

BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
AUGUST 14, 2023

Mayor Karrow called the meeting to order at 7:00 p.m. announcing that all laws governing Open Public Meetings Act have been met and that this meeting has been duly advertised.

SALUTE TO THE FLAG

Mayor Karrow stated a notice was provided as required. The annual meeting notice is on file in the Office of the Municipal Clerk for public inspection.

ATTENDANCE ROLL CALL:

Councilman Malik Johnston	Absent
Councilman Tony Parker	Present
Councilwoman Elizabeth Rosetti	Present
Councilwoman Susan Engelhardt	Present
Council Vice President Kim Tilly	Present
Council President Jeremy Long	Present
Mayor Marcia Karrow	Present

Also Present:

Carla Conner, Borough Clerk
Chris Corsini, Borough Attorney

PRESENTATION: Presentation from Angela Gonzalez, PS&S Architect – Update on new Police building

Ms. Gonzalez introduced Ted Osborne who is the Architect of Record. Mr. Osborne discussed his background working on other Police barracks. Ms. Gonzalez explained the requirements on the new Police building from the Department of Corrections. Ms. Gonzalez stated the existing exterior walls and ceiling in the processing area need to meet certain requirements by the Department of Corrections which is reinforced concrete block. Ms. Gonzalez stated the Borough can install twelve-gauge metal panel system on the wall and another system for the ceiling. Plus, the ceiling height should be 8 feet for HVAC and the lighting. Ms. Gonzalez also discussed the bathroom fixtures, the need for floor drains and an eyewash sink for the processing area and toilets that will need to be a flush valve. She also stated the sewer system is going at the building.

Council President Long ask if there were things the Borough can get away with instead of fixing. Ms. Gonzalez stated the DOC was willing to work with the Borough on some things.

Councilwoman Engelhardt asked how many square feet are in the scope of the work that needs to be done now. Ms. Gonzalez stated it is 920 square feet for the processing area.

Councilwoman Engelhardt asked Ms. Gonzalez how many square feet is the building in total. Ms. Gonzalez answered 4200 square feet for the footprint of the basement.

Councilwoman Engelhardt asked Mr. Osborne how much would a new Police building cost with the same square footage. Mr. Osborne stated it would cost \$650.00 a square foot for a new building.

Councilwoman Engelhardt asked if any sewer work will have to be included in the bid. Ms. Gonzalez stated only for the floor drains, the other sewer issues would have to be done eventually.

Councilwoman Rosetti asked about the panel system on the wall. Ms. Gonzalez explained how the wall will be installed.

MAYOR'S REPORT:

Mayor Karrow reported the former Mayor made two attacks on Mayor Karrow and some Council members regarding transparency including the failure to post minutes the later part of March and the posting of the Council meetings on YouTube. Mayor Karrow asked Borough Clerk, Carla Conner to explain why. Borough Clerk Conner explained the former Acting Clerk Michael Humphrey left the meetings of April and May for her to type up, which all the meetings ran 3-4 hours long. Mayor Karrow explained the YouTube account is owned by the former Mayor and the new Borough Clerk does not have access to sign in into YouTube but it is being worked on to get a new sign in.

COUNCIL MEMBER REPORTS

COUNCIL PRESIDENT LONG:

Council President Long reported that during the Corn Festival there was four related heat calls but no other incidents. Council President Long also reported that all reports for the Court have been completely updated. Council President Long wants to focus on civic engagement in the future for the residents of the Borough.

COUNCIL VICE PRESIDENT TILLY:

Council Vice President Tilly thanked everyone who attended and participated in the Corn Festival. She also thanked the fire department, their family members and Detective Garrabrant.

COUNCILWOMAN ROSETTI:

No report given.

COUNCILMAN PARKER:

Councilman Parker thanked Robin Lapidus for the great job at the Corn Festival. Councilman Parker also reported that he hosted a benefit for NAACP at his home and he would like the NAACP to come in and discuss what they do during a work session. Councilman Parker reported he is working on the new Borough newsletter and he also thanked Robin for a great job at the Corn Festival.

COUNCILWOMAN ENGELHARDT:

Councilwoman Englehardt the Planning Board discussed the Ordinances that are the agenda tonight and thanked the Construction Official, John Tillotson for attending the Planning Board meeting. Councilwoman Engelhardt reported FRIS Board of Education meeting is August 28, 2023 and orientation is August 22, 2023 and Central District BOE meeting is August 21, 2023 and a parent orientation on August 28, 2023. Councilwoman Engelhardt stated she would help Councilman Parker get the NAACP into the schools. Councilwoman Engelhardt continued that the Samuel Fleming House has relaunched their website.

