



# Mayor and Common Council Borough of Flemington

February 8, 2021

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Online during COVID-19 Emergency

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## Work Session/ New Business (7:00 PM)

### Regular Meeting (7:30 PM)

This meeting is being held in conformance with the Open Public Meetings Act.

Flag Salute

Roll Call:

Betsy Driver	Mayor
Caitlin Giles-McCormick	Council President
Jessica Hand	Council Member
Malik Johnston	Council Member
Jeremy Long	Council Vice President
Christopher Runion	Council Member
Kimberly Tilly	Council Member

- I. OEM Report - Cpl. Brian McNally
- II. Update from the Tax Assessor (Ed Kerwin) - 2021 Property Valuations
- III. Mayor's Report
- IV. Council Members' Reports
- V. Public Comments - Session I (up to 3 minutes each, for a maximum of 30 minutes)
- VI. Approval of Minutes

Motion To: **Approve Minutes: January 25, 2021 Regular Council Meeting**

### Regular Agenda

1. ORDINANCE 2021-2: SECOND READING: ADDING A SECTION TO THE BOROUGH CODE ENTITLED "CLOTHING DONATION BINS"
  2. ORDINANCE 2021-3: SECOND READING: AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FLEMINGTON, CHAPTER VI ANIMALS
  3. ORDINANCE 2021-4, FIRST READING: AMENDING AND SUPPLEMENTING BOND ORDINANCE 2020-18 FINALLY ADOPTED BY THE BOROUGH COUNCIL ON DECEMBER 14, 2020, TO INCREASE THE APPROPRIATION THEREIN BY \$83,578 AND TO INCREASE THE AUTHORIZATION OF BONDS OR NOTES THEREIN BY \$79,598 TO FINANCE PART OF THE ADDITIONAL COSTS THEREOF
  4. RESOLUTION 2021-54: AUTHORIZING THE RELEASE OF A PORTION OF THE EXECUTIVE SESSION MINUTES
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5. RESOLUTION 2021-55: IN SUPPORT OF NJ SENATE BILL NO. S-2964 AND NJ ASSEMBLY BILL NO. A-4925 WHICH ESTABLISH A RESTRICTED ALCOHOLIC BEVERAGE LICENSE THAT ALLOWS THE SALE OF BEER, WINE AND CIDER BY THE GLASS ON THE PREMISES OF A RESTAURANT WITH A FULL-SERVICE KITCHEN
6. RESOLUTION 2021-56: RECOGNIZING BLACK HISTORY MONTH
7. RESOLUTION 2021-57: GRANTING AUTHORIZATION TO ADVERTISE FOR A BUSINESS ADMINISTRATOR
8. RESOLUTION 2021-58: AUTHORIZING ROBERT MARTUCCI, PE, TO SUBMIT AN APPLICATION TO THE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR A WATER MAIN MASTER PERMIT FOR MAIN CONSTRUCTION FOR THE HOTEL REDEVELOPMENT AREA WATER AND SEWER IMPROVEMENT PROJECT
9. RESOLUTION 2021-59: AUTHORIZING ROBERT MARTUCCI, PE, TO SUBMIT AN APPLICATION TO THE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR A TREATMENT WORKS APPROVAL PERMIT FOR THE HOTEL REDEVELOPMENT AREA WATER AND SEWER IMPROVEMENT PROJECT
10. RESOLUTION 2021-60: AUTHORIZING SUBMISSION OF A LOAN APPLICATION TO THE U.S.D.A. RURAL DEVELOPMENT DRINKING WATER PROGRAM TO SECURE FINANCING FOR THE PHASE 3 WATER AND SEWER IMPROVEMENTS TO VARIOUS STREETS WITHIN THE BOROUGH OF FLEMINGTON AND RARITAN TOWNSHIP

VII. Public Comments - Session II (up to 3 minutes each, for a maximum of 30 minutes)

VIII. Attorney's Report

IX. Payment of the Bills

Motion To: **Pay the Bills in the Amount of \$1,044,178.33**

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

XI. Adjournment

Motion To: **Adjourn**

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**FLEMINGTON BOROUGH  
REASSESSMENT RESULTS  
TAX YEAR 2021**

	Class	# Line Items	2021	2020	Difference	% Change
Vacant Land	1	32	\$ 2,134,800	\$ 2,141,100	\$ (6,300)	-0.29%
Residential	2	853	\$ 238,288,700	\$ 232,640,700	\$ 5,648,000	2.43%
Commercial	4A	230	\$ 169,542,000	\$ 170,495,500	\$ (953,500)	-0.56%
	4B	2	\$ 1,855,000	\$ 1,855,000	\$ -	0.00%
	4C	10	\$ 57,610,900	\$ 54,822,500	\$ 2,788,400	5.09%
<b>Total Commercial</b>		<b>242</b>	<b>\$ 229,007,900</b>	<b>\$ 227,173,000</b>	<b>\$ 1,834,900</b>	<b>0.81%</b>
<b>TOTAL RATEABLES:</b>		<b>1,127</b>	<b>\$ 469,431,400</b>	<b>\$ 461,954,800</b>	<b>\$ 7,476,600</b>	<b>1.62%</b>

CLASS 1= VACANT LAND
CLASS 2= RESIDENTIAL
CLASS 4A= COMMERCIAL
CLASS 4B= INDUSTRIAL
CLASS 4C= APARTMENTS

2021	Number of Properties	Total Assessed Value	Average Assessed Value
Class 2 Residential Properties	853	\$ 238,288,700	\$ 279,353.69

2020	Number of Properties	Total Assessed Value	Average Assessed Value
Class 2 Residential Properties	854	\$ 232,640,700	\$ 272,413.00

## **COUNTY OWNED PROPERTIES**

16 properties in Flemington Borough are owned by Hunterdon County. This equals 1.42% of all the rateables in Flemington Borough.

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 01/25/21 07:00 PM  
Department: Clerk of the Borough  
Category: Council Ordinance  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**TABLED**

**ORDINANCE 2021-2**

DOC ID: 3410

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**Second Reading: Adding a Section to the Borough Code  
Entitled "Clothing Donation Bins"**

Borough of Flemington, County of Hunterdon

**WHEREAS**, N.J.S.A. 40:48-2.6 requires a permit for the placement or use of clothing bins for solicitation purchases.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Flemington, the County of Hunterdon, as follows:

**SECTION 1.** Chapter \_\_\_ of the Borough Code, entitled "Clothing Donation Bins," is hereby added as follows:

§\_\_\_-1. **Permit required; information required.** No person shall place, use or employ a donation clothing bin for solicitation purposes within the Borough of Flemington unless the following requirements are met.

a. The person has obtained a permit, valid for one year, from the Borough of Flemington Clerk.

b. The Clerk shall issue a permit only if the person applying has supplied the following information:

1. The location where the bin would be situated, as precisely as possible; and

2. Proof that the applicant owns the property where the bin is to be placed or written consent from the property owner to place a clothing donation bin on the subject property.

3. The manner in which the person anticipates any clothing or other donation collected via the bin would be used, sold or dispensed and a method by which the proceeds of the collected donations would be allocated or spent; and

4. Contact information for the applicant and property owner.

5. The name and telephone number of the bona fide office required by Section 8 of this Ordinance of any entity which may share or profit from any clothing or other donations collected via the bin; and

**§\_\_-2. Review by zoning officer; Denial of permit if placement of bin is safety hazard.**

Every application for the placement of a clothing donation bin shall be reviewed by the Borough zoning officer to determine if the placement of said bin constitutes a safety hazard or otherwise violates Borough Ordinances (including Section 11 of this Ordinance) or land use approvals granted for the subject property. Such hazard shall include, but not be limited to, the placement of a donation clothing bin within 100 yards of any place which stores large amounts of, or sells, fuel or other flammable liquids or gases, the placement of the donation bin would obstruct a parking space or loading zone, or the placement of the donation clothing bin would constitute a traffic hazard.

The Clerk shall not grant an application for a permit to place, use or employ a donation clothing bin, if the zoning officer determines that the placement of the bin could constitute a safety hazard or otherwise violate Borough Ordinances or land use approvals.

**§\_\_-3. Application fee.** The fee for the application for a donation clothing bin shall be \$250.

**§\_\_-4. Renewal of permit; fee.** An expiring permit for a donation clothing bin may be renewed upon application for renewal and payment of a fee of \$250.

**§\_\_-5. Renewal application requirements.** The annual renewal application for the placement of a clothing donation bin shall include the following:

- a. The location where the bin is situated, as precisely as possible;
- b. If the applicant intends to move the bin, the new location where the bin would be situated after the renewal is granted, and written consent from the property owner to place the bin on his/her property; and
- c. The manner in which the person has used, sold or dispensed any clothing or other donations collected via the bin, the method by which the proceeds of collected donations have been allocated or spent, and any changes the person anticipates he/she may make in these processes during the period covered by the renewal; and
- d. Contact information for the applicant and property owner; and
- e. The name and telephone number of the bona fide office required pursuant to Section 8 of this Ordinance of any entity which shared or profited from any clothing or other donations collected via the bin and of any entities which may do so during the period covered by the renewal.

§\_\_-6. **Denial of renewal permit.** The Clerk shall deny a renewal permit for the placement of a clothing donation bin if the applicant or property owner are subject to outstanding an unremedied violations of this Ordinance.

§\_\_-7. **Issuance of permit; display of permit.** The Clerk shall issue a permit number and the permit number and its date of expiration shall be clearly and conspicuously displayed on the exterior of the donation clothing bin, in addition, to the information described in Section 10, of this Ordinance.

§\_\_-8. **Bona fide office required.** The person, and any other entity which may share of profit from any clothing or other donations collected by the bin, shall maintain a bona fide office where a representative of the person or entity, respectively, can be reached at a telephone information line during normal business hours for the purpose of offering information concerning the person or other entity. For the purposes of this Ordinance section, an answering machine or service unrelated to the person does not constitute a bona fide office.

§\_\_-9. **Limitation of number of bins per property.** Except as set forth in Section \_\_-12, no more than three permits for the placement of clothing donation bins may be issued per property. For the purposes of this Ordinance, adjacent lots under common ownership or use shall be considered a single property.

