Mayor and Common Council
Borough of Flemington

MAY 11, 2026
7:00 p.m.

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 May 11, 2026, was included in a list-of-meetings notice sent to the *Courier-News* on January 5, 2026, posted on the bulletin board at Borough Hall on that date, and 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 Clerk.

IV. ROLL CALL

Brandon Arias	Council Member
Susan Engelhardt	Council VP
Adrienne Fusaro	Council Member
Beth Herbert	Council Member
Trent Levitt	Council Member
Tony Parker	Council President
Marcia Karrow	Mayor

V. MAYOR'S REPORT

VI. COUNCIL MEMBERS REPORTS

VII. PUBLIC COMMENT - SESSION I

VIII. WORKSESSION

1. DPW PRIORITIZATION LIST

2. LIBERTY VILLAGE DISCUSSION RELATING TO VARIOUS ELEMENTS TO BE DEVELOPED FOR AND DONATED TO FLEMINGTON BOROUGH

IX. APPROVAL OF MINUTES

Regular Session April 27, 2026

X. CONSENT AGENDA

1. RESOLUTION 2026-90 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 35, LOT 74.45

2. RESOLUTION 2026-91 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 10, LOT 21

3. RESOLUTION 2026-92 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 35, LOT 17.25

XI. INTRODUCTION OF ORDINANCES

XII. PUBLIC HEARING

2026 BUDGET

XIII. REGULAR AGENDA

3. RESOLUTION 2026-93 - 2026 SALARY RESOLUTION

XIV. PUBLIC COMMENT - SESSION II

XV. PAYMENT OF BILLS

AUTHORIZING PAYMENT OF BILLS IN THE AMOUNT OF $3,621,265.50

XVI. EXECUTIVE SESSION

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

1. CONTRACT NEGIOTIATIONS – REDEVELOPMENT
    - Captiva
    - Cardinal

XVII. ADJOURNMENT

RESOLUTION #2026-90

RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 35, LOT 74.45

WHEREAS, funds have been remitted by the property owner to redeem tax sale certificate #25-00012 held by Bala Partners LLC. on Block 35 Lot 74.45, 5 Coppermine Village, assessed in the name Ryan Schwarz, and the Mayor and Council must approve the distribution of these funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the Treasurer is authorized to remit payment to the lienholder as follows:

Bala Partners, LLC
P.O. Box 303
Pottersville, NJ 07979

Principal	$ 2,968.34
Premium	$ 1,200.00
Interest & Fees	$ 228.87
Total:	$ 4,397.21

Adopted: May 11, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of May, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-91

RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 10, LOT 21

WHEREAS, funds have been remitted by the property owner to redeem tax sale certificate #25-00004 held by Trystone Capital Assets, LLC. on Block 10 Lot 21, 15 New Jersey Ave, assessed in the name Dana & Daragh Odea, and the Mayor and Council must approve the distribution of these funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the Treasurer is authorized to remit payment to the lienholder as follows:

Trystone Capital Assets, LLC
P.O. Box 1030
Brick, New Jersey 08723

Principal	$ 2,891.42
Premium	$ 1,000.00
Interest & Fees	$ 240.95
Total:	$ 4,132.37

Adopted: May 11, 2026

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of May, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-92

RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 35, LOT 74.25

WHEREAS, funds have been remitted by the property owner to redeem tax sale certificate #25-00013 held by Ram Tax Lien Fund II LP. on Block 35 Lot 74.25, 25 Coppermine Village, assessed in the name Thomas & Mary Jiby, and the Mayor and Council must approve the distribution of these funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the Treasurer is authorized to remit payment to the lienholder as follows:

Ram Tax Lien Fund II LP
RTLF-NJ II LLC
PO Box 71054
Chicago, Il 60694-1054

Principal	$ 3,490.76
Premium	$ 1,200.00
Interest & Fees	$ 247.90
Total:	$ 4,938.66

Adopted: May 11, 2026

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of May, 2026.

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Carla Conner, Borough Clerk

RESOLUTION #2026-93

2026 SALARY RESOLUTION

A resolution to fix the rate of compensation of the Mayor, Council and non-union employees of the Borough of Flemington, County of Hunterdon, State of New Jersey.

BE IT ORDAINED, by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey as follows:

Section 1: The rate of compensation of the following employees shall be on a yearly basis, payable quarterly and effective January 1, 2026:

Mayor	$6,120
Council Member	$4,935

Section 2: The rate of compensation of the following non-union employees shall be on a yearly basis, payable bi-weekly and effective January 1, 2025:

Borough Clerk (To include Registrar of Vital Statistics)	$92,875
Deputy Clerk / Technical Assistant to Construction Official	$78,671
Chief Financial Officer / Tax Collector	$66,791
Police Secretary	$43,470
Tax Assessor	$36,427
Deputy Treasurer / Deputy Tax Collector	$65,392
Construction Official / Building Sub-Code Inspector / Zoning Official	$55,036
Property Maintenance Officer (per hour rate)	$26.23
Fire Sub-Code Inspector	$13,184
Plumbing Sub-Code Inspector	$13,184
Electric Sub-Code Inspector	$14,728
Fire Marshal	$50,265
Planning Board Secretary	$30,000
Office of Emergency Management	$2,610
Department of Public Works Director / Recycling Coordinator	$141,785
Library Director (per hour rate)	$41.40
Librarian	$43,920

Fire Prevention Inspector (per hour rate)	$24.24
Right to Know Officer	$2,500
Library Aide (per hour rate)	$16- $20
Adult Crossing Guards (per hour rate)	$16 - $30
Tax Assessor Assistant (per hour rate)	$29.56
Parking Enforcement Officer (per hour rate)	$16 - $30
Special Police Officer: Class III (per hour rate)	$35 - $45
Casual Employees (per hour rate)	$16 - $60
Zoning Official	$4,000
Certified Zoning Official	$6,000

Section 3: The rate of compensation of the following police non-union employee shall be on a yearly basis, payable bi-weekly:

Chief of Police	$169,205

Adopted: May 11, 2026

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

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Carla Conner, Borough Clerk