Mayor and Common Council
Borough of Flemington

JUNE 8, 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 June 8, 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 – CAPITAL BUDGET

IX. APPROVAL OF MINUTES

Regular Session	May 11, 2026
Executive Session	May 11, 2026

X. CONSENT AGENDA

1. RESOLUTION 2026-95 - RESOLUTION AUTHORIZING THE RELEASE OF $250.00 ROAD OPENING BOND TO PETE PLESH

2. RESOLUTION 2026-96 – RESOLUTION AUTHORIZING A CONTRACT WITH CARREGA PROPERTIES LLC TO ABATE PUBLIC SAFETY HAZARDS AT 8 REASONER LANE, BLOCK 35 LOT 17, AND AUTHORIZING THE TAX COLLECTOR TO LIEN THE PROPERTY

3. RESOLUTION 2026-97 – RESOLUTION AUTHORIZING A CONTRACT WITH CARREGA PROPERTIES LLC TO ABATE PUBLIC SAFETY HAZARDS AT 307 HIGHWAY 202, BLOCK 44 LOT 6, AND AUTHORIZING THE TAX COLLECTOR TO LIEN THE PROPERTY

4. RESOLUTION 2026-98 – RESOLUTIONS AUTHORIZING AN ELECTRONIC TAX SALE

5. RESOLUTION 2026-99 - RESOLUTION AUTHORIZING A FEE OF $25 PER NOTICE FOR AN ELECTRONIC TAX SALE

XI. INTRODUCTION OF ORDINANCES

6. ORDINANCE 2026-12 - AN ORDINANCE AMENDING SECTION CHAPTER 7A-21 (RESIDENTIAL PERMIT PARKING – 24-HOUR) OF THE MUNICIPAL CODE TO CREATE A TWENTY-FOUR HOUR RESIDENTIAL PERMIT PARKING ZONE FOR THE PARK AVENUE EXTENSION

7. ORDINANCE 2026-13 - AN ORDINANCE AMENDING 7A (TRAFFIC SCHEDULES) TO REMOVE A HANDICAPPED PARKING SPOT ON SPRING STREET

8. ORDINANCE 2026-14 - AN ORDINANCE AMENDING SECTION 3-9 (OBSTRUCTION OF STREET AND SIDEWALK) OF CHAPTER 3 (POLICE REGULATIONS) OF THE BOROUGH'S MUNICIPAL CODE TO CLARIFY OBSTRUCTIONS NOT PERMITTED IN THE RIGHT-OF-WAY

XII. PUBLIC HEARING

XIII. REGULAR AGENDA

9. RESOLUTION 2026-100 – RESOLUTION RECOGNIZING THE MONTH OF JUNE, 2026 AS "LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUESTIONING, INTERSEX AND ASEXUAL (LGBTQIA) PRIDE MONTH" IN THE BOROUGH OF FLEMINGTON

8. RESOLUTION 2026–101 - RESOLUTION AUTHORIZING ENDORSEMENT OF AN APPLICATION FOR TREATMENT WORKS APPROVAL (TWA) PERMIT FOR THE CONSTRUCTION OF ADJUSTED WASTEWATER COLLECTION, TREATMENT AND DISPOSAL SYSTEM TO SERVE THE PROPOSED ADDITION TO THE PROPERTY KNOWN AS THE RED CRAB JUICY SEAFOOD, BLOCK 49, LOTS 5 & 6, IN THE BOROUGH OF FLEMINGTON

9. RESOLUTION 2026-102 - RESOLUTION AUTHORIZING ENDORSEMENT OF AN APPLICATION FOR TREATMENT WORKS APPROVAL (TWA) PERMIT FOR THE CONSTRUCTION OF ADJUSTED WASTEWATER COLLECTION, TREATMENT AND DISPOSAL SYSTEM TO SERVE THE PROPOSED ADDITION TO THE PROPERTY KNOWN AS LIBERTY VILLAGE, BLOCK 35, LOTS 22-25, 31, 53, 54, & 69-71, IN THE BOROUGH OF FLEMINGTON

10. RESOLUTION 2026-103 - RESOLUTION TO APPROVE THE ADDITIONAL ENGINEERNG FEES FOR MARTUCCI ENGINEERING LLC FOR LEAD SERVICE LINE REPLACEMENT I-BANK FUNDING