§\_\_-10. **Information to be displayed on bin.** The following information shall be clearly and conspicuously displayed on the donation clothing bin:

1. The name and address of the registered person that owns the bin and of any other entity which may share or profit from clothing or other donations collected via the bin; and

2. The telephone number of the person's bona fide office, and if applicable, the telephone number of the bona fide office of any other entity which may share or profit from any clothing or other donations collected via the bin; and

3. In cases where any entity other than the person who owns the bin may share or profit from any clothing or other donations collected via the bin, a notice, written in a clear and easily understandable manner, indicating that clothing or other donations collected via the bin, their proceeds or both, may be shared or given entirely to, an entity other than the person who owns the bin, and identifying all such entities which may share or profit from such donations; and

4. A statement consistent with the information as required by Section 1(b)(3) of this Ordinance, indicating the manner in which the person anticipates any clothing or other donations collected via the bin would be used, sold or dispensed and

Section 5(c) indicating the method by which the proceeds of the collected donations would be allocated.

**§\_\_-11. Regulation of use and location of bins; maintenance of bins and surrounding area.**

a. The person placing, using, or employing a clothing donation bin shall maintain the bin and the surrounding area such that there shall be no accumulation of clothing or other donations outside the bin.

b. No clothing donation bin shall be placed, used, or employed unless such donation bin is free of rust, peeling paint, or other deleterious effects.

c. No clothing donation bin shall be placed on municipally-owned property, except with the written authorization of the Mayor and Council.

d. Clothing donation bins shall only be located in non-residential zoning districts.

e. Clothing bins shall be placed in the rear or side yard of the property and shall not be closer than 250 feet from an adjacent residential dwelling or 5 feet from the property line.

f. No more than three bins may be located on a single property or within a single complex.

g. Each bin shall not exceed six (6) feet in depth, eight (8) feet in width, and six (6) feet in height.

h. The placement of bins shall not interfere with vehicular or pedestrian traffic.

i. Bins shall be located in clearly visible and well-lit areas to permit inspection and enforcement.

j. Bins shall not be placed in a required buffer area, site triangle, or fire zone.

k. Bins shall not be placed on vacant or unimproved lots or lots containing unoccupied buildings or abandoned buildings.

**§\_\_-12. Exemptions.**

Bins sponsored by any department, agency, or committee of the Borough shall be required to comply with the permit requirements hereof, but will be exempt from the payment of any application fees. Bins sponsored by and benefitting a non-profit organization that are to be located on property owned by said non-profit organization shall be required to comply with this permit requirements hereof, but will be exempt from the payment of any application fees. Bins placed pursuant to this section shall be limited to one per property.

**§\_\_-13. Receipt and investigation of complaints.**

a. The Zoning Officer shall receive and investigate, within 30 days, any complaints from the public about the maintenance or placement of clothing donation bins. Whenever it appears to the Zoning Officer that a person has engaged in, or is engaging in, any act or practice in violation of this Ordinance, the person who placed the bin, and the property owner, shall be issued a warning, stating that if the violation is not rectified or a hearing with the Borough of Flemington Mayor and Council is not requested within 45 days, the bin will be seized or removed at the expense of the person who placed the bin and the property owner.

b. In the event that the person who placed the bin and the property owner do not remedy the violation or request a hearing within 45 days of posting of the warning, the Borough may seize the bin, remove it, or have it removed at the expense of the person who placed the bin. Upon proper certification to the Mayor and Borough Council by the Zoning Officer, such expenses may be assessed as a lien on the subject property and shall be added to and become part of the taxes levied on the subject property. Any clothing or other donations collected via the bin will be sold at public auction or otherwise disposed of. Any proceeds from the sale of the donations collected via the bin shall be paid to the Chief Financial Officer of the Borough. In addition to any other means used to notify the person who placed the bin, such warning shall be affixed to the exterior of the bin itself.

c. In addition to the remedies set forth in this section, the Zoning Officer is also empowered to issue a Notice of Violation and Summonses pursuant to Section 14 of this Ordinance.

**§\_\_-14. Violations and Penalties.**

a. In addition to any other penalties authorized by this Ordinance or laws of this State, any person who violates any provision of this Chapter or N.J.S.A. 40:48-2.60 et seq. shall be subject to the following penalties:

1. For the first offense: \$100 per day;
2. For the second offense: \$250 per day;
3. For the third offense: \$350 per day and revocation of permit.

b. Any person or organization may be deemed ineligible to place, use, or employ a donation clothing bin for solicitation purposes pursuant to this chapter and P.L. 2007, c. 209 (N.J.S.A. 40:48-2.61). A person disqualified from placing, using, or employing a donation clothing bin by violating the provisions of P.L. 2007, c. 209 (N.J.S.A. 40:48-2.60 et seq.), may apply to Borough Council to have that person's eligibility restored. Borough Council may restore the eligibility of a person who:

1. Acts within the public interest; and
2. Demonstrates that he or she made a good faith effort to comply with the provisions of this chapter and P.L. 2007, c. 209 (N.J.S.A. 40:48-2.60 et seq.), and all other applicable laws and regulations, or had no fraudulent intentions.

**SECTION 2.** All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4.** This Ordinance shall take effect upon final passage, publication, and filing, all in accordance with the law.

Introduced: January 25, 2021

Adopted:

Attest:

\_\_\_\_\_  
Betsy Driver, Mayor

\_\_\_\_\_  
Sallie Graziano, Borough Clerk

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 01/25/21 07:00 PM  
Department: Clerk of the Borough  
Category: Council Ordinance  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**TABLED**

**ORDINANCE 2021-3**

DOC ID: 3400

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**Second Reading: Amending the Revised General Ordinances  
of the Borough of Flemington, Chapter VI Animals**

**BOROUGH OF FLEMINGTON  
HUNTERDON COUNTY, NEW JERSEY**

**WHEREAS**, Borough of Flemington Council has reviewed Chapter 6 of the Code of the Borough of Flemington (the "Code") concerning the keeping of dogs and cats as pets; and

**WHEREAS**, the Council wishes to adopt the below revisions to the Code.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Flemington, the County of Hunterdon, as follows:

**SECTION 1.** Section 6-2 entitled "Licensing Provisions" regarding dogs and cats is hereby amended as follows (Additions indicated in boldface and italics *thus*; deletions indicated with strike-through ~~thus~~):

**§ 6-2. LICENSING PROVISIONS.**

**§ 6-2.1. Dogs and Cats; License and Metal Registration Tag Required; Placing Tag on Dog or Cat. No changes.**

**§ 6-2.2. Fees; Renewals; Expiration Date.**

a. The person applying for the license shall pay a State registration fee of one dollar and twenty (\$1.20) cents for State Pilot Program for a one-year registration tag for each dog and cat; and for each renewal, the fee for the license and for the registration/pilot program tag shall be the same as for the original license and tag; and said licenses, registration tag and renewal(s) thereof shall expire no later than January 31 ~~in~~ **following** the year stated on the license.

b. Dogs used as guides for blind persons and commonly known as "seeing eye" dogs, dogs used to assist handicapped persons and commonly known as "service dogs" or dogs used to assist deaf persons and commonly known as "hearing ear" dogs shall be licensed and registered as other dogs here and above provided for, except that the owner or keeper of such dog shall not be required to pay any fee therefor.

c. License forms and uniform metal registration tags shall be furnished by the municipality.

d. In addition to the fees charged pursuant to Subsection a of §§ 6-2.2 and 6-5, any person applying for the license and registration tag pursuant to § 6-2.1 shall pay a fee of three (\$3.00) dollars for any dog or cat of reproductive age which has not had its reproductive capacity permanently altered through sterilization.

e. The owner of any dog or cat that is applying for a license after January 31 of the issuing year, will be charged a late fee of ten (\$10.00) dollars per animal.

**SECTION 2.** Section 6-8.7 entitled "Restriction on Number of Dogs or Cats to be Kept" is hereby deleted in its entirety.

**SECTION 3.** All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

**SECTION 4.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 5.** This Ordinance shall take effect upon final passage, publication, and filing, all in accordance with the law.

Introduced: January 25, 2020

Adopted:

Attest:

\_\_\_\_\_  
Betsy Driver, Mayor

\_\_\_\_\_  
Sallie Graziano, Borough Clerk

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 02/08/21 07:30 PM  
Department: Clerk of the Borough  
Category: Bond Ordinance  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**ORDINANCE 2021-4**

DOC ID: 3423

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**First Reading: Amending and Supplementing Bond Ordinance 2020-18 Finally Adopted by the Borough Council on December 14, 2020, to Increase the Appropriation Therein by \$83,578 and to Increase the Authorization of Bonds or Notes Therein by \$79,598 to Finance Part of the Additional Costs Thereof**

**BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:**

**SECTION 1.** The bond ordinance of the Borough of Flemington, in the County of Hunterdon, State of New Jersey (the "Borough"), heretofore finally adopted by the Borough Council on December 14, 2020, number 2020-18, entitled: "BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, BY AND IN THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY; APPROPRIATING \$1,671,550 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,591,952 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF" (the "Original Ordinance"), is hereby amended and supplemented to the extent and with the effect as follows:

**SECTION 2.** For the improvements or purposes described in Section 3(a) of the Original Ordinance, as amended and supplemented hereby, there is hereby appropriated the additional sum of \$83,578, said sum being inclusive of \$3,980 as the amount of an additional down payment as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the "Local Bond Law"), now available therefor by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes. Therefore, the total appropriation contained in the Original Ordinance, as amended and supplemented hereby, shall be increased by \$83,578 from \$1,671,550 and shall equal the amount of \$1,755,128, said sum being inclusive of all appropriations heretofore made in the Original Ordinance, as amended and supplemented hereby, including the total amount of down payment increased by \$3,980 from \$79,598 to equal \$83,578. The total appropriation including the total amount of down payment is \$1,755,128.

**SECTION 3.** In order to finance the additional cost of the improvements or purposes set forth in Section 3(a) of the Original Ordinance, as amended and supplemented hereby, not covered by the additional down payment, additional negotiable bonds or notes of the Borough in the amount of \$79,598 are hereby authorized to be issued by the Borough for such improvements or purposes in Section 3(a)(i) of the Original Ordinance, as amended and supplemented, such that the total authorization of negotiable bonds or notes to be issued by the Borough for the

improvements or purposes stated in the Original Ordinance, as amended and supplemented hereby, shall be increased by \$79,598 from \$1,591,952 and shall equal the amount of \$1,671,550.