PUBLIC COMMENTS – SESSION I:

Robin Lapidus, from FCP thanked Council for coming and volunteering at the Corn Festival and gave a report on the festival and discussed the NJ Jazz Festival.

Lori Stagnitto, co-founder of Lambertville Animal Welfare stated she does not agree with the decision of the Borough to change the Animal Control Officer.

Toni Ising from Flemington stated she does agree with the decision of the Borough to change the Animal Control Officer.

APPROVAL OF MINUTES:

June 12, 2023

Regular Session

A **MOTION** was made by Council Vice Present Tilly to approve the minutes, seconded by Council President Long and on Roll Call the following was recorded:

Councilwoman Susan Engelhardt	Yes
Council President Jeremy Long	Yes
Councilman Tony Parker	Yes
Councilwoman Elizabeth Rosetti	Yes
Council Vice President Kim Tilly	Yes

Motion carried.

PUBLIC HEARING:

ORDINANCE 2021-21 - AN ORDINANCE AMENDING CHAPTE 9A-3 “CONSTRUCTION PERMIT FEES” TO MODIFY VARIOUS FEE AMOUNTS

A **MOTION** was made by Council Vice President Tilly to open the Public Hearing, second by Councilman Parker.

There being no one from the public who wished to speak, Mayor Karrow closed the public hearing.

A **MOTION** was made by Council Vice President Tilly to close the Public Hearing, second by Council President Long.

Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Abstain
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

ORDINANCE 2021-22 - AN ORDINANCE AMENDING CHAPTE 7A: TITLED PARKING REGULATIONS OF THE BOROUGH OF FLEMINGTON

A **MOTION** was made by Council President Long to open the Public Hearing, second by Council Vice President Tilly.

There being no one from the public who wished to speak, Mayor Karrow closed the public hearing.

A **MOTION** was made by Council Vice President Tilly to close the Public Hearing, second by Councilwoman Engelhardt.

Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Yes
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

REGULAR AGENDA:

1. RESOLUTION 2023-154 - RESOLUTION DENOUCING THE DISPLAY OF HATE SYMBOLS ON PUBLIC PROPERTY IN THE BOROUGH OF FLEMINGTON, NJ

WHEREAS, the Borough of Flemington' s mission is to create a sustainable, healthy, accessible, resilient, and equitable community where every person feels at home; and

WHEREAS, the Borough of Flemington values the First Amendment and the crucial right for people to express themselves, and the Borough also desires our parks, green spaces, public buildings, public streets and all public spaces to be areas that are welcoming to all and free from fear, intimidation, and oppression; and

WHEREAS, the Borough of Flemington acknowledges that pockets of white supremacy and antisemitism exist throughout society, including here in our state and our borough; and

WHEREAS, symbols of hate include the Confederate flag, neo- Nazi imagery, and other symbols of white supremacy; and

WHEREAS hate symbols around the country have proven to elicit fear and create pain for many people, especially those in vulnerable communities; and

WHEREAS, Flemington has experienced first-hand the divisiveness of hate symbols in our community and wishes instead to engage in discussions, learning, and healing;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Flemington, New Jersey, that the Borough Council denounces the display of hate symbols on public property in the Borough of Flemington.

A **MOTION** was made by Councilwoman Engelhardt to approve the resolution. This Motion was seconded by Council President Long and on Roll Call vote the following was recorded:

Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Yes
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

2. RESOLUTION 2023-155 - RESOLUTION AMENDING THE PRIOR RESOLUTION 2023-127 AUTHORIZING THE AWARD OF CONTRACT FOR ENGINEERING SERVICES – SPECIAL PROJECTS ENGINEER TO MARTUCCI ENGINEERING, LLC OF FLEMINGTON, NJ

WHEREAS, by Resolution No. 2023-127 (attached hereto), the Borough Council of the Borough of Flemington awarded a contract for special projects engineering services to Martucci Engineering, LLC, of Flemington, New Jersey; and,

WHEREAS, the Borough Council now seeks to add one addition project to the scope of work for this award of contract and seeks to amend Resolution No. 2023-127 as follows, adding the below project as Paragraph 1 of the appropriate clause:

1. South Main Street Improvement Project (Church Street to Flemington Circle); and

WHEREAS, all other terms, conditions, requirements, and stipulations of Resolution No. 2023-127 remain valid and in effect and no further fund allocation is authorized hereby.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Flemington that Resolution No. 2023-127 is hereby amended as directed above; and

BE IT FURTHER RESOLVED that Mayor and Borough Clerk shall take all measures necessary to effectuate the purpose of this resolution.

BE IT FURTHER RESOLVED that the Borough Clerk shall publish such notice as required under the law.

