activities, projects, programs and objectives.

- We hope to kick-off our Curb to Cornice Grants for residents and businesses in May.
- We have continued our 4-Season and Special Event plantings, lighting and decoration and are all set to deliver on this with a few improvements.
- Our event schedule for the NPP and all of our participating organizations and venues in the South End are meshed out for the rest of the year and the NPP District is already fleshed out and we are ready to go.
- We will continue to look for additional mural opportunities and artists and plan to have additional murals and public art created this summer.
- Our outdoor gallery will have 4 shows this year with opening receptions for each. We will begin to move the art created into vacant windows and other locations.

2023 Needs:

Economic Development Opportunities that create Community Event Spaces and Connectivity between Main Street and the Stangl Arts and Cultural District:

- We need to focus on the larger economic development opportunities creating a “Trail with a Rail” – we need to develop plans for landscaping, funding, land acquisition, and brownfields. We see all of our plans for this year to be able to make this a visible and tangible project for year 4 & 5.
 - We have a great working relationship with the owner of all the track and train-lines and the adjacent land area to the tracks. He is pursuing track & crossing improvements on a high-level that will lay the ground for a future “Linear Park” or Trail next to the Rail.
- We need to focus on the larger economic development opportunity of using “Cut Glass Field” for events – which also requires plans for landscaping, parking, fencing, lighting, and brownfields – we hope to make this a year 3 project.
- We have an opportunity to create a space for historical objet’s d’art from this area including “antique glass cutting machines.” We will try to site this year.
- Signage is increasingly more important! We have an opportunity to put an electronic message board in front of the New Police Station on Main Street in the South End this year. While this is a large expense, we believe that this will help a great deal with creating a Gateway and with messaging.
- We are considering putting an outdoor bulletin board here and in other locations in the South End this year.
- We do need to address safe crossings throughout the South End particularly as the flow of traffic continues to change however we have so much Main Street Road construction we need to see what gets re-installed this year.

We plan to make a Flemington Heritage Trail our Main Focus to tie our South End District Improvements together in a visible and tangible framework. We intend to begin this work as soon as our funding is available to create and install Historical “Interpretive Panels” along the connections between Main Street and Stangl along with banners, artistic markers, and more.

- Additional needs for newly developing Arts and Cultural partnerships!**
- We need to develop a shared calendar for all groups in the Cultural District/ South End.
 - We must be more inclusive in our event planning and execution and will plan more outreach meetings to ensure that we are planning events “with” and not “for” the community.
- Need for more input from the community of business owners, residents and visitors!**
- We are trying to find more ways to reach the community through our businesses with intercept surveys – we already own a system so there are no additional grant costs.
 - We are working on ways to encourage and even reward participation in our Community processes with a system of points and rewards.
 - We are looking at other Main Street programs that reward participation at meetings and volunteering with unpaid event sponsorship or other rewards.



Year Two Budget Buckets				
Activity	Item	NPP	Match	Total
Planning & Execution:				
	Staff & Supervision		\$25,000	\$25,000
Asset Development:				
	Heritage Trail Implementation: Interpretive Panels, Map Creation & printing, Blade Markers to indentify important locations along trail.	\$30,000		\$30,000
Beautification Improvements				
	Commerical Properties Curb 2 Cornice	\$20,000		\$20,000
	Residential Grants Curb 2 Cornice	\$16,000		\$16,000
	Lighting/ Landscaping / Seating	\$15,000		\$10,000
	Holiday Lighting	\$5,000	2000	\$7,000
	Seasonal Plants & Décor	\$3,000	10000	\$13,000
Signage				
	Gateway Signage at Police Station	\$20,000		\$20,000
	Business Signage	\$2,000	\$10,000	\$12,000
	New Street Banners	\$1,000	\$10,000	\$11,000
	Outdoor Bulletin Board		\$2,000	\$2,000
Public Art & Historical Assets				
	Outdoor Gallery & New Mural	8,000		8,000
	New Tent Purchase	5,000	3,000	8,000
		125000	62000	182000

The following pages delve into our Year 2 IP and the Four Pillar Values of NPP Implementation Strategies:

- 1. **Place Value:** Enhancing the value of the buildings, streets, and the entire physical realm. Anything you can see or touch is where you can realize visible, tangible change.
- 2. **Economic Value:** Small business recovery, growth, and sustainability, both on the street and online. Fostering property value stabilization, local job opportunities, and new investment.
- 3. **Social Value:** Marketing the NPP District, activities, events, and assets while enrolling district stakeholders in relationship-building and fun. In a post-COVID world, cultivating social value will also be done virtually as well.
- 4. **Civic Value:** Engaging the community to help address real needs. Building partnerships with public and private sector entities to leverage their time, talent, and treasure into the NPP District. Communicating the importance of the District to local elected officials and other supporters.