**SECTION 4.** The Capital Budget of the Borough is hereby amended, as necessary, to conform with the provisions of this amendatory and supplemental bond ordinance and to the extent of any inconsistency herewith, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs (the "Director of the Division of Local Government Services"), will be on file in the office of the Clerk and will be available for public inspection.

**SECTION 5.** The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided for in this amendatory and supplemental bond ordinance by \$79,598 and the said obligations authorized herein will be within all debt limitations prescribed by law.

**SECTION 6.** For the improvements or purposes set forth in the Original Ordinance, as amended and supplemented hereby, the additional sum of \$16,715 is hereby included for the items of expense listed in and permitted under N.J.S.A. 40A:2-20, making the total amount for such items of expense \$351,025 (increased from \$334,310), such total amount being included in the estimated cost indicated herein for the improvements or purposes set forth in the Original Ordinance, as amended and supplemented hereby.

**SECTION 7.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by the Original Ordinance, as amended and supplemented hereby. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

**SECTION 8.** The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of the Original Ordinance, as amended and supplemented hereby, and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of the Original Ordinance, as amended and supplemented hereby. This Section 8 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

**SECTION 9.** The Borough Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Borough Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide

secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

**SECTION 10.** The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Code, of the interest on all bonds and notes issued under the Original Ordinance, as amended and supplemented hereby.

**SECTION 11.** Except as expressly amended hereby, the Original Ordinance shall remain in full force and effect.

**SECTION 12.** This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**ADOPTED ON FIRST READING**

**DATED: February 8, 2021**

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**SALLIE GRAZIANO,**  
Clerk of the Borough of Flemington

**ADOPTED ON SECOND READING**

**DATED: February 22, 2021**

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**SALLIE GRAZIANO,**  
Clerk of the Borough of Flemington

**APPROVAL BY THE MAYOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

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**BETSY DRIVER,**  
Mayor of the Borough of Flemington

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 02/08/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**RESOLUTION 2021-54**

DOC ID: 3416

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**Authorizing the Release of a Portion of the Executive  
Session Minutes**

**BOROUGH OF FLEMINGTON  
COUNTY OF HUNTERDON**

**WHEREAS**, Periodically the Borough Attorney and Clerk review the contents of the approved executive session minutes to determine if any items discussed in closed session have been resolved, and therefore can be released to the public; and

**WHEREAS**, upon review, portions of the contents of the executive session minutes are able to be released to the public;

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Flemington in the County of Hunterdon, State of New Jersey, hereby approve release to the public of the attached portions of the contents of the executive session minutes from the following meetings:

October 23, 2017; November 13, 2017; January 22, 2018; February 12, 2018; March 12, 2018; May 14, 2018; May 29, 2018; September 11, 2018; November 19, 2018; December 10, 2018.

Adopted: February 8, 2021

Attest:

\_\_\_\_\_  
Betsy Driver, Mayor

\_\_\_\_\_  
Sallie Graziano, Borough Clerk

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 02/08/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**RESOLUTION 2021-55**

DOC ID: 3417

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**In Support of NJ Senate Bill No. S-2964 and NJ Assembly Bill No. A-4925 Which Establish a Restricted Alcoholic Beverage License that Allows the Sale of Beer, Wine and Cider by the Glass on the Premises of a Restaurant with a Full-Service Kitchen**

Borough of Flemington, County of Hunterdon

**WHEREAS**, the State of New Jersey's liquor license laws date back to the 1950s and 1960s; and

**WHEREAS**, under current law, a municipality may issue plenary retail consumption licenses until the combined total number in the municipality is fewer than one license for each 3,000 municipal residents and this restriction creates a shortage of these licenses in some municipalities; and

**WHEREAS**, the State of New Jersey's liquor license laws have caused an extreme supply imbalance that the statewide average cost of an individual liquor license is \$300,000, an exorbitant amount causing an inequitable landscape among current and potential restaurateurs; and

**WHEREAS**, a recent license in Flemington Borough sold for \$1.2 million; and

**WHEREAS**, the restaurant liquor license standards of other states in the Northeast region enable restaurateurs to join the market at a significantly lower price point than the State of New Jersey, thus giving them a competitive advantage; and

**WHEREAS**, no consumption licenses are currently in use in the Borough of Flemington; and

**WHEREAS**, the COVID-19 pandemic has put additional burden on New Jersey's small businesses, particularly the restaurant industry; and

**WHEREAS**, Senate Bill No. S-2964 and Assembly Bill No. A-4925, attached hereto, addresses this shortage by allowing a municipality to issue these limited beer, wine, and cider licenses; and

**WHEREAS**, Senate Bill No. S-2964 and Assembly Bill No. A-4925 also allows the licensee to charge a service or corkage fee to patrons who bring their own beer, wine, or cider for consumption on the licensed premises and removes the prohibition on advertising that a restaurant is "BYOB;" and

**WHEREAS**, in addition to other details related to taxation and application, Senate Bill No. S-2964 and Assembly Bill No. A-4925 also provides a tax credit against the corporation business tax and gross income tax to compensate license holders for the expected loss in value resulting from the creation of the new restricted licenses.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Flemington that it supports S-2964 and A-4925 as a means to address the limited availability of plenary retail consumption licenses and the resulting escalating retail/transactional price associated with the acquisition of such licenses; and

**BE IT FURTHER RESOLVED** that the Clerk be and hereby is authorized to distribute copies of this Resolution to all appropriate officials and agencies including our Legislative Representatives, Senator Vin Gopal, Assemblyman Brian Bergen, the Governor, the Lieutenant Governor and the New Jersey State League of Municipalities.

Adopted: February 8, 2021

Attest:

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Betsy Driver, Mayor

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Sallie Graziano, Borough Clerk

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 02/08/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors: Council Member Malik Johnston

**SCHEDULED**

**RESOLUTION 2021-56**

DOC ID: 3421

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**Recognizing Black History Month**

Borough of Flemington, County of Hunterdon

**Whereas** the first African Americans were brought forcibly to these shores as early as the 17th century; and

**Whereas** African Americans were enslaved in the United States, including in Hunterdon County, New Jersey, and subsequently faced the injustices of segregation and the denial of basic, fundamental rights; and

**Whereas** in spite of these injustices, African Americans have made significant contributions to the economic, educational, political, artistic, literary, scientific, and technological advancement of the United States; and

**Whereas** the greatness of America is reflected in the contributions of African Americans in all walks of life throughout the history of the United States: in the writings of W.E.B. DuBois, James Baldwin, Ralph Ellison, and Alex Haley; in the music of Mahalia Jackson, Billie Holiday, Duke Ellington and others including Paul Robeson; in the resolve of athletes such as Jackie Robinson and Muhammed Ali; in the vision of leaders such as Frederick Douglass, Thurgood Marshall, and Martin Luther King, Jr.; and in the bravery of those who stood on the front lines in the battle against oppression such as Harriet Tubman and Rosa Parks;

**Whereas** the United States of America was conceived, as stated in the Declaration of Independence, as a new nation dedicated to the proposition that "all Men are created equal, that they are endowed by their Creator with certain inalienable Rights, that among these are Life, Liberty and the Pursuit of Happiness";

**Whereas** many Americans of all races have demonstrated their commitment to that proposition and have fought to end segregation and the denial of civil rights to African Americans;

**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 Borough of Flemington:

- (1) acknowledges the tragedies of slavery, segregation and racism and condemns them as an infringement on human liberty and equal opportunity;

(2) honors those Americans who have stood beside African Americans in the fight for equal opportunity that continues to this day; and

(3) reaffirms its commitment to the founding principles of the United States of America that all Men are created equal, that they are endowed by their Creator with certain inalienable Rights, that among these are Life, Liberty, and the Pursuit of Happiness".

Adopted: February 8, 2021

Attest:

\_\_\_\_\_  
Betsy Driver, Mayor

\_\_\_\_\_  
Sallie Graziano, Borough Clerk

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 02/08/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**RESOLUTION 2021-57**

DOC ID: 3422

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**Granting Authorization to Advertise for a Business  
Administrator**

BOROUGH OF FLEMINGTON  
COUNTY OF HUNTERDON

WHEREAS, through Ordinance 2021-1, adopted on January 25, 2021, Flemington Borough created the position of Business Administrator pursuant to NJSA 40A:9-136 et seq., and

WHEREAS, Flemington Borough desires to advertise for suitable candidates for such a position;

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 Borough Clerk is authorized to advertise for candidates for a Business Administrator position.

Adopted: February 8, 2021

Attest:

\_\_\_\_\_  
Betsy Driver, Mayor

\_\_\_\_\_  
Sallie Graziano, Borough Clerk

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 02/08/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**RESOLUTION 2021-58**

DOC ID: 3424

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**Authorizing Robert Martucci, PE, to Submit an Application to the NJ Department of Environmental Protection for a Water Main Master Permit for Main Construction for the Hotel Redevelopment Area Water and Sewer Improvement Project**

Resolution Authorizing Robert Martucci, P.E. to Submit an Application to New Jersey Department of Environmental Protection (NJDEP) for a Water Main Master Permit for Main Construction for the Hotel Redevelopment Area Water and Sewer Improvement Project

**WHEREAS**, the Borough of Flemington has employed the services of Robert Martucci, P.E., of Martucci Engineering, LLC for the preparation of the plans and construction documents for the Hotel Redevelopment Area Water and Sewer Project (Project); and

**WHEREAS**, these plans require approval by NJDEP Bureau of Water Systems Engineering for water main replacement and additional realty connections as part of the Hotel Redevelopment Project; and

**WHEREAS**, the application, plans and documents for the project are currently being completed by the Engineer.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Flemington hereby authorize Robert Martucci, P.E., to submit the application to NJDEP for Water Main Master Permit for Main Construction for the Hotel Redevelopment Area Water and Sewer Project and fully supports the application being made to the Bureau of Water Systems Engineering for review and approval.

**BE IT FURTHER RESOLVED** Mayor of the Borough is hereby authorized to execute the necessary documents in support of the application.