A **MOTION** was made by Council Vice President Tilly to approve the resolution. This Motion was seconded by Council President Long and on Roll Call vote the following was recorded:

Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Yes
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

3. ORDINANCE 2023-23 - AN ORDINANCE AMENDING THE ZONING MAP

Title & Whereas Clauses...

Section 1. Section 2611 of the Code, entitled "Zoning Map" is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

....

A. Amendments

....

8. Ordinance No. 2023-XX. The Zoning Map is amended to remove Block 45 Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 from the Community Business (CB) Zoning District and rezone them into the Transition Commercial (TC) Zoning District.

9. Ordinance No. 2023-XX. The Zoning Map is amended to remove Block 45 Lots 3, 4, 5, 6, 9, 11, 12, 13, 100 from the Highway Retail (HR) Zoning District and rezone them into the Transition Commercial (TC) Zoning District.

10. Ordinance No. 2023-XX. The Zoning Map is amended to remove Block 45 Lot 1 from the Village Artisan Shopping (VAS) Zoning District and rezone them into the Transition Commercial (TC) Zoning District.

11. Ordinance No. 2023-XX. The Zoning Map is amended to remove Block 47 Lots 6 and 8 from the Community Business (CB) Zoning District and rezone them into the Highway Retail (HR) Zoning District.

12. Ordinance No. 2023-XX. The Zoning Map is amended to remove Block 45 Lots 2, 3, 4, 5, 6, 9, 11, 12, 23, 15, and 16 from the Mixed-Use Multi-Family Overlay (MUMF) Overlay Zone and eliminate the MUMF Overlay Zone in its entirety.

Section II. Section 2618 of the Code, entitled "Transition Commercial (TC) District" is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

- A. Purpose. The purpose of the Transition Commercial (TC) District is to provide areas for more intensive commercial uses ~~commonly with a wholesale component or outdoor storage which were developed in proximity to rail lines or highways which are not appropriate for, or which require larger lots than is typical for, the Borough's downtown commercial and mixed use districts. The Borough encourages lot consolidation in order to better host the more intense uses permitted in the District. Retail sales and service uses are desirable on larger tracts of land that offer different opportunities and character than that of the downtown, as well as to further incentivize lot consolidation.~~
- B. Permitted Principal Uses. In the Transition Commercial Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except as herein described. ~~Uses shall be defined in accordance with their SIC Code number where shown with a number in parentheses (thus).~~ The following establishments or uses shall be permitted:
1. ~~Plumbing, heating and air conditioning contracting (1711), however, no outside storage is permitted.~~
 2. ~~Painting and paperhanging contracting (172).~~
 3. ~~Electrical contracting (173).~~
 4. ~~Paint, glass and wallpaper sales and service (523).~~
 5. ~~Hardware store (525).~~
 6. ~~Lawn and garden center (5261).~~
 7. ~~Variety store (533).~~
 8. ~~General merchandise store (539).~~
 9. ~~Grocery store (541).~~
 10. ~~Meat and fish markets, including frozen food purveyors (542).~~
 11. ~~Fruit and vegetable market (543).~~
 12. ~~Candy, nut and confectionery store (544).~~
 13. ~~Dairy products sales (545).~~
 14. ~~Retail bakery (546).~~
 15. ~~Other food stores (549).~~
 16. ~~Apparel and accessories store (56).~~

17. ~~Furniture and accessories store (57).~~
18. ~~Restaurants, excluding fast food restaurants (581).~~
19. ~~Drug and proprietary stores (591).~~
20. ~~Second hand shops (593).~~
21. ~~Jewelry, hobby, camera, gift, luggage, leather, dry goods, sewing, and similar shops (594).~~
22. ~~Opticians and optical goods (5995).~~
23. ~~Art and drafting supply, gallery, auction room, antique store, cosmetics, pets and pet supply store, picture framing, philatelist shop, awning shop, and other miscellaneous retail uses (5999).~~
24. ~~Offices for finance, insurance, and real estate services (60-65, 67).~~
25. ~~Dry cleaners (7212), dry cleaning plant excepting rug cleaning (7216), laundry services excluding coin-operated services (7219).~~
26. ~~Photographic and portrait studio (7221).~~
27. ~~Beauty (7231) and barber (7241) shops.~~
28. ~~Shoe repair and shoeshine services (7251).~~
29. ~~Tax return preparation (7291), babysitting bureaus, bartering services, buyer's clubs, clothing and costume rental excluding industrial laundering and linen supply, vending machine operators, dating service, debt and diet counseling, hair replacement or removal, tanning salon, shopping services for individuals, locksmith, and other similar personal services (7299).~~
30. ~~Advertising, credit reporting, reproduction, computer programming, data processing, building services, and similar business services (73).~~
31. ~~Repair of appliances, electronic equipment, watches and jewelry, furniture and upholstery, antiques excluding automobiles, optical goods, cameras, precision instruments, leather goods including luggage and tack, musical instruments including tuning, office equipment and similar repair services but not to include automobile (motor vehicle) repair (7699).~~
32. ~~Physical fitness facility (7991).~~
33. ~~Legal services (8111).~~
34. ~~Child day care services (8351)~~
35. ~~Medical and dental offices (801, 802, 803, 804).~~
36. ~~Engineering, surveying, architectural, accounting, auditing, bookkeeping, research and development, management, public relations and similar services (87).~~