GOAL 1: YEAR TWO
IMPROVE LOOK AND FEEL OF DISTRICT BUSINESS AREAS AND TRANSITION AREAS

- 1. **Improve Curb Appeal and Visibility of District Storefronts and Pedestrian Experience by Enhancing Appearance and Visibility through improvements and public amenities.** *Place Value
- 2. **Provide Paid Expertise and Grants to Businesses to help Improve Curb to Cornice Appeal.** *Economic Value
Create an updated, attractive, uniform & informative business & transitional environment.
- 3. *Place & Economic Value
- 4. Create Framework to help improve the look and feel or business areas and transitions – and provide additional intentional foot traffic.
4.1 -- Year 2 – Focus on Asset Development: Create Flemington Heritage Walking Trail: A Walking Museum
Create map of trails to add to the look and feel of our business areas, to lead visitors to and through our business areas, to increase foot traffic and curiosity to explore our area and provide information that locates the tour user with “You Are Here” and here is everything you may want to explore within walking distance.

We propose to create the following assets:

- Signage identifying “Historical and Cultural Assets” in the South End district with a series of visible and tangible markers (banners, interpretive panels, qr codes, artistic prompts).
- Directory signage for Heritage Trails that lead to and through Business Areas
- Walking Maps and Tours with main routes and attractions, various threads to follow, and nodes for hopping off to explore other areas.
- Artistic ways to signify that you are on a walking route in addition to signage.
- Partnerships and programs to build on Heritage Walking Trails including events, field trips, and workshops.

Suggested Trail Foci:

Agricultural & Commercial History Loop
Architectural History – Main Street Tour, Residential Tour, Stangl Area Tour – Historic Buildings & Homes Loop(s).
Arts & Cultural Loop
County Seat History Loop
Crafts and Artisan Historical Loop.
Farm to table food influences Loop
Historical Cemetery Loop
Railroad History Loop

** Nodes off the tour – Historic Courthouse.

- 5. Create Gateway Signage at New Police Headquarters on Main Street to Welcome People to the District and provide information.

GOAL 2: YEAR TWO
IMPROVE WALKABILITY FOR HEALTH, ECONOMIC AND COMMUNITY BENEFITS

- 2.1. Continue Improvements based on strategies learned through SWOT Walk Audit.
*Place & Economic Value
- 2.2. Continue Street Furniture and Playful Pause Options in South End District:
*Social & Economic Value
A. Explore additional seating opportunities in the Stangl Arts and Cultural District as outlined by community feedback.
- 2.3 Improve Connectivity for Walking and Biking.
*Social & Economic Value

A. Explore additional opportunities to build on our walking and biking connectivity and potential Trail with a Rail Linear Park plans for NPP Grant year 3 – 5.
Continue to build community support for the project using the South End District community planning process.

GOAL 3: YEAR TWO
CREATE VISIBLE ART, CULTURAL, & HISTORIC REPRESENTATION & ENCOURAGE PRESERVATION IN DISTRICT

- 3.1 Execute Mural and Public Art Program.
- 3.2 Execute Bringing Our Diverse & Unique History to Our Streets Program.
A. Year 2 – Focus on Asset Development: Create Flemington Heritage Walking Trail: A Walking Museum
- 3.3 Purchase new tent and move between buildings on Stang to create a better staged area. (new mural painting was obstructed by former tent placement).
Year 2 – Focus on Asset Development: Create Flemington Heritage Walking Trail: A Walking Museum

GOAL 4: YEAR TWO
IMPROVE LOOK AND FEEL OF RESIDENTIAL AREA AND TRANSITION AREAS IN DISTRICT
Provide Paid Expertise and Grants to Businesses to help Improve Curb to Cornice Appeal. *Economic Value & Place & Civic Value

Year 2 – Focus on Asset Development: Create Flemington Heritage Walking Trail: A Walking Museum which will connect Residential House Loop through the Business Areas.