11. RESOLUTION 2026-104 - RESOLUTION APPROVING TERMS OF SUCCESSOR AGREEMENT WITH THE HUNTERDON COUNTY PBA LOCAL 188

12. RESOLUTION 2026-105 - RESOLUTION TO RENEW THE BOROUGH OF FLEMINGTON LIQUOR LICENSES FOR THE 2026-2027 LICENSE TERM

13. RESOLUTION 2026-106 - RESOLUTION APPROVING THE FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

14. RESOLUTION 2026-107 - RESOLUTION REVOKING THE DESIGNATION OF CARDINAL CAPITAL MANAGEMENT AS THE REDEVELOPER FOR THE REDEVELOPMENT OF BLOCK 14, LOT 1 WHICH IS PART OF THE GLOBAL AGWAY REDEVELOPMENT AREA AND TERMINATING THE REDEVELOPMENT AGREEMENT REGARDING THE SAME

15. RESOLUTION 2026-108 - RESOLUTION REVOKING THE DESIGNATION OF CAPTIVA MAIN STREET URBAN RENEWAL LLC AS THE REDEVELOPER FOR THE REDEVELOPMENT OF BLOCK 5, LOTS 1 AND 2 WHICH IS PART OF THE GLOBAL AGWAY REDEVELOPMENT AREA AND TERMINATING THE REDEVELOPMENT AGREEMENT REGARDING THE SAME

16. RESOLUTION 2026-109 - RESOLUTION AMEDING RESOLUTION #2026-79 AWARDING A CONTRACT WITH MARKEY WINDOWS FOR THE WINDOW IMPROVEMENT PROJECT AT BOROUGH HALL DUE TO THE INCREASE IN THE COST OF MATERIALS

XIV. PUBLIC COMMENT - SESSION II

XV. PAYMENT OF BILLS

AUTHORIZING PAYMENT OF BILLS IN THE AMOUNT OF $714,122.44

XVI. EXECUTIVE SESSION

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

1. PUBLIC SAFETY – CAMERAS
2. POTENTIAL LITIGATION – FLEMINGTON CIRCLE WALL

XVII. ADJOURNMENT

RESOLUTION #2026-95

RESOLUTION AUTHORIZING THE RELEASE OF $250.00 ROAD OPENING BOND TO PETE PLESH

WHEREAS, a road opening bond was collected from Pete Plesh for work done at 61 Park Avenue; and

WHEREAS, the work has been completed and approved by the Public Works Manager.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Flemington that the Chief Financial Officer is hereby authorized and directed to return the $250.00 road opening bond to Pete Plesh for work at 61 Park Avenue, Flemington NJ 08822.

Adopted: June 8, 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 8th day of June, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-96

RESOLUTION AUTHORIZING A CONTRACT WITH CARREGA PROPERTIES LLC TO ABATE PUBLIC SAFETY HAZARDS AT 8 REASONER LANE, BLOCK 35 LOT 17, AND AUTHORIZING THE TAX COLLECTOR TO LIEN THE PROPERTY

WHEREAS, 8 Reasoner Lane, Block 35 Lot 17 is in disrepair; and

WHEREAS, there are piles of debris and extremely high grass; and

WHEREAS, letters have been sent to the property owner of record by the Property Maintenance Officer but have been returned undelivered; and

WHEREAS, the safety hazards need to be abated; and

WHEREAS, a quote was received from Carrega Properties LLC in the amount of $450.00 to abate current hazards and ongoing lawn mowing, snow removal, not to exceed $3,000.00; and

WHEREAS, future mowing and snow removal may be needed; and

WHEREAS, pursuant to State Statutes, a municipality can abate safety hazards on private property and authorize the tax collector to place a lien on the property to recover the costs.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that a contract be awarded to Carrega Properties LLC in the amount of $450.00 to abate the current hazards on Block 35 Lot 17, known as 8 Reasoner Lane.

BE IT FURTHER RESOLVED, that the Property Maintenance Officer is authorized to have the property landscaped and beautified and future safety hazards abated in the future if necessary for an additional amount not to exceed $3,000.00.

BE IT FURTHER RESOLVED, that the tax collector is authorized to place a tax lien on the property for any Borough funds expended not to exceed $3,550.00 in total, to maintain the property and abate hazards.

Adopted: June 8, 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 8th day of June, 2026.

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Carla Conner, Borough Clerk

RESOLUTION #2026-97

RESOLUTION AUTHORIZING A CONTRACT WITH CARREGA PROPERTIES LLC TO ABATE PUBLIC SAFETY HAZARDS AT 307 HIGHWAY 202, BLOCK 44 LOT 6, AND AUTHORIZING THE TAX COLLECTOR TO LIEN THE PROPERTY

WHEREAS, 307 Highway 202, Block 44 Lot 6 is in disrepair; and

WHEREAS, there are piles of debris and extremely high grass; and

WHEREAS, letters have been sent to the property owner of record by the Property Maintenance Officer but have been returned undelivered; and

WHEREAS, the safety hazards need to be abated; and

WHEREAS, a quote was received from Carrega Properties LLC in the amount of $800.00 to abate current hazards for a one-time lawn mowing; and

WHEREAS, future mowing and trimming may be needed; and

WHEREAS, pursuant to State Statutes, a municipality can abate safety hazards on private property and authorize the tax collector to place a lien on the property to recover the costs.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that a contract be awarded to Carrega Properties LLC in the amount of $800.00 to abate the current hazards on Block 44 Lot 6, known as 307 Highway 202.