Adopted: February 8, 2021

Attest:

\_\_\_\_\_  
Betsy Driver, Mayor

\_\_\_\_\_  
Sallie Graziano, RMC, Borough Clerk

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 02/08/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**RESOLUTION 2021-59**

DOC ID: 3425

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**Authorizing Robert Martucci, P.E., to Submit an Application  
to New Jersey Department of Environmental Protection for a  
Treatment Works Approval Permit for the Hotel  
Redevelopment Area Water and Sewer Improvement Project**

Borough of Flemington, County of Hunterdon

**WHEREAS**, the Borough of Flemington has employed the services of Robert Martucci, P.E., of Martucci Engineering, LLC, for the preparation of the plans and construction documents for the Hotel Redevelopment Area Water and Sewer Project (Project); and

**WHEREAS**, these plans require approval by the New Jersey Department of Environmental Protection (NJDEP) Bureau of Water Quality Treatment Works Approval for sanitary sewer replacement and additional realty connections as part of the Hotel Redevelopment Project; and

**WHEREAS**, the application, plans and documents for the project are currently being completed by the Engineer.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Flemington hereby authorize Robert Martucci, P.E., to submit the application to NJDEP for Treatment Works Approval for the Hotel Redevelopment Area Water and Sewer Project and fully supports the application being made to the Bureau of Water Quality for TWA approval.

**BE IT FURTHER RESOLVED** that the Mayor of the Borough of Flemington is hereby authorized to execute the necessary documents in support of the application.

Adopted: February 8, 2021

Attest:

\_\_\_\_\_  
Betsy Driver, Mayor

\_\_\_\_\_  
Sallie Graziano RMC, Borough Clerk

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 02/08/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**RESOLUTION 2021-60**

DOC ID: 3426

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**Authorizing Submission of a Loan Application to the U.S.D.A. Rural Development Drinking Water Program to Secure Financing for the Phase 3 Water and Sewer Improvements to Various Streets Within the Borough of Flemington and Raritan Township**

**WHEREAS**, the Borough Water Department and Sewer Department owns and operates a Water and Sewer distribution and collection System in the Borough of Flemington and Raritan Township (Water and Sewer Service Area); and

**WHEREAS**, there exists a need for removal/replacement of the water and sewer mains within the Borough of Flemington Water and Sewer Service area; and

**WHEREAS**, the Borough Engineer, Sewer and Water Department have determined the scope of the replacement for water and sewer mains and laterals and the Borough of Flemington has entered into a redevelopment agreement with Flemington Center Urban Renewal, LLC (Developer of Union Hotel Project) for a contribution of \$3,000,000.00 toward the replacement of water and sewer mains as part of the agreement; and

**WHEREAS**, the total project cost for these improvements is anticipated to be \$5,300,000.00, with the Borough portion being \$2,300,000.00 after the contribution and the Borough intends apply for Federal financing of the same; and

**WHEREAS**, the Borough Engineer has prepared a Preliminary Engineering Report and Loan Application for submission to the U.S.D.A. Rural Development Sewer and Drinking Water Program; and

**WHEREAS**, the Borough of Flemington Council must authorize submission of the Preliminary Engineering Report and Loan Application.

**NOW, THEREFORE, BE IT RESOLVED** by the Flemington Borough Common Council that:

1. The Borough of Flemington Council approves submission of the complete application for financing through the U.S.D.A. Rural Development Drinking Water Program; and
2. The Mayor and Clerk are hereby authorized to sign the application package on behalf of the Borough of Flemington and to undertake any and all action necessary to submit the same.

Adopted: February 8, 2021

Attest:

Sallie Graziano, RMC, Borough Clerk

\_\_\_\_\_  
Betsy Driver, Mayor

Redaction / Privilege Log for Executive Session Minutes

Date of Minutes	Reason for Redaction / Privilege
October 23, 2017	Privileged in full – Discussion of litigation filed by Friends of Flemington (Attorney-Client privilege; attorney work product; discussions regarding pending and ongoing litigation; advisory, consultative and deliberative material (N.J.S.A. 47:1A-1.1) )
November 13, 2017	Privileged in full – Discussion of litigation filed by Friends of Flemington (Attorney-Client privilege; attorney work product; discussions regarding pending and ongoing litigation; advisory, consultative and deliberative material (N.J.S.A. 47:1A-1.1) )
January 22, 2018	Redactions – Discussion of settlement negotiations that could implicate privacy concerns of the property owner and overarching negotiation strategies in future tax appeals
February 12, 2018	Privileged in full – Discussion of municipal issues including OPMA, OPRA, public contracts, Attorney-client privilege, attorney work product
March 12, 2018	Privileged in full – Discussion of personnel item concerning Rebecca Newman
May 14, 2018	Privileged in full – Discussion of litigation filed by Friends of Flemington (Attorney-Client privilege; attorney work product; discussions regarding pending and ongoing litigation; advisory, consultative and deliberative material (N.J.S.A. 47:1A-1.1) )
May 29, 2018	Privileged in full – Discussion of litigation filed by Friends of Flemington (Attorney-Client privilege; attorney work product; discussions regarding pending and ongoing litigation; advisory, consultative and deliberative material (N.J.S.A. 47:1A-1.1) )
September 11, 2018	Redactions – Discussion regarding settlement negotiations
November 19, 2018	Privileged in full –

	<p>Discussion of litigation filed by Friends of Flemington (Attorney-Client privilege; attorney work product; discussions regarding pending and ongoing litigation; advisory, consultative and deliberative material (N.J.S.A. 47:1A-1.1) )</p>
<p>December 10, 2018</p>	<p>Privileged in full – Discussion of sale of municipal property to redeveloper. However, this implicates matters that are still subject to the litigation filed by FCUR. (Attorney-Client privilege; attorney work product; discussions regarding pending and ongoing litigation; advisory, consultative and deliberative material (N.J.S.A. 47:1A-1.1) ). Additionally, these discussions implicate the negotiation position of the Borough on a real estate matter that has not closed yet.</p>



**Executive Session Nov. 13, 2017: For the Purpose of Obtaining Legal Advice Regarding Friends of Historic Flemington, LLC.**

Present: Borough Attorney Rob Beckelman, Mayor Phil Greiner, Council Members Marc Hain, Brooke Liebowitz, John Gorman, Susan Peterson, Brian Swingle, Kim Tilly, council members-elect Betsy Driver and Michael Harris, Acting Clerk Sallie Graziano

[REDACTED]

The session ended. On a motion by Brook Liebowitz, seconded by Brian Swingle, council voted unanimously to return to open session.

Attest: Sallie Graziano  
Sallie Graziano, Acting Borough Clerk

Approved by  
council 12/11/17  
AZ

**Early Executive Session, Jan. 22, 2018**

Called for the purpose of discussing two pending tax appeals, for Liberty Village and The Shoppes at Flemington, with Tax Assessor Ed Kerwin.

Present: Attorney Barry Goodman; Attorney Tom Denitzio; Mayor Phil Greiner; Council Members Driver, Gorman, Hain, Harris and Peterson; Clerk Graziano; CFO Bill Hance; Tax Assessor Kerwin.

Session started at 6:18 p.m. Council President Warden was absent, attending the Flemington Community Partnership stakeholders' meeting as the council's liaison.

Mr. Kerwin said the good news is that Wawa and Biltmore (apartments) withdrew their tax appeals with no reductions, thanks to Attorney Denitzio's hard work. Mr. Denitzio said they probably couldn't find an appraiser to challenge the numbers.

[REDACTED]

Two appeals are pending. The Shoppes are assessed at \$21,206,000.00 for 134,000 square feet, and for the last 4 to 5 years they've had 16% to 18% vacancy. Typically, occupancy is at 90% to 95%. In addition, rents there are decreasing. They were \$24 to \$27 a square foot; new leases are at \$16 to \$20 a square foot.

[REDACTED]

Ms. Peterson asked about when leases expire. Mr. Kerwin said 8 to 9 tenants' leases expire in the next year to year and a half. He said there are 26 tenants.

[REDACTED]

[REDACTED] They are withdrawing their appeal of the 2017 assessment, so no settlement resolution will come before council. There will be an agreement between the attorneys.

Liberty Village has 158,608 square feet of space, and of that, 91,190 square feet is leased (57.5%); 10,337 square feet is leased on a month-to-month basis (6.5%); 17,693 square feet has temporary tenants (11.2%), and 39,388 square feet is vacant (24.8%). Leases terminate in 2018 for 26,061 square feet (16.4% of the leases in the center).

The property is under contract, and they are in the due diligence phase. [REDACTED] Mayor Greiner noted that in 2012 it was assessed at \$25,000,000 and now it's assessed at \$15,000,000.

[REDACTED]

[REDACTED]

Mr. Kerwin outlined a couple of possibilities:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Mr. Denitzio discussed options and warned council members that this conversation must be kept strictly confidential.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Mr. Goodman repeated the warning about confidentiality.

The session ended at 7:08 p.m.

Attest:

Sallie Graziano

Sallie Graziano, RMC, Borough Clerk

Approved by  
Council on  
Feb. 12, 2018

2017 Pending State Tax Appeals  
Liberty Village / Chelsea

Block	Lot	Land	Improvements	Total
35	22	\$2,310,000	\$210,000	\$2,520,000
35	23	\$152,400	\$100	\$152,500
35	24	\$170,400	\$0	\$170,400
35	25	\$153,000	\$0	\$153,000
35	31	\$927,600	\$67,400	\$995,000
35	53	\$165,500	\$155,500	\$321,000
35	54	\$114,500	\$0	\$114,500
35	69	\$166,500	\$330,000	\$496,500
35	71	\$2,544,500	\$7,879,500	\$10,424,000
	Total	\$6,704,400	\$8,642,500	\$15,346,900

**2017 Pending State Tax Appeals  
Flemington South LLC**

<b>Block</b>	<b>Lot</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
49	10	\$7,525,000	\$13,681,000	\$21,206,000

**Late Executive Session, January 22, 2018**

Called for the purpose of obtaining legal advice regarding a lawsuit filed by Mid-American Salt.

Present: Attorney Barry Goodman; Mayor Phil Greiner; Council Members Driver, Gorman, Hain, Harris, Peterson and Warden; Clerk Graziano.

Attorney Goodman reviewed the case instituted by Mid-American Salt. The borough joined a co-op and as part of that co-op, it was asked about its salt needs. An estimate was given for the purpose of obtaining a proposed price, but no orders were placed. A vendor for the co-op then ordered salt based on the estimates. Not all members of the co-op followed through and bought salt from that vendor, and that vendor is now suing.

Mr. Goodman said a judge just called a settlement conference, and during that conference the suggestion was brought up that we try to settle for \$1,000. Stephanie Reckford, who is representing the borough, called the plaintiff's attorney to see if \$1,000 will settle the issue; she's waiting to hear back.

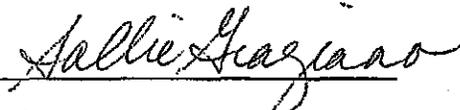
Mr. Goodman said that although the borough never ordered salt through the co-op, there is a recorded case which a contractor won that entailed relying on estimates that had been recorded.

He said this case cries out for settlement, and he can't guarantee the town will win if it goes to court.

There was general agreement that a settlement of up to \$2,000 would be good.

The session ended.

Attest:

  
Sallie Graziano, RMC, Borough Clerk

*Approved by council  
on Feb. 12, 2018*

**Executive Session Feb. 12, 2018, 6:30 PM**

For the purpose of obtaining legal advice regarding the Open Public Meetings Act, the Open Public Records Act, and Contracts

**Present: Attorney Barry Goodman; Mayor Phil Greiner; Council Members Betsy Driver, John Gorman, Marc Hain, Michael Harris and Susan Peterson; Clerk Sallie Graziano**

**Absent: Council President Brooke Warden**

**OPRA/OPMA:**

[REDACTED]

[REDACTED]

[REDACTED]

**CONTRACTS:**

[REDACTED]

[REDACTED]

Ms. Peterson said when Attorney Goodman is talking with them it's more than an opinion, it's [REDACTED]

[REDACTED]

[REDACTED]

Session ended at 7:02 p.m.

Attest: Sallie Graziano  
Sallie Graziano, RMC, Borough Clerk

Adopted by  
Council 2/26/18

**Executive Session March 12, 2018, 8:33 p.m.**

Called for a personnel issue involving Rebecca Newman. Ms. Newman gave Councilperson Betsy Driver proof that she'd been Rice noticed and declined having the issue discussed in public.

Present: Mayor Phil Greiner; Council Members Driver, Gorman, Hain, Harris, Peterson, Warden;  
Municipal Attorney Barry Goodman; Clerk Sallie Graziano

Absent: Rebecca Newman

[REDACTED]

[REDACTED]

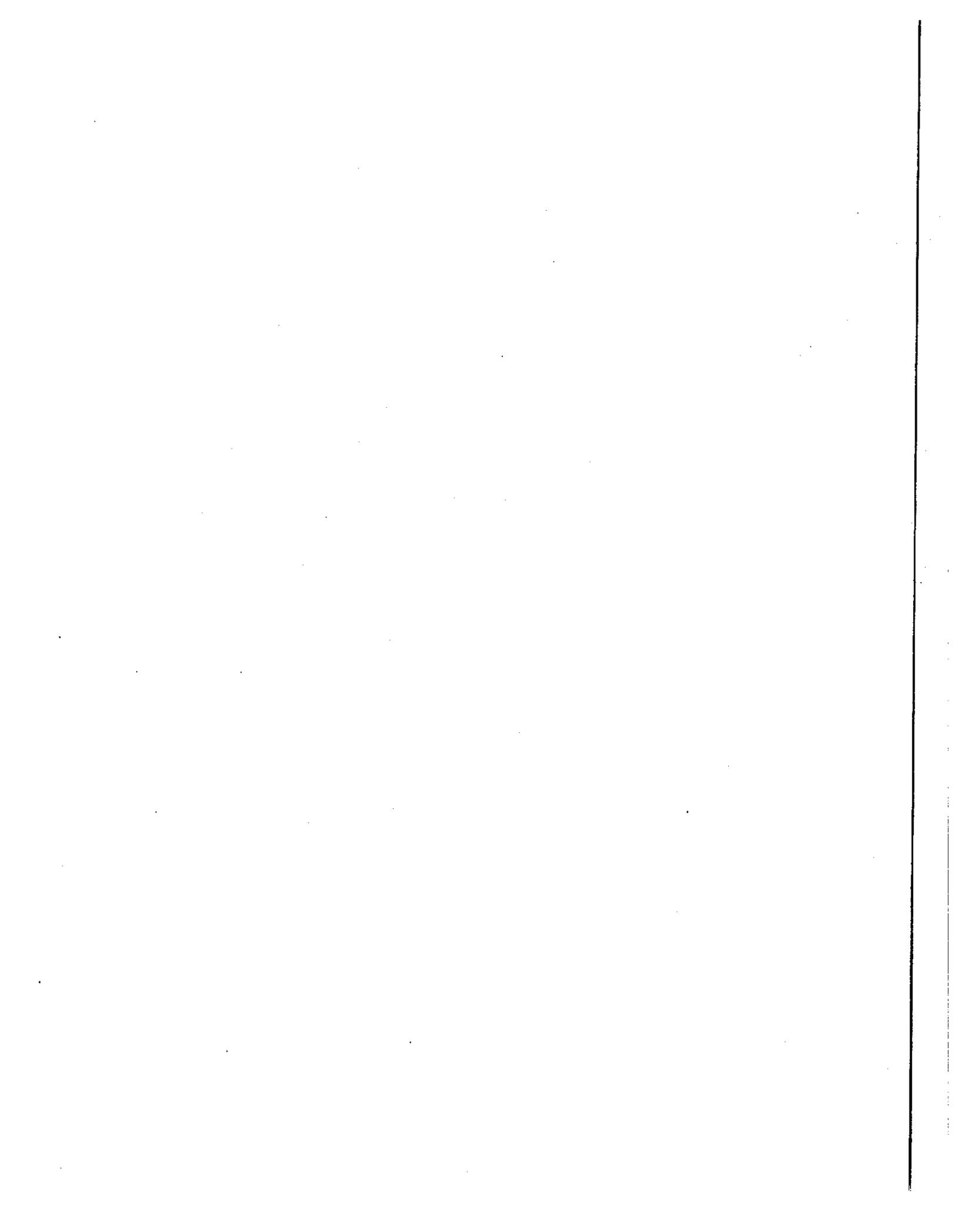
The session closed at 9:24 p.m.

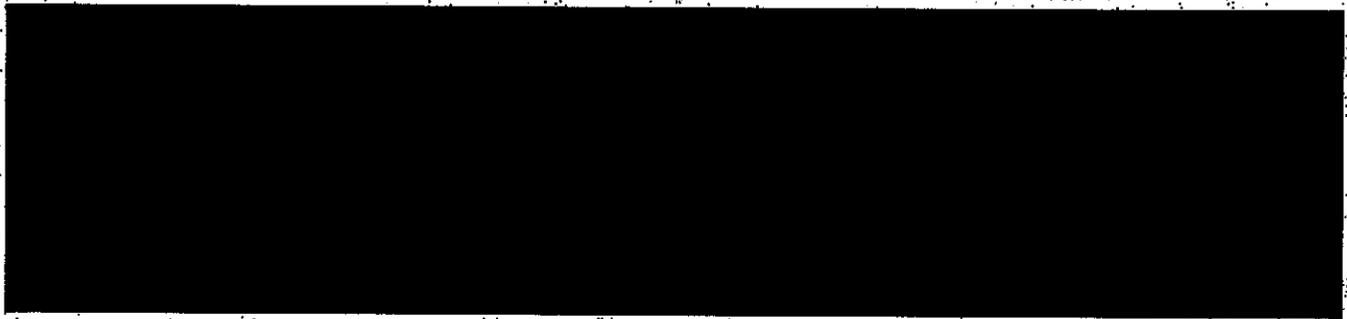
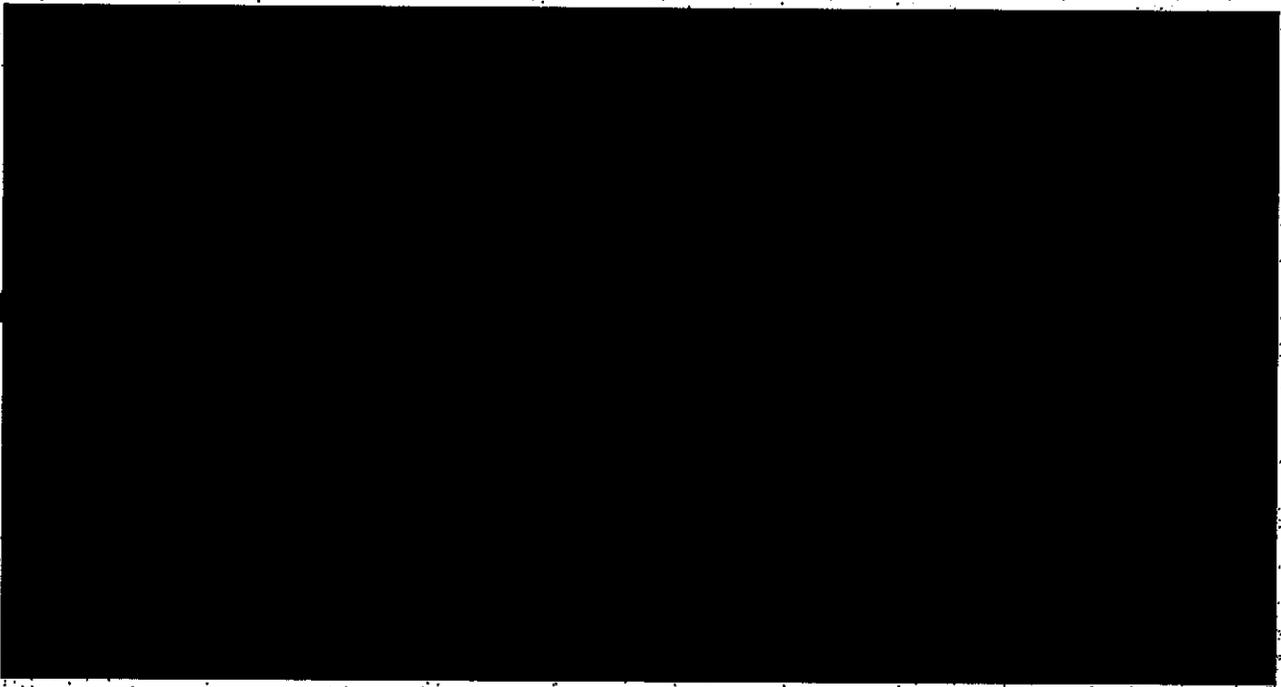
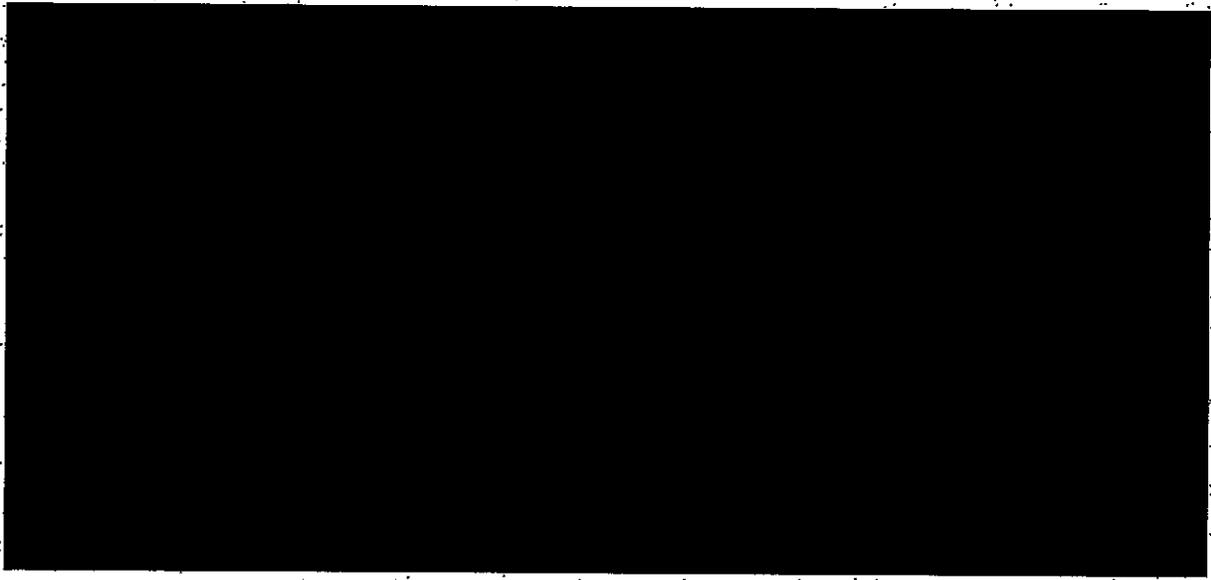
Attest: Sallie Graziano

Sallie Graziano, R.M.C.

Flemington Borough Clerk

Approved by council  
3/26/18 *[Signature]*





**FW: Teamster Contract 2017 through 2019**

From: sgraziano@historicflemington.com

Sent: Tue, Jul 25, 2017 at 11:14 am

To: Rebecca Newman

[Teamsters Contract 2017 to 2019.pdf \(363.5 KB\)](#) [Teamsters Contract Analysis.pdf \(271.1 KB\)](#) → [Download all](#)

-----Original Message-----

From: "bswingle@historicflemington.com" <bswingle@historicflemington.com>

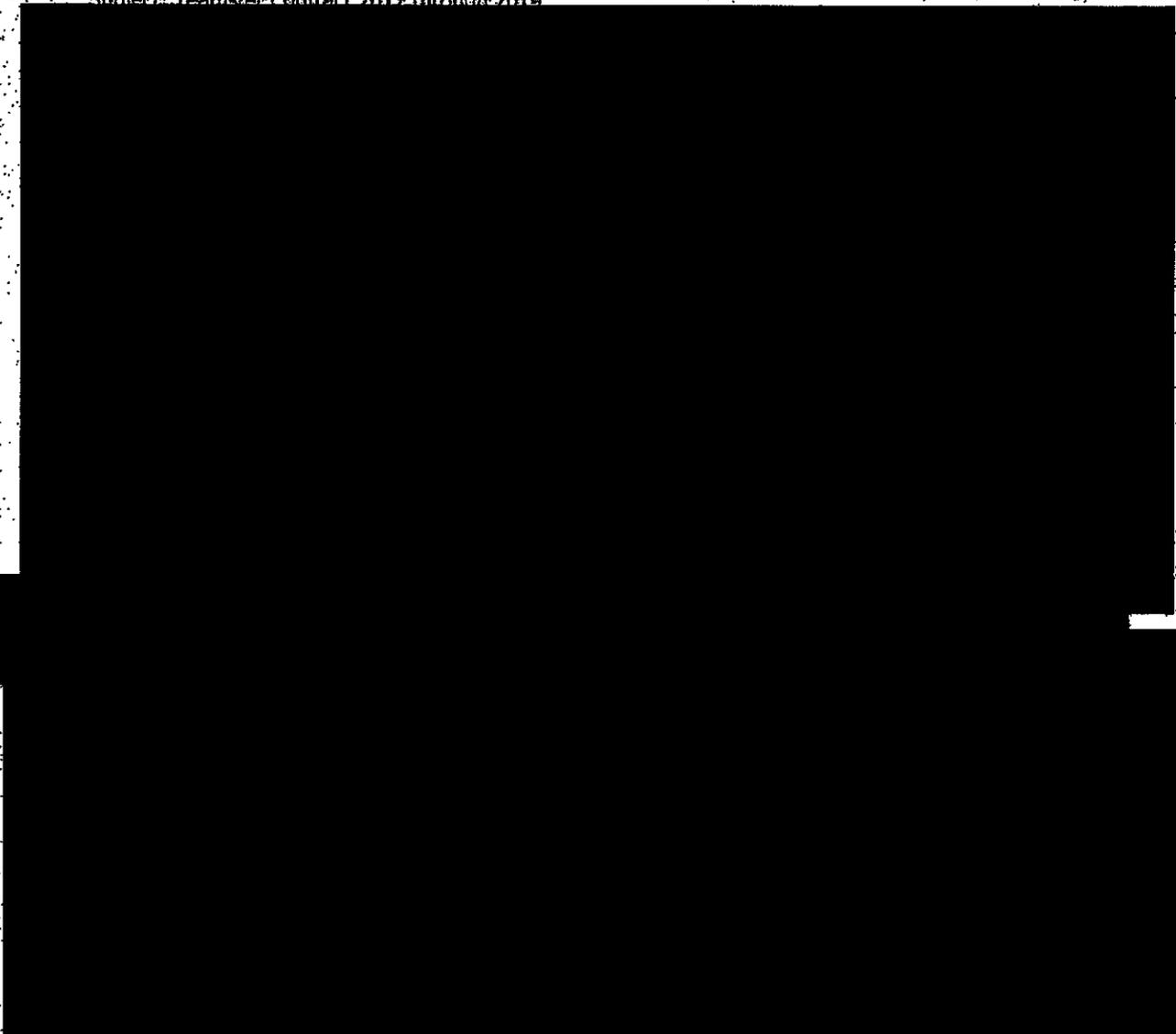
Sent: Wednesday, July 19, 2017 1:35pm

To: pgralier@historicflemington.com

Cc: sgraziano@historicflemington.com, bilesbowitz@historicflemington.com, "William Hance"

<bhance@historicflemington.com>

Subject: Teamster Contract 2017 through 2019

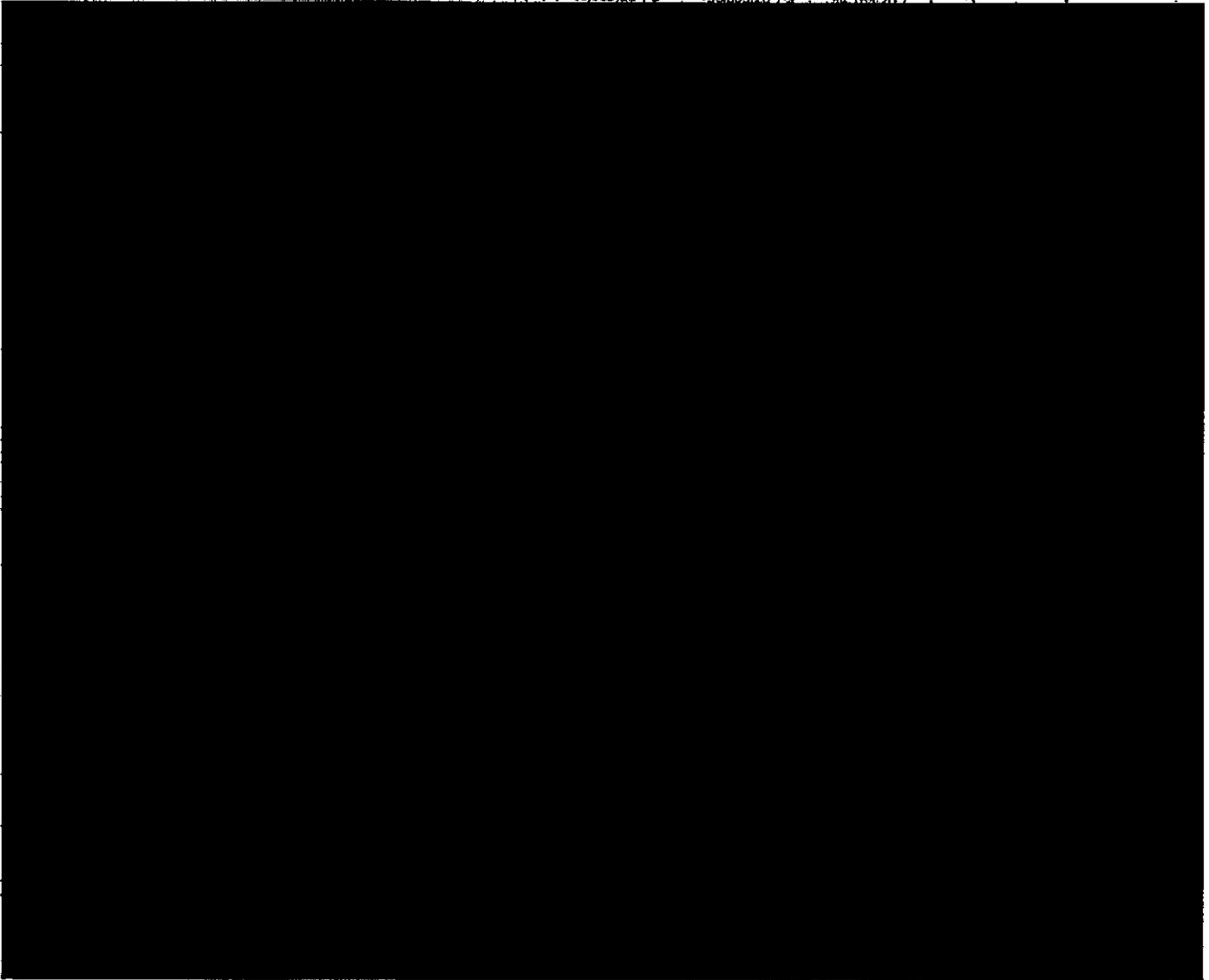


Thanks  
Brian

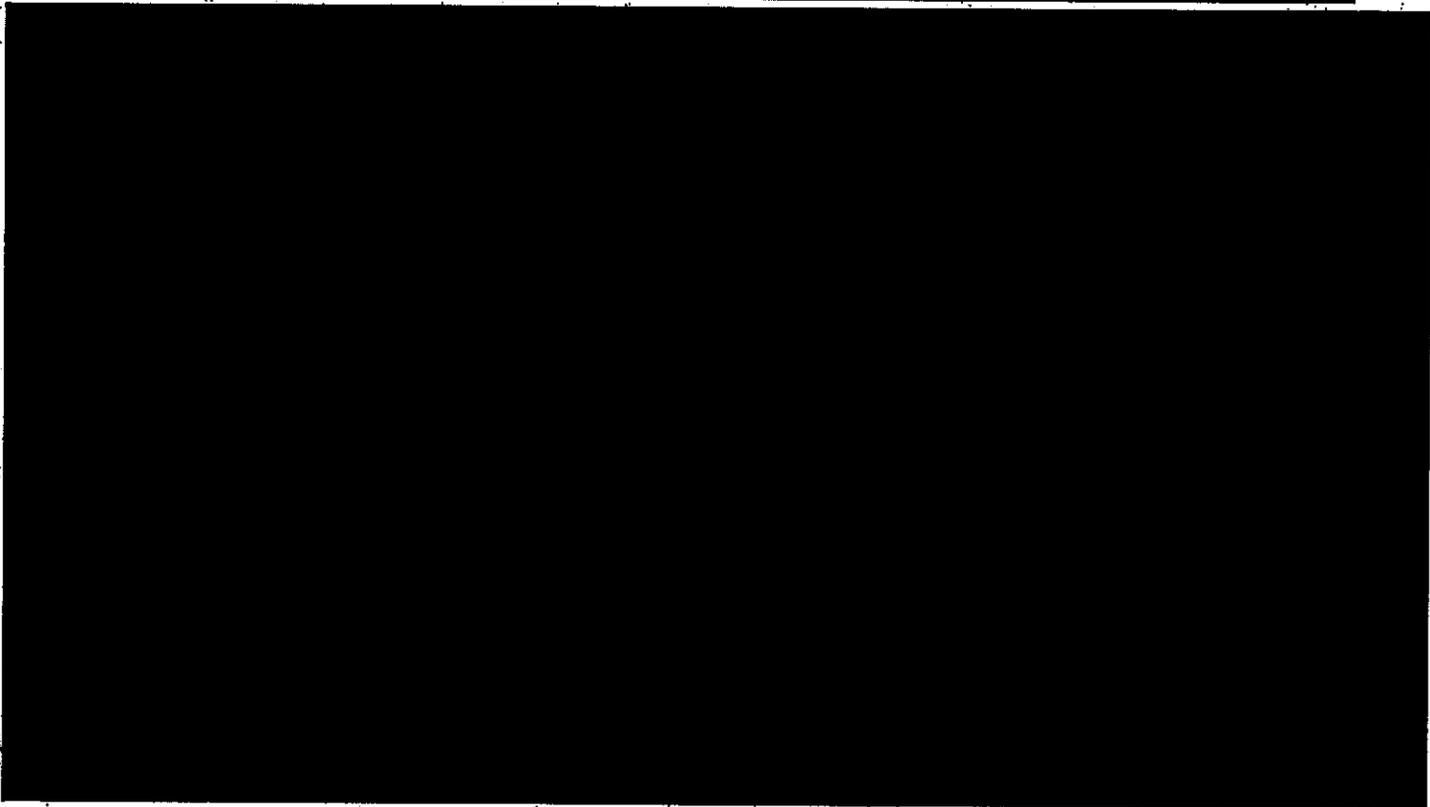
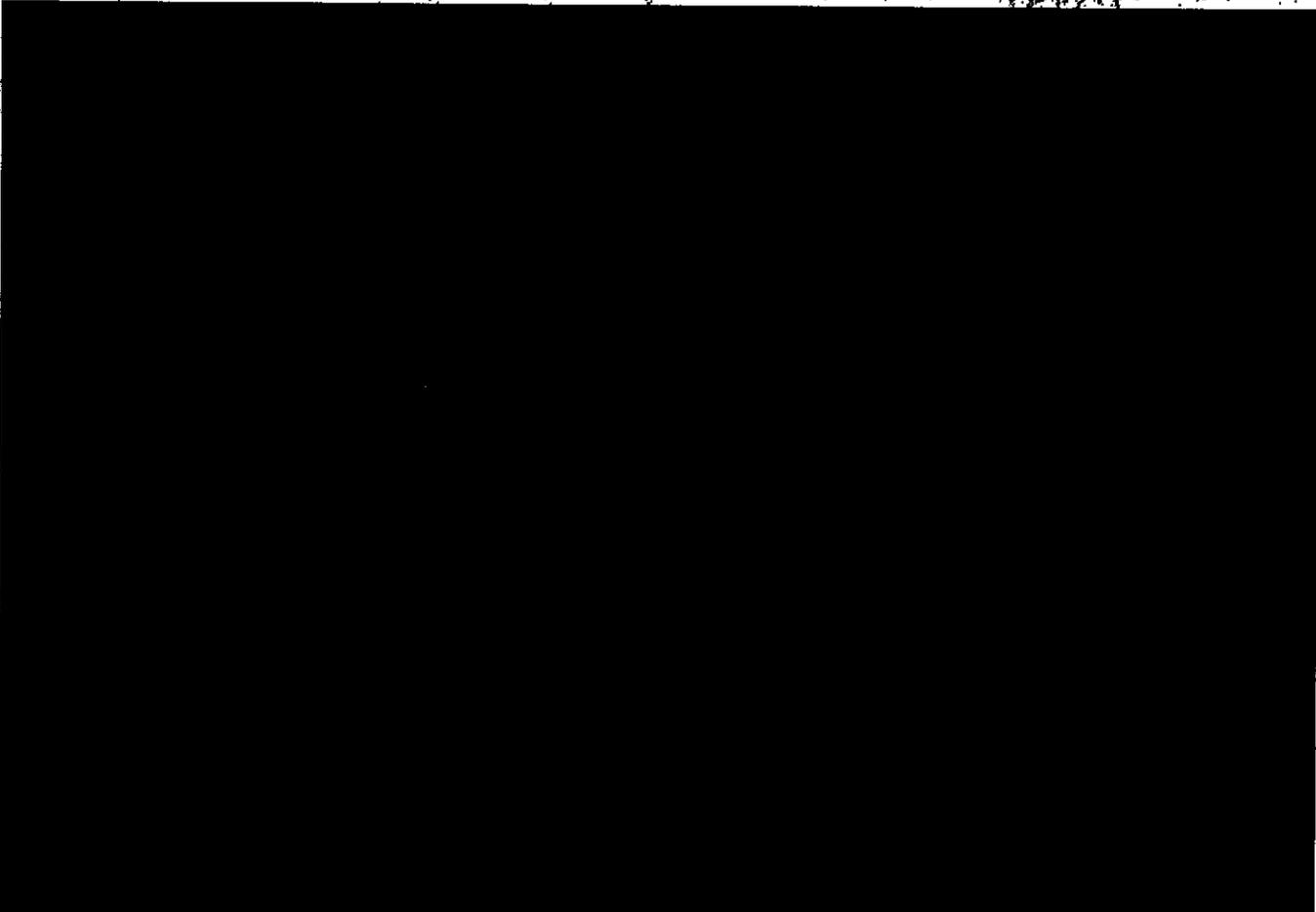
Spread sheet given to

Edward as back up

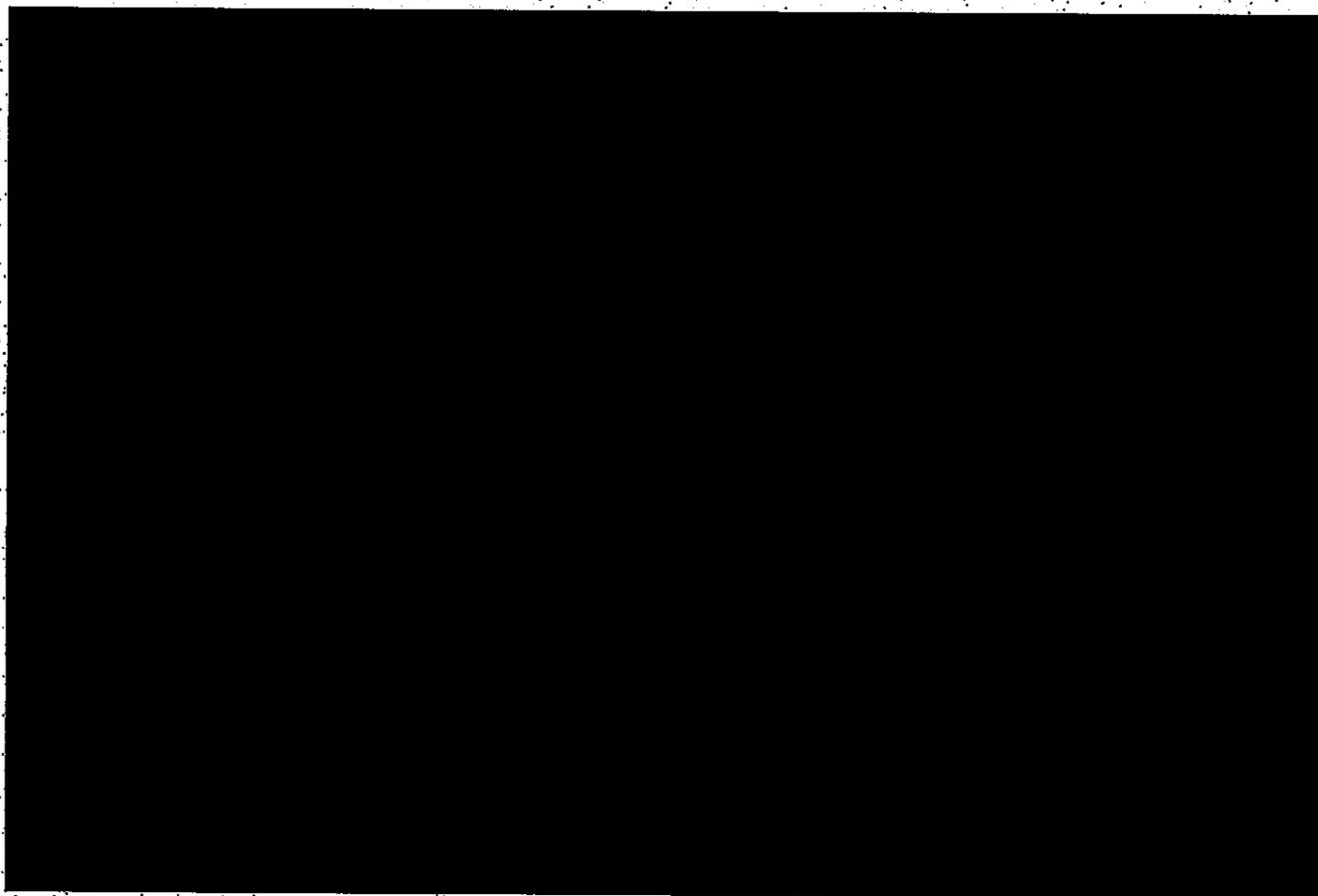
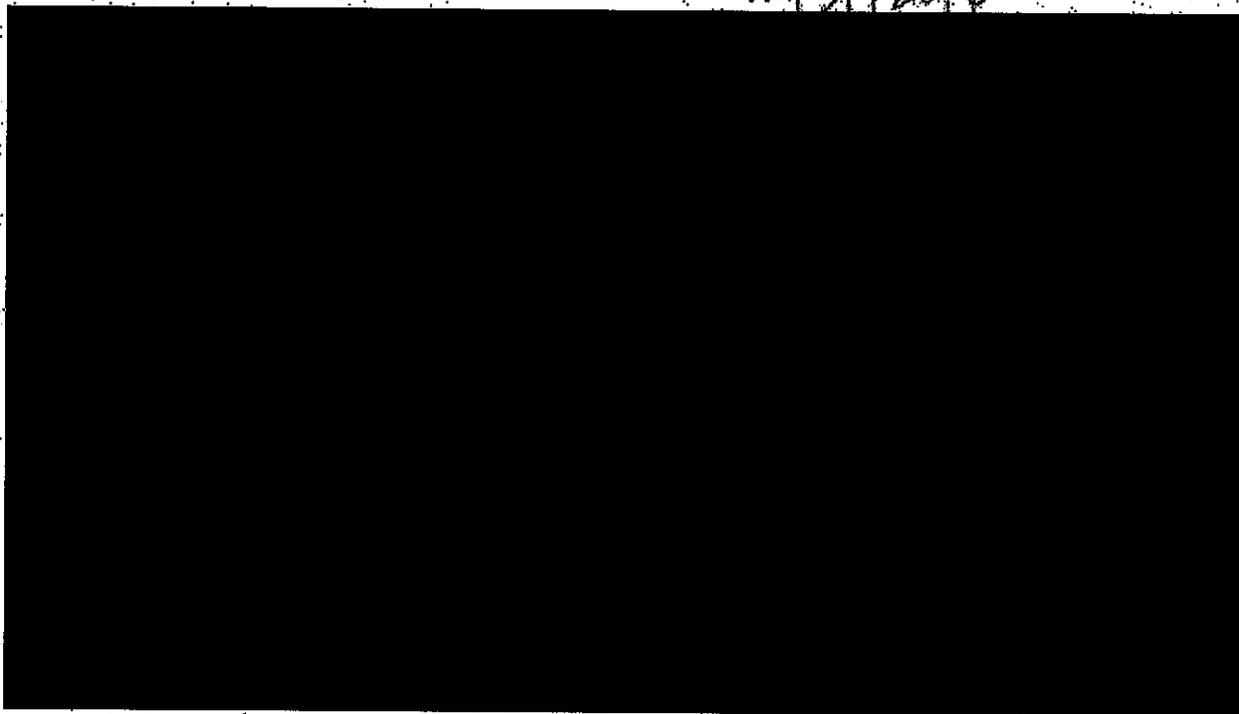
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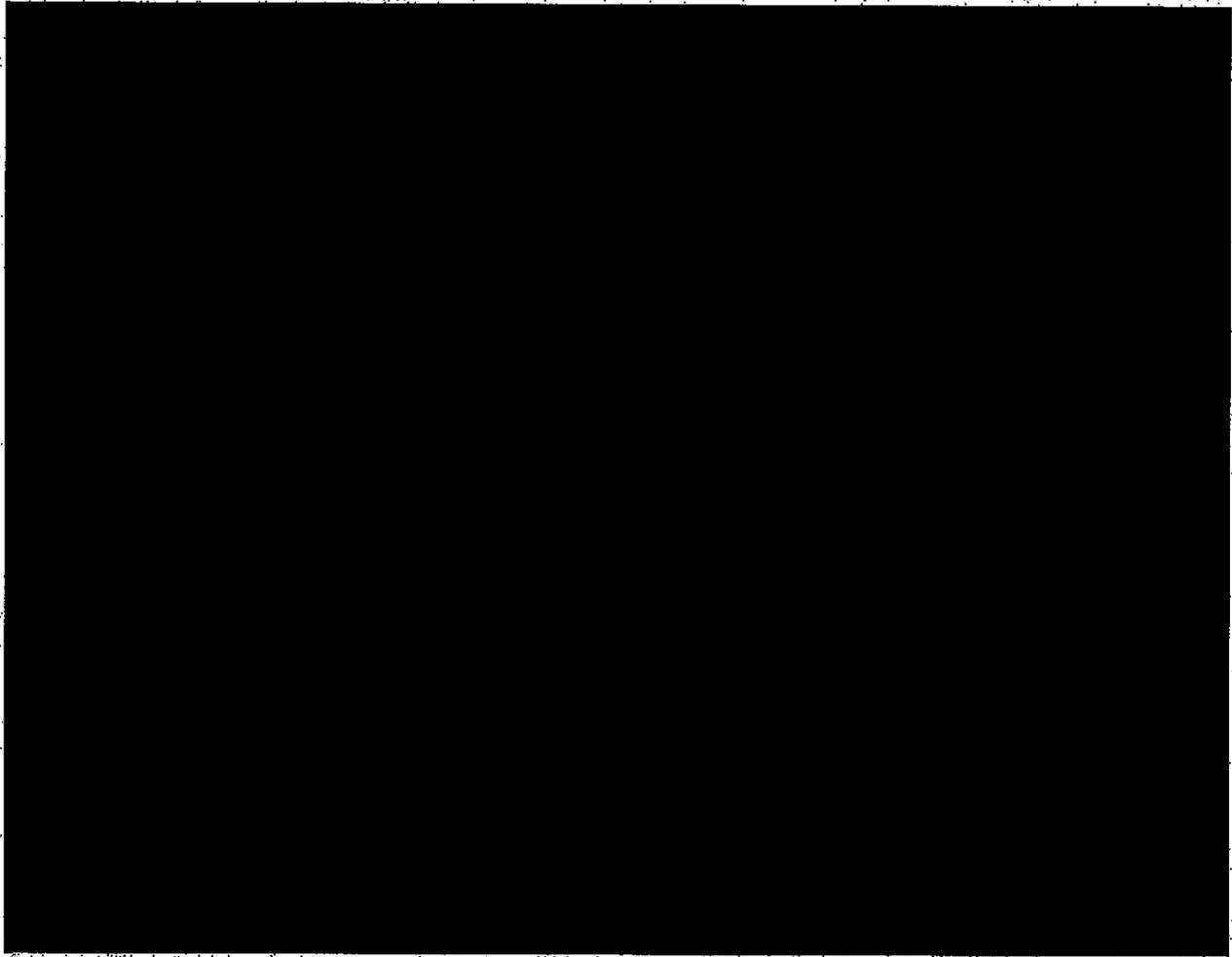


12/31/2014



12/31/2016





12/31/17-12/31/19

**May 14, 2018 Executive Session**

**Called to obtain legal advice concerning the Courthouse Square redevelopment area.**

**Present: Mayor Phil Greiner, Council President Brooke Warden, Council Vice President Marc Hain, Councilperson Betsy Driver, Councilman John Gorman, Councilman Michael Harris, Councilwoman Susan Peterson, Municipal Attorney Barry Goodman, Borough Clerk Sallie Graziano**

**Convened at 9:08 p.m.**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Ms. Warden moved to return to open session, and Ms. Driver seconded. All voted yes. The session ended at 9:55 p.m.

Attest: Sallie Graziano

Sallie Graziano, RMC, Borough Clerk

Approved by Council 5/29/18

**Executive Session May 29, 2018**

**To obtain legal advice concerning the Courthouse Square redevelopment area.**

**Present: Mayor Phil Greiner; Council President Brooke Warden; Council Vice President Marc Hain; Council Members Betsy Driver, John Gorman, Michael Harris and Susan Peterson; Municipal Attorney Robert Beckelman; Clerk Sallie Graziano. Session opened at 9:42 p.m.**

[REDACTED]





**Executive Session November 19, 2018**

Called for the purpose of obtaining an update on the status of Courthouse Square-related legal challenges.

Present: Borough Attorney Robert Beckelman; Mayor Phil Greiner; Council Members Betsy Driver, John Gorman, Marc Hain, Michael Harris and Brooke Warden; Clerk Sallie Graziano; council members-elect Chris Runion and Caitlin Giles-McCormick. Councilwoman Susan Peterson was absent.

The session opened at 9:21 p.m.

[REDACTED]

The session ended at 9:31 p.m.

Attest: Sallie Graziano

Sallie Graziano, RMC, Borough Clerk

Approved by Council 12/10/18

**Executive Session December 10, 2018, 9:31 p.m. to 10:00 p.m.**

**Called to obtain legal advice regarding a proposal to sell Borough property.**

**Present: Mayor Phil Greiner, Council President Brooke Warden, Council Vice President Marc Hain, Council members John Gorman, Susan Peterson, Betsy Driver and Michael Harris, Attorney Barry Goodman, Council members-elect Caitlin Giles-McCormick and Chris Runion, Clerk Sallie Graziano**

[REDACTED]

Attest: Sallie Graziano  
Sallie Graziano, Borough Clerk

Approved by Council  
1/2/2019