- 37. ~~Municipal use.~~
- 38. ~~Paperbound containers and boxes (265).~~
- 39. ~~Miscellaneous Repair (762-764).~~
- 40. ~~Dance studios (791).~~
- 41. ~~Metalworking machinery (354).~~
- 42. ~~Electrical apparatus and equipment (5063).~~
- 43. ~~Florists (5992).~~
- 44. ~~Optical goods stores (5995).~~
- 45. ~~Individual and family services (8322).~~
- 46. ~~Labor organizations (8631).~~
- 47. ~~Sales offices only for wholesale machinery.~~
- 48. ~~Community gardening.~~
- 49. ~~Brewery.~~
- 50. ~~Any combination of one or more permitted, conditional, or accessory uses.~~

- 1. Offices
- 2. Medical office
- 3. Childcare
- 4. Indoor and outdoor recreation
- 5. Theaters
- 6. Higher education and training
- 7. Community Buildings
- 8. Club facilities
- 9. Animal hospital
- 10. Funeral homes
- 11. Research facilities
- 12. Health and fitness facilities
- 13. Residential uses existing as of the date of adoption of this ordinance which may be expanded or enlarged without the need for a use variance. Any such expansion/enlargement should, however, be compliant with any applicable bulk or other requirements.
- 14. Any combination of one or more permitted, conditional, or accessory uses.

- C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:
1. ~~Outdoor display. Any use which is customary and incidental to the principal use.~~
 2. Off-street parking.
 3. Fences and walls.
 4. Signs, § 2631.
 5. Storage and maintenance buildings.
 6. Solar facilities.
 7. Community gardening.
- D. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.
1. Structured parking meeting the following criteria:
 - a. Along a public street frontage, the first floor of the parking structure shall be occupied by a permitted use or use otherwise approved by the Planning Board, except that an access driveway with a maximum width of 40 feet shall be permitted along the public street frontage.
 - b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.
 2. Cannabis Retailer, Medical Cannabis Dispensary or Alternative Treatment Center meeting the following criteria:
 - a. No certificate of occupancy or other business license for a Cannabis Retailer to operate within the Borough shall be granted or renewed without such evidence as may be required by the Borough Clerk's office to determine that the operator maintains all valid State of New Jersey licenses and approvals, and that all such licenses and/or approvals remain in good standing.
 - b. Cannabis Retailers shall comply with the Recreational Cannabis Act and all regulations promulgated by the New Jersey Cannabis Regulatory Commission. Medical Dispensaries and Alternative Treatment Centers shall comply with CUMA and all regulations promulgated by the New Jersey Cannabis Regulatory Commission.
 - c. Only one Cannabis Retailer shall be permitted to locate within the Transition Commercial District. However, in no event shall more than two Cannabis Retailers be permitted to locate within the Borough. This limitation is inclusive of Medical Cannabis Dispensary or Alternative Treatment Centers.

- d. Site Plan Approval and Conditional Use Approval by the Planning Board shall be required, with notice of any public hearing provided in accordance with N.J.S.A. 40:55D-12.
 - e. Maximum permitted hours of operation shall be between 9:00 a.m. and 9:00 p.m.
 - f. Use or consumption of marijuana or cannabis in any manner shall not be permitted within the Cannabis Retailer's facility, whether in the building or on its grounds or parking lots. Cannabis Consumption Areas are not permitted.
 - g. Drive thru facilities are not permitted.
 - h. Primary access shall be from a State or County roadway.
3. Retail sales and services meeting the following criteria:
- a. Minimum lot size: 1 acre
 - b. Minimum lot width: 200 feet
4. Multifamily residential development meeting the following criteria:
- a. Shall contain frontage on State Highway Route 12 or South Main Street.
 - b. Minimum lot size: 1 acre
 - c. Minimum lot width: 200 feet
 - d. The development shall be mixed-use, containing residential and non-residential uses.
 - e. First floor residential floor area shall not occupy the portion of any building that has frontage along a public street, with the exception of a building entrance. First floor residential uses may be located at the rear of a building, provided first floor nonresidential uses in the building are located along the public street.
 - f. Residential units that do not face a public street may be located on the first floor.
 - g. Residential use floor area limitations:
 - (1) Residential uses which are accessory to a principal non-residential use include onsite housing units reserved for people employed by or students of the principal non-residential use, and shall not be for general rental purposes. Units shall not be rented to households that are not employed by or students of the non-residential use.
 - (2) The maximum percent of total building area that may be residential uses where said residential uses are accessory to the non-residential use: 30%

(3) The maximum percent of total building area that may be residential uses where said residential uses are not accessory to the non-residential use: 20%

(4) The floor area calculation herein shall include principal and accessory uses.

(5) Structured parking shall be exempt from the herein floor area calculations.

h. Affordable housing is required is follows:

(1) For residential uses not accessory to the non-residential use, the affordable housing set-aside shall be not less than 20%. Affordable housing units shall be developed in compliance with the Borough's affordable housing ordinance and the Uniform Housing Affordability Control Rules (N.J.A.C 5:80-21).

(2) For residential uses accessory to a principal non-residential use, an affordable housing set-aside is not required.

5. Contractor use

- a. The hours of operation and all site deliveries shall be between 7am and 9pm.
- b. Outdoor storage of materials and equipment shall be prohibited.
- c. All activities, with the exception of employee and visitor parking, shall be within an enclosed building.

6. Light industrial

- a. The hours of operation and all site deliveries shall be between 7am and 9pm.
- b. Outdoor storage of materials shall be prohibited.
- c. All activities, with the exception of employee and visitor parking, shall be within an enclosed building.

7. Repair facilities

- a. The hours of operation and all site deliveries shall be between 7am and 9pm.
- b. Outdoor storage of materials shall be prohibited.
- c. All activities, with the exception of employee and visitor parking, shall be within an enclosed building.

E. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all TC Districts:

Principal Use and Accessory Buildings	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Impervious Surface Ratio	Floor Area Ratio
Properties less than 1 acre in size: Principal Uses Accessory building (2)	20,000 s.f.	100'	175'	25'	15' (1)	50'	35' \ 2.5 stories	.70	.25
				NP	15'	30'	18'	Inclusive	
Properties 1 acre in size or greater: Principal Uses Accessory building (2)	43,560 s.f.	200'	175'	25'	15' (1)	50'	45' / 3 stories	.70	.50
				NP	15'	30'		Inclusive	

NP = Not Permitted.

(1) – Minimum side yard shall increase to 35 feet where adjacent to a residential use.

(2) – Properties must also meet standards for particular accessory buildings, structures and uses, including but not limited to solar facilities, in Chapter 26.

F. Additional Regulations.

1. Outdoor storage of materials shall be prohibited.
2. All equipment and materials stored on the site shall be placed within an enclosed building.
3. Surface parking shall not be located less than 25 feet from a public road or less than 15 feet from a residentially zoned lot.
4. _____

Section III. Section 2641 of the Code, entitled "Mixed-Use Multifamily Overlay" is hereby repealed in its entirety (additions are shown as thus; deletions are shown as thus);

...

Section IV. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Flemington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section V. Effective Date.

This ordinance shall take effect immediately upon passage and publication according to law.

A **MOTION** was made by Councilwoman Engelhardt to introduce the Ordinance. This Motion was seconded by Council President Long and on Roll Call vote the following was recorded:

Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Yes
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

The Public Hearing will be September 11, 2023

4. ORDINANCE 2021-24 - AN ORDINANCE AMENDING CODE 2623 OF THE CODE "VILLAGE ARTISAN (VAS) DISTRICT"

Title & Whereas Clauses...

Section I. Section 2623 of the Code, entitled "Village Artisan (VAS) District" is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

....

- G. Purpose. The purpose of the Village Artisan Shopping (VAS) District is to include **destination-oriented retail and art-oriented uses that are not found in or that complement the Borough's downtown, including artisan manufacturing, entertainment uses, and farmer's markets.** This district is **primarily oriented towards Stangl Road, Fulper Road, and Central Station, and** is designed to encourage walking from store to store once the destination has been reached. It contrasts with the more **historic character of the Downtown Business** district and the more highway oriented shopping in the Highway Retail zone.

H. Permitted Principal Uses. In the Village Artisan Shopping Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except as herein described. ~~Where applicable, commercial uses shall be defined in accordance with their National American Industry Classification System (NAICS) number.~~ The following establishments or uses shall be permitted:

1. ~~Paint, glass and wallpaper sales and service (SIC 523).~~
2. ~~Hardware store (SIC 525).~~
3. ~~Lawn and garden center (SIC 5261).~~
4. ~~Variety store (SIC 533).~~
5. ~~General merchandise store (SIC 539).~~
6. ~~Grocery store (SIC 541).~~
7. ~~Meat and fish markets, including frozen food purveyors (SIC 542).~~
8. ~~Fruit and vegetable market (SIC 543).~~
9. ~~Candy, nut and confectionery store (SIC 544).~~
10. ~~Dairy products sales (SIC 545).~~
11. ~~Retail bakery (SIC 546).~~
12. ~~Other food stores (SIC 549).~~
13. ~~Department stores (SIC 531).~~
14. ~~Apparel and accessories store (SIC 56).~~
15. ~~Furniture and accessories store (SIC 57).~~
16. ~~Restaurants (SIC 581).~~
17. ~~Drug and proprietary stores (SIC 591).~~
18. ~~Second hand shops (SIC 593).~~
19. ~~Jewelry, hobby, camera, gift, luggage, leather, dry goods, sewing, and similar shops (SIC 594).~~
20. ~~Opticians and optical goods (SIC 5995).~~
21. ~~Art and drafting supply, gallery, auction room, antique store, cosmetics, pets and pet supply store, picture framing, philatelist shop, awning shop, and other miscellaneous retail uses (SIC 5999).~~
22. ~~Repair of appliances, electronic equipment, watches and jewelry, furniture and upholstery, antiques excluding automobiles, optical goods, cameras, precision instruments, leather goods including luggage and tack, musical instruments including~~

~~tuning, office equipment and similar repair services but not to include automobile repair (SIC 7699).~~

- ~~23. Physical fitness centers (SIC 7991).~~
- ~~24. Municipal use.~~
- ~~25. Places of worship.~~
- ~~26. Child day care services (SIC 8351).~~
- ~~27. Miscellaneous repair (SIC 762-764).~~
- ~~28. Dance studios (SIC 791).~~
- ~~29. Wood kitchen cabinets (SIC 2434).~~
- ~~30. Jewelry manufacturing (SIC 3911).~~
- ~~31. Optical goods stores (SIC 5995).~~
- ~~32. Plumbing, heating and air conditioning contracting (SIC 1711), however, no outside storage is permitted.~~
- ~~33. Finance, insurance, etc. (SIC 60-65, 67)~~
- ~~34. Photographic studios, beauty and barber shops (SIC 7221, 7231, 7241, 7251).~~
- ~~35. Farmer's market.~~
- ~~36. Commercial agriculture.~~
- ~~37. Artisan studios.~~
- ~~38. Learning center.~~
- ~~39. Brewery.~~
- ~~40. Any combination of one or more permitted, conditional, or accessory uses.~~
- ~~41. Entertainment center.~~
15. Retail sales
16. Indoor/Outdoor recreation
17. Childcare
18. Higher education and training
19. Artisan Manufacturing
20. Artisan studios
21. Farmer's Market
22. Municipal Use

23. Commercial agriculture
 24. Theater
 25. Any combination of one or more permitted, conditional, or accessory uses.
- I. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:
8. ~~(Reserved)~~ Any use which is customary and incidental to the principal use.
 9. Outdoor Display
 10. Off-street parking
 11. Fences and Walls
 12. Signs §2631
 13. Storage and maintenance buildings
 14. Kiosks.
 15. Solar facilities
 16. Community gardening
- J. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.
8. **Office and Medical Office**
 - a. Properties shall front on Route 12 with direct access to the State highway or the use shall only be located on the upper stories, with the exception of the building entrance.
 - b.
 -
 9. Structured Parking
 -
 10. Residential dwellings, including live-work units
 - a. Residential units (or living space in the case of live-work units) that face a public street shall be located on the upper stories, with the exception of the building entrance.
 - b. Residential units (or living space in the case of live-work units) that do not face a public street may be located on the first floor.

- 11. Retail Services
 - a. Retail service uses that face a public street shall be located on the upper stories, with the exception of the building entrance.
 - b. Retail service uses that do not face a public street may be located on the first floor.

- 12. Health and fitness facilities
 - a. Health and fitness facilities uses that face a public street shall be located on the upper stories, with the exception of the building entrance.
 - b. Health and fitness facilities uses that do not face a public street may be located on the first floor.

K. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to the VAS District.

Principal Use and Accessory Buildings	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Impervious Surface Ratio
Principal Building	65,000 sf	150'	200'	35'	15'	50'	40' (1)	.82
Accessory Building (2)				NP	15'	30'	18'	
Municipal Use	2,000	20'	50'	5'	5'	5'		35'

NP = Not Permitted.

(1) – Not more than 30% of the rooflines on the property shall be more than two (2) stories.

(2) - Properties must also meet standards for particular accessory buildings, structures and uses, including but not limited to solar facilities, in Chapter 26.

- 1. F. **Outdoor Storage and Display** All equipment stored on the site shall be placed within an enclosed building.
- 2. Outdoor Display. Outdoor displays shall conform to the following requirements:
 - a) The location of each display area shall first be reviewed and approved by the Zoning Officer for conformance with the provisions of this section. Upon satisfactory review, a zoning permit or other suitable document shall be issued by the Zoning Officer for the display area.
 - b) All displays shall allow at least 5 feet of passage between the display and the curb.

- c) All displays shall allow at least 6 feet of unobstructed access to building entrances and exits.
 - d) No display shall be located in front of any driveway, parking lot entrance, alley, or other vehicular thoroughfare nor impede adequate sight distance for motorists.
 - e) Displays may only be located adjacent to or in front of the building in which the business displaying wares is located.
 - f) Displays shall not extend more than 4 feet from the facade of the building.
 - g) The only merchandise which may be displayed is the merchandise sold by the business.
 - h) No display may exceed 6 feet in height.
 - i) Displays shall be maintained in an orderly fashion and shall not create a hazard.
 - j) Displays may only be shown during daylight hours and when the business is otherwise open to the public.
 - k) Nothing herein shall be construed to authorize outdoor displays for uses prohibited by the landowner or by this Ordinance or other rule or regulation.
3. There shall be no retail sales activities open to the public for the purpose of selling any goods or services in any basement, cellar, or attic, provided that nothing in this section shall be construed to prohibit the use of such areas for storage or the basement or cellar for public restrooms.

L. Additional Standards

- 1. Building entrances shall be oriented toward the street. On corner properties the building entrance shall be oriented on the site's primary frontage.
- 2. Parking shall not be located between the building and the street, except for parking existing as of the date of this ordinance on Stangl Road.
- 3. Architectural detail and variety for new development is strongly encouraged. This may include but not be limited to a variety in rooflines, materials, and finishes. Architectural elements should be contextual, relating to the character of the area and the overall historic character of the Borough.

M. Incentives for Gathering Spaces

- 1. The following incentives for the creation of public gathering spaces, including theaters or indoor/outdoor recreation that is available to the public, are provided:
 - a) The application fees related to outdoor seating, theaters, and indoor/outdoor recreation shall be waived.

Section II. Section 2629 3 of the Code, entitled "Parking: Number of Spaces" is hereby amended to read as follows (additions are shown as thus; deletions are shown as thus):

....

Table 26.2 Off-Street Parking Space Requirements for Nonresidential Land Uses	
Nonresidential Land Principal Use	Required Off-Street Parking Per Indicated Area
Theater (the first 75 seats shall be exempt from the parking requirement)	1 per 3 seats

Section III. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Flemington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section IV. Effective Date.

This ordinance shall take effect immediately upon passage and publication according to law.

A **MOTION** was made by Councilwoman Engelhardt to introduce the Ordinance. This Motion was seconded by Council President Long.

Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Yes
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

The Public Hearing will be held September 11, 2023

5. ORDINANCE 2023-25 - AN ORDINANCE ENTITLED "PUBLIC ART COMMITTEE"

Title & Whereas Clauses...

Section I. Chapter 36 of the Code, entitled "Public Art Committee" is hereby created to read as follows (additions are shown as thus);

§ 36. PUBLIC ART

§ 36-1.1 Purpose

- a. The purpose of the Public Art Committee is to facilitate the development of public art, including murals, sculptures, and similar expression of art, within the Borough, recognizing such as integral to the vibrancy of the community. The Committee shall ensure that public art contributions to the Borough will complement the building(s) or neighborhood(s) with which they are associated, as well as complement current strategies for economic development, enhance neighborhood and community identity, and educate children and adults alike.

§ 36-1.2 Establishment; Composition; Terms

- N. Establishment. There is hereby established a Public Art Committee in and for the Borough of Flemington in accordance with the provisions of this Section.
- O. Membership; terms
 1. The Committee shall consist of not less than five members, appointed by the Mayor, and shall be composed of the following:
 - a) A member of the Borough Council.
 - b) A member of the Historic Preservation Committee.
 - c) A member of the Borough Planning Board.
 - d) Two members at large, one of which shall contain a background in art.
 - (1) The member with expertise in art may live outside the Borough.
 2. The members shall serve without compensation except as hereafter provided.
 3. The Mayor shall designate one of the members to serve as Chairman and presiding officer of the Committee.
 4. The terms of all members of the Committee shall expire on December 31, 2023. Thereafter, appointments will be made on a staggered basis and, of the members initially appointed, one member shall be appointed to serve for a term of one year, two members shall be appointed to serve a term of two years; two members shall be appointed to serve a term of three years. Thereafter, all appointments shall be made for a term of three years.