BE IT FURTHER RESOLVED, that the Property Maintenance Officer is authorized to have the property landscaped and beautified and future safety hazards abated in the future if necessary for an additional amount not to exceed $1,500.00.

BE IT FURTHER RESOLVED, that the tax collector is authorized to place a tax lien on the property for any Borough funds expended not to exceed $2,000.00 in total, to maintain the property and abate hazards.

Adopted: June 8, 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 8th day of June, 2026.

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Carla Conner, Borough Clerk

RESOLUTION #2026-98

RESOLUTIONS AUTHORIZING AN ELECTRONIC TAX SALE

WHEREAS, the Borough of Flemington is holding an online tax sale, and

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the Borough of Flemington wishes to participate in an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Flemington, New Jersey, the Tax Collector is hereby authorized to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary. And that the award the online tax sale hosting service contract to Realauction.com, LLC for $12 per certificate, advertised for a total anticipated amount not to exceed $3,600.00.

NOW, BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that funds are available in line item 6-01-140-221.

Adopted: June 8, 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 8th day of June, 2026.

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Carla Conner, Borough Clerk

RESOLUTION #2026-99

RESOLUTION AUTHORIZING A FEE OF $25 PER NOTICE FOR AN ELECTRONIC TAX SALE

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, the rules and regulations require a municipality to send two (2) notices of tax sale to all properties included in said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee of $25.00 per notice for the creation, printing and mailing of said notice; and

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the Borough of Flemington wishes to charge $25.00 per notice mailed which will be assessed specifically to the delinquent accounts that are causing the need for a tax sale and not to the general tax base.

THEREFORE, BE IT RESOLVED by the Council of the Borough of Flemington that a fee of $25.00 per notice be established and is hereby authorized and directed to be charged for each notice of tax sale that is sent in conjunction with the 2026 electronic tax sale.

Adopted: June 8, 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 8th day of June, 2026.

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Carla Conner, Borough Clerk

ORDINANCE NO. 2026-12

AN ORDINANCE AMENDING SECTION CHAPTER 7A-21 (RESIDENTIAL PERMIT PARKING – 24-HOUR) OF THE MUNICIPAL CODE TO CREATE A TWENTY-FOUR HOUR RESIDENTIAL PERMIT PARKING ZONE FOR THE PARK AVENUE EXTENSION

WHEREAS, traffic and parking regulations for the Borough of Flemington are contained in Chapter 7 and Chapter 7A of the municipal code thereof; and

WHEREAS, the Borough Council wishes to create a permit parking zone for the Park Avenue Extension between Corcoran Street and North Main Street;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Flemington, in the County of Hunterdon, State of New Jersey, that Chapters 7 and 7A shall be amended to include new sections as follows:

SECTION I.

Section 7A-21 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

In accordance with the provisions of § 7-4.16, parking shall only be permitted by residential permit or by other applicable provision of the aforementioned section.

SCHEDULE XXI: RESIDENTIAL PERMIT PARKING (24-HOUR)		
Name of Street	**Sides**	**Location**
Park Avenue (Extension)	**Both**	**From Corcoran Street to North Main Street**
West Street	Both	From North Main Street to Southerly Terminus of West Street

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

Introduced: June 8, 2026

Adopted:

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

ORDINANCE NO. 2026-13

AN ORDINANCE AMENDING 7A (TRAFFIC SCHEDULES) TO REMOVE A HANDICAPPED PARKING SPOT ON SPRING STREET

WHEREAS, traffic and parking regulations for the Borough of Flemington are contained in Chapter 7A and Chapter 7 of the municipal code thereof; and

WHEREAS, the Borough Council wishes to remove a handicapped parking space designation on Spring Street as resident utilizing the space has relocated;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Flemington, in the County of Hunterdon, State of New Jersey, that Chapter 7A shall be amended as follows:

SECTION I.