SOUTH END DISTRICT TEAM

Advisory Committee		
George	Eckleman	Property Owner; Ecklmann Brothers Construction Owner
Gabriella	Bonnavent	Property Owner; Thriving Communities Program Manager, United Way
Jeremy	Long	Resident, Flemington Borough Council President, HC High School Teacher
Tony E.	Parker	Resident, Flemington Borough Councilman, FCP Trustee
Jeannine	Haden	Resident, Property Owner, Mine Street Music Teacher
Mark	Pabers	Resident, Property Owner, Planner at Johnson & Johnson
Librado	Arias Guzman	Resident, Property Owner, Viva Mexico Owner
Matt	Haden	Resident, Property Owner, VP HTD Heat Trace, Inc.
Michael	Uhde	Resident, Property Owner; Act II Books Owner
Norma	Cruz Ruiz	Resident, Property Owner; Echelon Salon Owner
Dennis	Schoeb	Resident, Property Owner; Financial Analyst at AT&T
Ryan	Whitfield	Resident, Property Owner; Funeral Director Holcombe-Fisher FH
Anabela	Tavares	Resident, Property Owner; Local Elementary School Teacher
Warren	Bucklietner	Resident, Property Owner; Professor of Design and Creative Technology, NJIT; Musician.
Danielle	Panaccione RDN	Resident, Property Owner; Registered Dietician
Ellen	Indoe	Resident; Public Health Practitioner
Jeffrey	Hersh	Tenant, DIY Executive Director
Gabriella	Truppi	Tenant, Humdoo Ice Cream Owner, FCP Board of Directors
Diane	Becker	Tenant, Lone Eagle Brewing Owner
Inna	Dzhanibekova	Tenant, Small Joys Gallery, Artist and Shop Owner
Arts & Culture Committee		
David	Harding	Administrator, Hunterdon County Historical Society
Barbara	Kaiser	Resident; Art Director/Designer/Illustrator at Far Flying Design. Art Venture Founder.
Toni	Gushee	Resident; Owner Within Spirit.
Diane	Becker	Owner, Lone Eagle Brewing
Jarred	Oberman	Tenant; Factory Fuel Coffee Shop Owner, Musician
Kev	Von Holt	Tenant; Kev Von Holt Gallery Artist & Owner
Ben	Weinman	Tenant; Musician & Composer; Dillinger Escape Plan & Party Smasher Inc
Advisors		
David	Johnston	Founder, Amwell Ridge Wealth Management, Treasurer Flemington Community Partnership
Natalie	Zaman	Director of Hunterdon County Cultural & Heritage Commission
Mark	Saluk	Director, Hunterdon County Economic Development
Tara	Shepard	Executive Director, goHunterdon
Marcia	Karrow	Mayor Borough of Flemington
Janice	Armstrong	President Board of Trustees at Hunterdon County Historical Society
Michael	Campion	Flemington Borough DPW
Michael	Uhde	Owner, Act 2 Books
Jeff	Klein	Building Inspector, Construction, Zoning Official
Chief	Rotella	Flemington Police Department
Staff		
Robin	Lapidus	Executive Director, Flemington Community Partnership



Flemington Borough Council		
Marcia	Karrow	Mayor of Flemington, and Flemington Planning Board
Jeremy	Long	Flemington Council President
Susan	Engelhardt	Flemington Council Member
Tony E.	Parker	Flemington Council Member
Malik	Johnston	Flemington Council Member
Elizabeth	Rosetti	Flemington Council Member
Kimberly A.	Tilly	Flemington Council Member
Michael	Humphrey	Flemington Borough Clerk
Flemington Planning Board		
Jeff	Doshna	Flemington Planning Board Chair
Trent	Levitt	Flemington Planning Board Vice-Chair
Marcia	Karrow	Mayor of Flemington, and Flemington Planning Board
Susan	Engelhardt	Flemington Planning Board Member, Council Member
Todd	Cook	Flemington Planning Board Member
Michael	Campion	Flemington Planning Board Member
Karen	Giffen	Flemington Planning Board Member
James	Hill	Flemington Planning Board Member
Hannah	Weitzman	Flemington Planning Board Member
Brian	Cimino	Flemington Planning Board Member
Don	Eckel	Flemington Planning Board Member
James	Weintraub	Flemington Planning Board Member
Dennis	Schoeb	Flemington Planning Board Member
Eileen	Parks	Flemington Planning Board Secretary
Kara	Kaczynski	Flemington Planning Board Attorney
Robert	Clerico	Flemington Planning Board Engineer
Jim	Kyle	Flemington Borough Planner

RESOLUTION 2023-104

MAYOR AND COMMON COUNCIL AGENDA ITEM REPORT

DATE: April 24, 2023

SUBMITTED BY: Michael Humphrey, Clerk/Administration

ITEM TYPE: Resolutions

AGENDA SECTION: **Executive Session**
for Any Other Applicable Matter Identified During the Regular Meeting (Action May Be Taken)

SUBJECT: RESOLUTION 2023-104: EXECUTIVE SESSION TO DISCUSS POTENTIAL EMPLOYMENT MATTERS, POTENTIAL ACO LITIGATION, AND REDEVELOPMENT NEGOTIATIONS WITH LIBERTY VILLAGE.

WHEREAS, the Common Council of the Borough of Flemington desires to discuss and obtain attorney advice regarding potential employment position of the Technical Assistant for the Construction Office (T.A.C.O.); potential ACO litigation; and the negotiations of an amendment to the Redevelopment Agreement for Liberty Village

WHEREAS, an executive session for this discussion is justified under N.J.S.A. 10:4-12 b(8), which cites:

Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting;

and under N.J.S.A. 10:4-12 b(7), which cites:

Pending or anticipated litigation or contract negotiation other than in subsection b. (4) herein in which the public body is, or may become, a party, or matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer;

and

WHEREAS, a date cannot yet be given for when the minutes from the executive session may be made public;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the Borough of Flemington go into executive session for the above-started purpose.

Adopted: April 24, 2023

Attest:

Marcia A. Karrow, Mayor

Michael Humphrey, Acting Borough Clerk

ATTACHMENTS: