



# Mayor and Common Council Borough of Flemington

MAY 13, 2024  
7:00 p.m.

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**Council Meeting Room**  
**Flemington Borough Hall, 38 Park Avenue, Flemington, NJ 08822**

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## 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 13, 2024 was included in a list-of-meetings notice sent to the *Hunterdon County Democrat* and *Courier-News* on January 3, 2024, 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 Clerk.

## IV. ROLL CALL

Susan Engelhardt  
Adrienne Fusaro  
Trent Levitt  
Jeremy Long  
Tony Parker  
Elizabeth Rosetti  
Marcia Karrow

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

## V. WORKSESSION

## VI. MAYOR'S REPORT

## VII. COUNCIL MEMBERS REPORTS

## VIII. PUBLIC COMMENT - SESSION I

## IX. APPROVAL OF MINUTES

Regular Session  
Executive Session

March 11, 2024  
March 11, 2024

## **X. CONSENT AGENDA**

1. RESOLUTION 2024-78 - RESOLUTION ACCEPTING THE RESIGNATION OF REBECCA NEWMAN
2. RESOLUTION 2024-79 - CALLING FOR THE MODERNAZATION OF THE OPEN PUBLIC RECORDS ACT (OPRA) AND THE SWIFT PASSAGE OF S-2930/A-4045

## **XI. INTRODUCTION:**

3. ORDINANCE 2024-12 - AN ORDINANCE CREATING THE “ACCESSORY BUILDINGS, STRUCTURE OR USE” SECTION
4. ORDINANCE NO. 2024-13 - 2024 SALARY ORDINANCE (AN ORDINANCE TO FIX AND DETERMINE THE MINIMUM AND MAXIMUM BASE SALARIES OF THE MAYOR, COUNCIL AND NON-UNION EMPLOYEES IF THE BOROUGH OF FLEMINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY)

## **XII. PUBLIC HEARING**

5. ORDINANCE 2024-01 - AN ORDINANCE OF THE BOROUGH OF FLEMINGTON ADOPTING THE “LIBERTY VILLAGE PHASE 1 REDEVELOPMENT PLAN”, DATED JANUARY 23, 2024, AND RESCINDING THE “LIBERTY VILLAGE REDEVELOPMENT PLAN, FLEMINGTON BOROUGH”, DATED NOVEMBER 18, 2021, AS AMENDED, IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-7
6. ORDINANCE 2024-06 - Ordinance of the Borough of Flemington Approving Long Term Tax Exemptions for, and the Execution of Financial Agreements With, (i) HBC Liberty Townhomes Urban Renewal LLC, (ii) HBC Liberty Veterans Urban Renewal LLC and (iii) HBC Liberty Commercial Urban Renewal LLC, in Connection With a Redevelopment Project to be Undertaken by such Entities, and Affiliates, and Authorizing Pledge Agreements and Other Documents in Connection with the Issuance By the Borough of its Redevelopment Area Bonds in an Amount Not to Exceed \$500,000 to Finance a Portion of the Costs of Such Redevelopment Project, and Determining Various Other Matters in Connection Therewith.
7. ORDINANCE 2024-08 – AN ORDINANCE CREATING CHAPTER 9C, ENTITLED PRIVATELY-OWNED SALT STORAGE
8. ORDINANCE 2024-09 - AN ORDINANCE REPEALING AND REPLACING CHAPTER 21, ENTITLED “STORMWATER MANAGEMENT”
9. ORDINANCE 2024-10 – AN ORDINANCE AMENDING CHAPTER TWENTY-FIVE (COLLECTION OF SOLID WASTE) TO CLARIFY COLLECTION PROCEDURES IN AREAS IN NEED OF REDEVELOPMENT

10. ORDINANCE 2024-11 - AN ORDINANCE AMENDING CHAPTER 2 (ADMINISTRATION) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO CLARIFY PROVISIONS THEREOF RELATED TO THE CHIEF FINANCIAL OFFICER, TREASURER, DEPUTY TREASURER, AND TAX/UTILITY COLLECTOR

### **XIII. REGULAR AGENDA**

11. RESOLUTION 2024-80 - RESOLUTION OF THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, DETERMINING THE FORM AND OTHER DETAILS OF ITS “NOTE RELATING TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK”, TO BE ISSUED IN THE PRINCIPAL AMOUNT OF UP TO \$1,400,000, AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTE TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTE BY THE BOROUGH OF FLEMINGTON IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK

12. RESOLUTION 2024-81- RESOLUTION OF THE BOROUGH OF FLEMINGTON DECLARING ITS OFFICIAL INTENT TO REIMBURSE EXPENDITURES FOR PROJECT COSTS FROM THE PROCEEDS OF DEBT OBLIGATIONS IN CONNECTION WITH ITS PARTICIPATION IN THE NEW JERSEY WATER BANK

13. RESOLUTION 2024-82 - AWARD OF CONTRACT TO CHARLES MANN GENERAL CONTRACTING 625 COUNTY ROAD 513, PITTSTOWN, NJ 08867) FOR BASEMENT RENOVATIONS TO THE FLEMINGTON PUBLIC LIBRARY

14. RESOLUTION 2024-83 - Resolution of the Borough of Flemington Authorizing the Execution and Delivery of an Amended and Restated Redevelopment Agreement with HBC Liberty Village Urban Renewal LLC in Connection with a Redevelopment Project to be Constructed on Certain Properties within the Borough Commonly Known as Liberty Village and Identified as Block 35, Lots 31, 53, 54, 69, 70, 71 and a portion of Lot 22, and Determining Various Other Matters in Connection Therewith, Including the Appointment of D.R. Horton New Jersey, Inc. and Wheatsworth Properties, LLC as Production Partners for Certain Portions of the Redevelopment Project.

15. RESOLUTION 2024-84 - RESOLUTION APPROVING THE HIRING OF CONSTANCE LUDDEN AS THE FLEMINGTON BOROUGH TAX COLLECTOR

16. RESOLUTION 2024-85 - RESOLUTION APPROVING THE HIRING OF ERIK MICKELSEN AND JOSE NIEVES AS HOUSING OFFICIAL/INSPECTOR FOR 2024

### **XIV. PUBLIC COMMENT - SESSION II**

**XV. PAYMENT OF BILLS**

AUTHORIZING PAYMENT OF BILLS IN THE AMOUNT OF \$848,885.89

**XVI. EXECUTIVE SESSION**

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

**XVII. ADJOURNMENT**