Section 7A-12 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

Schedule XII, Parking Restricted for Use by Handicapped Persons		
Name of Street	**Sides**	**Location**
Bloomfield Avenue	South	From a point 25 feet east of the easterly curbline of Main Street to a point 47 feet east thereof.
89 Broad Street [Ord. No. 2015-13]	South	From a point 133 feet south of the southerly curbline of Maple Avenue to a point 22 feet thereof.
Capner Street [Ord. No. 2015-13]	South	From a point 124 feet west of the westerly curbline of Main Street to a point 23 feet west thereof.
Church Street [Ord. No. 2015-13]	East	From a point 100 feet east of the easterly curbline of Main Street to a point 20 feet easterly thereof.
East Main Street [Ord. No. 2015-13]	West	From a point 213 feet north of the northerly curbline of Monument Street to a point 20 feet northerly thereof.
Main Street [Ord. No. 2015-13]	East	From a point 35 feet north of the northerly curbline of Maple Avenue projected to a point 17 feet north thereof.
Mine Street [Ord. No. 2015-13]		Semi-public roadways, driveways, parking areas, and other areas used for vehicular traffic on the property known as Block 36, Lot 23, United Telephone Co. of N.J. Inc. at 14 Mine Street.
Mine Street [Ord. No. 2015-23]	North	From a point 25 feet east of the easterly curbline of Academy Street to a point 49 feet east thereof.
6 North Main Street [Ord. No. 2015-13]		From a point 121 feet north of the westerly curbline of Main Street and Veterans Way to a point 22 feet thereof.
Park Avenue	West	From a point 49 feet north of the northerly curbline of

Schedule XII, Parking Restricted for Use by Handicapped Persons		
Name of Street	**Sides**	**Location**
[Ord. No. 2017-12; amended 7-8-2019 by Ord. No. 2019-15]]		Park Avenue and Bonnell Street
~~Spring Street~~	~~West~~	~~From the southerly curbline of Spring St and Williams St to a point 123 feet north thereof.~~
Grant Avenue	South	From the southerly curbline of Main St to a point 220 feet westerly of Grant Ave

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

Introduced: June 8, 2026

Adopted:

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

ORDINANCE NO. 2026-14

AN ORDINANCE AMENDING SECTION 3-9 (OBSTRUCTION OF STREET AND SIDEWALK) OF CHAPTER 3 (POLICE REGULATIONS) OF THE BOROUGH'S MUNICIPAL CODE TO CLARIFY OBSTRUCTIONS NOT PERMITTED IN THE RIGHT-OF-WAY

WHEREAS, the Borough Council wishes to amend Section 3-9 (Obstruction of Street and Sidewalk) of Chapter 3 (Police Regulations) to clarify certain obstructions that are not permitted to block the public right-of-way; and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Flemington, in the County of Hunterdon, State of New Jersey, that Chapter 3 (Police Regulations) shall be amended as follows:

SECTION I.

Section 3-9.1 ("Obstructions Defined") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

No person shall obstruct the free and lawful passage of pedestrians and vehicles on the streets**, right-of-ways,** and sidewalks **or cause any object to obstruct any portion of any street, right-of-way, or sidewalk of the Borough of Flemington** ~~of the city~~ by placing thereon any **temporary impediment, including any temporary moveable equipment or apparatus, or any** goods, wares, merchandise or other articles of trade or sale, or in any other manner ~~whatsoever~~ **detrimental to the health, safety, and welfare of the public.**

The owner or tenant of lands abutting or bordering upon the public streets, right-of-ways, or sidewalks in the Borough shall remove or cause to be removed all grass, weeds, brush or other impediments from that part of said street, right-of-way, or sidewalk abutting or bordering upon their respective lands, where necessary for purposes of traffic safety or to otherwise protect the health, safety and welfare of the public traveling along such street, right-of-way, or sidewalk.

SECTION II.

Section 3-9.2 ("Exceptions") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

This section shall not apply:

a. Where the obstruction is caused by the loading or unloading of goods, wares or merchandise to and from vehicles in such a manner as to cause a minimum of obstruction which is necessary and unavoidable.

b. To receptacles for garbage, ashes or refuse lawfully placed on or in sidewalk areas for collection.

c. **To any vehicle that is lawfully parked within on a public street and is not in violation of any applicable statutes, regulations, and ordinances.**

SECTION III.

Section 3-9.3 ("Police Powers") is hereby renamed "Violations and Penalties" and is amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

Any person who violates any provision of this chapter shall, upon conviction thereof in the Municipal Court, be punished by a fine not exceeding $1,000 or by imprisonment for a term not exceeding 90 days. A separate offense may be deemed committed for each day during or on which a violation occurs or continues.

The police department **and the property maintenance officer are** ~~is~~ given full power and authority to prevent obstructions in violation of this section and to remove any such obstruction after giving to the owner of the premises abutting the area so obstructed a reasonable notice to remove the obstruction.

SECTION IV.

The title of Section 3-9 shall be amended to read as "Obstruction of Streets, Right-Of-Ways, and Sidewalks."

SECTION V. 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 VI. 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 VII. This ordinance shall take effect upon adoption and publication in the manner prescribed by New Jersey general law.

Introduced: June 8, 2026

Adopted:

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

RESOLUTION #2026-100

RECOGNIZING THE MONTH OF JUNE, 2026 AS "LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUESTIONING, INTERSEX AND ASEXUAL (LGBTQIA) PRIDE MONTH" IN THE BOROUGH OF FLEMINGTON

WHEREAS, the Borough of Flemington recognizes that June is traditionally recognized as a month of celebration by LGBTQIA people; and

WHEREAS, the Borough Flemington values the importance of diversity among its citizens and its employees; and

WHEREAS, the Borough of Flemington has in place policies prohibiting discrimination against LGBTQIA residents and employees; and

WHEREAS, the Borough of Flemington recognizes that LGBTQIA residents, business owners and employees of Flemington have worked hard to make our community a more fabulous place; and

WHEREAS, the Borough of Flemington encourages the work of advocates who dedicate their time and efforts to the equality of all persons, and recognizes the impact that LGBTQIA groups and individuals have had on our community; including the FlemingtonQTs and PFLAG of Flemington / Hunterdon County; and

WHEREAS, Flemington has made its own mark on LGBTQIA history in 2018 by electing Mayor Betsy Driver, the first publicly intersex elected official in the United States; and

WHEREAS, Flemington continues to encourage all individuals to celebrate the great diversity of the American people; and

WHEREAS, The Borough of Flemington shall to fly an Intersex Progress Pride Flag at Borough Hall for the month of June in recognition of LGBTQIA Pride Month;

NOW, THEREFORE BE IT RESOLVED, that in recognition of LGBTQIA Pride Month, Mayor and Council hereby proclaim the month of June as "Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex & Asexual (LGBTQIA) Pride Month" in the Borough of Flemington.

Adopted: June 8, 2026

ATTEST:

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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 8th day of June, 2026.

Carla Conner, Borough Clerk

RESOLUTION #2026-101

RESOLUTION AUTHORIZING ENDORSEMENT OF AN APPLICATION FOR TREATMENT WORKS APPROVAL (TWA) PERMIT FOR THE CONSTRUCTION OF ADJUSTED WASTEWATER COLLECTION, TREATMENT AND DISPOSAL SYSTEM TO SERVE THE PROPOSED ADDITION TO THE PROPERTY KNOWN AS THE RED CRAB JUICY SEAFOOD, BLOCK 49, LOTS 5 & 6, IN THE BOROUGH OF FLEMINGTON

WHEREAS, the [Applicant Name] intends to file an application with the New Jersey Department of Environmental Protection (NJDEP) for a Treatment Works Approval (TWA) for the addition to the wastewater treatment and disposal facilities within the Municipality; and

WHEREAS, the proposed project is consistent with the applicable Borough of Flemington Wastewater Management Plan; and

WHEREAS, NJDEP regulations provide that the municipality must endorse said application and adopt a Resolution in order to be consistent with the TWA submittal requirements, and execute the WQM-003-T (Statements of Consent) form as the host municipality and operator of the sewer conveyance system; and

WHEREAS, the TWA application package consisting of TWA-1 Form (Treatment Works Approval Permit Application) WQM-006 (Statement of Consent), WQM-006 (Engineer's Report for Domestic Treatment Works Approval Application) and the related plans and specifications have been prepared by Tung-To Lam, P. E. in accordance with the requirements of NJDEP, Division of Water Quality have been prepared by Tung-To Lam, P. E. and reviewed and approved by the Borough's wastewater consultant.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Flemington Mayor and Council endorses the WQM-003-T Statements of Consent form for this application and that Mayor Marcia Karrow is hereby authorized to sign the Statement of Consent (NJDEP WQM-003-T) on behalf of the Borough of Flemington as the host municipality and operator of the sewer conveyance system.

Adopted: June 8, 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 8th day of June, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-102

RESOLUTION AUTHORIZING ENDORSEMENT OF AN APPLICATION FOR TREATMENT WORKS APPROVAL (TWA) PERMIT FOR THE CONSTRUCTION OF ADJUSTED WASTEWATER COLLECTION, TREATMENT AND DISPOSAL SYSTEM TO SERVE THE PROPOSED ADDITION TO THE PROPERTY KNOWN AS LIBERTY VILLAGE, BLOCK 35, LOTS 22-25, 31, 53, 54, & 69-71, IN THE BOROUGH OF FLEMINGTON

WHEREAS, CPL Partnership, LLC intends to file an application with the New Jersey Department of Environmental Protection (NJDEP) for a Treatment Works Approval (TWA) for the addition to the wastewater treatment and disposal facilities within the Municipality; and

WHEREAS, the proposed project is consistent with the applicable Borough of Flemington Wastewater Management Plan; and

WHEREAS, NJDEP regulations provide that the municipality must endorse said application and adopt a Resolution in order to be consistent with the TWA submittal requirements, and execute the WQM-003-T (Statements of Consent) form as the host municipality and operator of the sewer conveyance system; and

WHEREAS, the TWA application package consisting of TWA-1 Form (Treatment Works Approval Permit Application) WQM-006 (Statement of Consent), WQM-006 (Engineer's Report for Domestic Treatment Works Approval Application) and the related plans and specifications have been prepared by CPL Partnership, LLC in accordance with the requirements of NJDEP, Division of Water Quality have been prepared by CPL Partnership, LLC and reviewed and endorsed by the Borough's wastewater consultant.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Flemington Mayor and Council endorses the WQM-003-T Statements of Consent for this application and that Mayor Marcia Karrow is hereby authorized to sign the Statement of Consent (NJDEP WQM-003-T) on behalf of the Borough of Flemington as the host municipality and owner of the sewer conveyance system.

Adopted: June 8, 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 8th day of June, 2026.

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Carla Conner, Borough Clerk

RESOLUTION #2026-103

RESOLUTION TO APPROVE THE ADDITIONAL ENGINEERNG FEES FOR MARTUCCI ENGINEERING LLC FOR LEAD SERVICE LINE REPLACEMENT I-BANK FUNDING

WHEREAS, the Borough of Flemington approved the Planning Design and Engineering Cost for Martucci Engineering LLC not to exceed 37,000.00, and;

WHEREAS, the actual Engineering cost amounted to 46,509.00 which is an increase of $9,509.00 based on actual costs associated with the project, and;

WHEREAS, the actual construction costs, originally estimated at $278,300.00, were constructed for less money than anticipated in the amount of $119,038.00, and;

WHEREAS, I-Bank noted that the remaining left-over funds from the construction cost savings can be used to pay for the additional engineering fee spent on the project provided the Borough approves the amount.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of Flemington that the additional engineering expense is hereby approved for a total amount not to exceed a total of $46,509.00 which is the amount paid to Martucci Engineering LLC for Design, Engineering and Inspection Services for the Lead Service Line Project.

NOW, BE IT FURTHER RESOLVED, that this project will be reimbursed 100% by I-Bank as this project is based on Principal Forgiveness.

Adopted: June 8, 2026

ATTEST:

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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 8th day of June, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-104

RESOLUTION APPROVING TERMS OF SUCCESSOR AGREEMENT WITH THE HUNTERDON COUNTY PBA LOCAL 188

WHEREAS, the Borough of Flemington and the Hunterdon County PBA Local 188 have engaged in negotiations for a successor agreement; and,

WHEREAS, the Borough of Flemington and the Hunterdon County PBA Local 188 have reached agreement on terms of a successor agreement effective January 1, 2026, and ending December 31, 2029. A copy of the terms of the successor agreement are set forth in the attached Final Acceptance; and

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 attached Final Acceptance is hereby accepted by the Borough and the Mayor is authorized to sign the document which will be incorporated into a final contract.

Adopted: June 8, 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 8th day of June, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-105

RESOLUTION TO RENEW THE BOROUGH OF FLEMINGTON LIQUOR LICENSES FOR THE 2026-2027 LICENSE TERM

WHEREAS, the Flemington Borough Police Department has conducted a thorough investigation of each retail licensee to insure that criminally disqualified and other unfit persons do not acquire or hold direct interests in the retail alcoholic beverage industry; and,

WHEREAS, Borough Clerk, Carla Conner, has certified that each license holder has submitted the appropriate and complete renewal application, the required fees and each has been granted a New Jersey State Tax Clearance Certificate as required by law; and

WHEREAS, no written objection to the renewals of the licenses below were received by the Borough Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Flemington that Plenary Retail Distribution License is hereby renewed to the following license holders for the year 2026-2027, effective June 8, 2026:

Flemington Central Liquors, Inc. #1009-44-004-007
t/a Little Brothers Beverage Outlet
67 Church Street
Flemington, NJ 08822

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Flemington that the Plenary Retail Consumption License is hereby renewed to the following license holder for the year 2026-2027, effective June 8, 2026:

Cyclades Associates, LLC #1009-33-002-008
82 Chelsea Circle
Flemington, NJ 08822

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Flemington that the Plenary Retail Distribution Consumption Liquor License with Broad C is hereby renewed to the following license holders for the year 2026-2027, effective June 8, 2026:

Flemington Central Liquors, Inc. #1009-32-001-005
t/a Central Liquors
8 Reaville Ave.
Flemington, NJ 08822

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Flemington that the Club Liquor License is hereby renewed to the following license holder for the year 2026-2027, effective June 8, 2026:

Veterans of Foreign Affairs #1009-31-005-001
V.F.W. Post 7856

28 Park Ave.
Flemington, NJ 08822

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Flemington that this Resolution shale take effect immediately.

Adopted: June 8, 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 8th day of June, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-106

RESOLUTION APPROVING THE FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

BOROUGH OF FLEMINGTON, HUNTERDON COUNTY, STATE OF NEW JERSEY

WHEREAS, the Borough of Flemington has an approved Development Fee Ordinance, which was first approved by the Council on Affordable Housing (COAH) in 2001 and which was last amended in 2026, and which sets forth standards for the collection, maintenance, and expenditure of development fees; and

WHEREAS, the municipal Development Fee Ordinance established an Affordable Housing Trust Fund that includes development fees payments from developers in lieu of constructing affordable units on-site, barrier free escrow funds, rental income, repayments for affordable housing program loans, recapture funds, proceeds from the sale of affordable units, and/or funds collected in connection with the municipality's affordable housing program; and

WHEREAS, the Municipality's current Affordable Housing Trust Fund Spending Plan was approved by the Court in 2017 as part of the Third Round Affordable Housing declaratory judgment action; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the "FHA-2") which governs how municipalities will comply with their affordable housing obligations for the Fourth Round (2025-2035); and

WHEREAS, the Flemington Planning Board adopted the Fourth Round Housing Element and Fair Share Plan on June 24, 2025 following a public hearing thereon all in accordance with the requirements of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq; and

WHEREAS, in addition to same, the municipal Affordable Housing Planner has prepared a proposed Fourth Round Affordable Housing Trust Fund Spending Plan consistent with the FHA-2, and applicable regulations, which projects anticipated revenues for the Borough's Affordable Housing Trust Fund and describes the anticipated expenditures of these funds; and

WHEREAS, the Municipality filed the 2025 Fourth Round Housing Element and Fair Share Plan, and all relevant supporting documentation and exhibits with the Court and the Program in the 2025 declaratory judgment action; and

WHEREAS, a Consent Order between the Borough of Flemington and Fair Share Housing Center was issued by the Hon. William G. Mennen, J.S.C. and filed on January 12, 2026 that states, among other items, that a Fourth Round Spending Plan will be adopted before March 15, 2026; and

WHEREAS, Judge Mennen issued a Certification of Compliance on May 20, 2026, which required minor revisions to the 2025 Spending Plan

WHEREAS, the Borough prepared a Revised Fourth Round Affordable Housing Trust Fund Spending Plan that addresses the minor revisions and corrections; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Flemington, in the County of Hunterdon, and State of New Jersey, as follows:

1. The Governing Body hereby approves the Revised Fourth Round Affordable Housing Trust Fund Spending Plan, attached hereto as Exhibit A; and

2. The Municipal Attorney is hereby directed to file this Resolution and the revised Spending Plan with the Court; and

Adopted: June 8, 2026

ATTEST:

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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 8th day of June, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-107

RESOLUTION REVOKING THE DESIGNATION OF CARDINAL CAPITAL MANAGEMENT AS THE REDEVELOPER FOR THE REDEVELOPMENT OF BLOCK 14, LOT 1 WHICH IS PART OF THE GLOBAL AGWAY REDEVELOPMENT AREA AND TERMINATING THE REDEVELOPMENT AGREEMENT REGARDING THE SAME

WHEREAS, the Borough Council of the Borough of Flemington, County of Hunterdon, State of New Jersey (the "Borough Council") previously designated Cardinal Capital Management, LLC as the "redeveloper" of a certain parcel of property in the Borough identified as Block 14, Lot 1, and which is located in the Global Agway Redevelopment Area (the "Property"); and

WHEREAS, on June 28, 2022, the Borough of Flemington and Cardinal Capital Management, Inc. (the "Redeveloper") entered into a Redevelopment Agreement for the redevelopment of the Property ("RDA"); and

WHEREAS, on May 21, 2026 the Borough's redevelopment counsel, Dilworth Paxson LLP, sent a letter to the Redeveloper, attached hereto as Exhibit A, outlining, among other things, the failure of the Redeveloper to comply with the terms of the RDA and to properly communicate with the Borough, requesting that the Redeveloper formally withdraw as the designated "redeveloper" or to contact the Mayor regarding its desire to continue as "redeveloper" and to appear before the Borough's redevelopment committee with evidence that it can move forward with the redevelopment of the Property, each within a particular time frame, and if the Borough does not receive notification from the Redeveloper that it was the Borough's intention to revoke the Redeveloper's designation as "redeveloper" and to terminate the RDA and any other agreements that may have been entered into with the Redeveloper; and

WHEREAS, the Redeveloper has failed to notify the Mayor or the Borough of its desire to continue as "redeveloper" of the Property and to provide evidence that it can move forward; and

WHEREAS, as a result the Mayor and the Borough believe that the Redeveloper has no intention of continuing as "redeveloper" or complying with its obligations under the RDA.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Flemington that the designation of Cardinal Capital Management, LLC [Cardinal Capital Management, Inc.] as "redeveloper" for the redevelopment of the Property is hereby revoked and any associated agreements, including the RDA, are terminated.
Adopted: June 8, 2026

ATTEST:

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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 8th day of June, 2026.

Carla Conner, Borough Clerk

Exhibit A

(Dilworth Paxson Letter)

RESOLUTION #2026-108

RESOLUTION REVOKING THE DESIGNATION OF CAPTIVA MAIN STREET URBAN RENEWAL LLC AS THE REDEVELOPER FOR THE REDEVELOPMENT OF BLOCK 5, LOTS 1 AND 2 WHICH IS PART OF THE GLOBAL AGWAY REDEVELOPMENT AREA AND TERMINATING THE REDEVELOPMENT AGREEMENT REGARDING THE SAME

WHEREAS, the Borough Council of the Borough of Flemington, County of Hunterdon, State of New Jersey (the "Borough Council") previously designated Captiva Main Street Urban Renewal LLC as the "redeveloper" (the "Redeveloper") of a certain parcel of property in the Borough identified as Block 5, Lots 1 and 2, and which is located in the Global Agway Redevelopment Area (the "Property"); and

WHEREAS, on December, 2022, the Borough of Flemington and the Redeveloper entered into a Redevelopment Agreement for the redevelopment of the Property ("RDA"); and

WHEREAS, on May 21, 2026 the Borough's redevelopment counsel, Dilworth Paxson LLP, sent a letter, attached hereto as Exhibit A, to Shilpa M. Samuel, Esq., counsel to Northeast Lending Services, LLC, which entity the Borough was advised by Ms. Samuel is the sole member of the Redeveloper, outlining, among other things, the failure of the Redeveloper to comply with the terms of the RDA and to properly communicate with the Borough, requesting that the Redeveloper formally withdraw as the designated "redeveloper" or to contact the Mayor regarding its desire to continue as "redeveloper" and to appear before the Borough's redevelopment committee with evidence that it can move forward with the redevelopment of the Property, each within a particular time frame, and if the Borough does not receive notification from the Redeveloper that it was the Borough's intention to revoke the Redeveloper's designation as "redeveloper" and to terminate the RDA and any other agreements that may have been entered into with the Redeveloper; and

WHEREAS, the Redeveloper has failed to notify the Mayor or the Borough of its desire to continue as "redeveloper" of the Property and to provide evidence that it can move forward; and

WHEREAS, further, the Redeveloper failed to pay taxes on the Property which resulted in a tax sale lien, which is a direct violation of the RDA and a default thereunder; and

WHEREAS, as a result the Mayor and the Borough believe that the Redeveloper has no intention of continuing as "redeveloper" or complying with its obligations under the RDA.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Flemington that the designation of Captiva Main Street Urban Renewal LLC as "redeveloper" for the redevelopment of the Property is hereby revoked and any associated agreements, including the RDA, are terminated.

Adopted: June 8, 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 8th day of June, 2026.

_____

Carla Conner, Borough Clerk

Exhibit A

(Dilworth Paxson Letter)

RESOLUTION #2026-109

RESOLUTION AMEDING RESOLUTION #2026-79 AWARDING A CONTRACT WITH MARKEY WINDOWS FOR THE WINDOW IMPROVEMENT PROJECT AT BOROUGH HALL DUE TO THE INCREASE IN THE COST OF MATERIALS

WHEREAS, the Borough of Flemington had received a quote from Markey Windows for the replacement of windows at Borough Hall:

Markey Windows Doors & More - $14,900.00

WHEREAS, due to the increase in the cost of materials, a revised quote increased the amount to $19,500; and

WHEREAS, it has been that Markey Windows is still the lowest responsible quote.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Flemington authorize the Chief Financial Officer to process a purchase order in the amount of $19,500.00 to Markey Windows for the window improvement project.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available in account 5-01-630-216.

Adopted: June 8, 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 8th day of June, 2026.

_____

Carla Conner, Borough Clerk