5. The Mayor or Council may remove any member of the Committee for cause, on written charges served upon the member and after a hearing thereon at which the member shall be entitled to be heard in person or by counsel.
6. The term of any member appointed to another board, pursuant to b.1. above, in common with the Public Art Committee shall be for the term of membership on such board.
7. A vacancy on the Committee occurring otherwise than by expiration of a term shall be filled for the unexpired term in the same manner as an original appointment.
8. Notwithstanding any other provision of the law to the contrary, the powers of appointment and removal hereby accorded to the Mayor shall be vested in the elected official so designated or, where there is a vacancy in the office of Mayor, on the duly designated Acting Mayor.

§ 36-1.3 Powers of Committee

The Public Art Committee shall have the following powers and duties:

- a. The power to commission and oversee the creation of artwork on private property, with the exception of one and two family homes, at the directive of the Mayor and Council.
- b. The power to hear and review applications for the creation of public art within the Borough, including the erection, painting and/or installation of murals, sculptures, and similar visual arts, and the power to render decisions regarding the issuance or denial of permits therefore.
- c. The power to advise the Mayor and Council the Planning Board and, and other agencies of the Borough with regard to matters which affect the creation of public art within the Borough.
- d. The power to create a non-exclusive list of spaces that are eligible and appropriate for the potential location of public art within the Borough.
- e. The power to develop, and to regularly review and update, a public art plan and public art guidelines, which identify, among other things, appropriate spaces and appropriate mediums, respectively, for public art within the Borough.
- f. The power to review and recommend public art projects.
- g. The power to make recommendations regarding any issues that may arise from a specific public artwork or art project.
- h. The power to undertake any other duties or activities that may be assigned to it by the Mayor and Council.

§ 36-1.4 Rules of Procedure; Design Guidelines; Meetings

- a. The Public Art Committee may establish rules of procedure and design guidelines for its use.
- b. The Public Art Committee is not required to hold regular scheduled meetings. Meetings may be scheduled as necessary. A quorum required to take action at Committee meetings shall be a majority of the full authorized membership of the Committee.

§ 36-1.5 Permit Required.

Any public art installed within the Borough shall not be erected, painted or installed without first obtaining approval from the Flemington Public Art Committee and a permit from the Borough Clerk for the same.

§ 36-1.6 Application and Fee for Public Art Permit.

Application for a permit to erect, paint and/or install public art within the Borough shall be made on a form provided by the Borough Clerk or if no such form has been prepared by a letter, signed by the property owner and the applicant, and filed with the Borough Clerk containing or enclosing the following information:

- a. The owner of the property where the installation is to be made.
- b. The street address and tax lot and block number of the property in question.
- c. A description of the subject matter of the installation, if appropriate.
- d. A sketch or other rendering showing the appearance of the installation, including but not limited to location, color theme, and size of installation and color scheme.
- e. A survey or aerial photograph of the site.
- f. An application fee in the amount of one hundred (\$100) dollars.
- g. Such other information as the Public Art Committee may reasonably request.
- h. Where located in the Historic district, the Applicant should demonstrate Historic Preservation Commission approval.

§ 36-1.7 Review of Public Art Applications

- a. Upon the filing of an application, the Borough Clerk shall cause the application to be forwarded to the Public Art Committee for review and consideration.
- b. Applicants are encouraged to submit the application electronically to the Borough Clerk.
- c. Upon receipt of the application, the Public Art Committee shall schedule a hearing for the purpose of reviewing said application. The Public Art Committee shall advise the applicant, in writing, at least fourteen (14) days prior to the hearing, of the date, time and place of said hearing.

- d. The Public Art Committee shall reserve the right to provide a written notice through mail, by certified mail, return receipt requested, at least ten (10) days prior to the hearing to the record owner(s) of the subject property if other than the applicant, as well as to all property owners located within two hundred (200) feet of the proposed public art location.
- e. At the meeting, the Committee shall allow the applicant to be heard, as well as any other interested parties who wish to address the proposed application.
- f. The Public Art Committee shall consider the following for applications:
 - 1. The compatibility and overall aesthetic impact with the neighborhood in which the installation is to be located.
 - 2. The likelihood to cause a distraction or hazard to pedestrian or vehicular traffic.
 - 3. The significance of the proposed installation's location.
 - 4. The artist's ability to complete the project in a timely manner.
 - 5. The ability and willingness of the property owner to maintain the installation.
- g. The Committee may reject any application that is deemed not in the best interests of the community by not enhancing the residents' quality of life and the Borough's commitment to a clean, safe, healthy and diverse community.
- h. In considering the application, the Committee may, in its discretion, seek the opinions of professionals familiar with the subject or field involved, including but not limited to historians, artists, sculptors or similar professionals.

§ 36-1.8 Requirements for Public Art.

The following requirements shall apply to public art construction within the Borough, which shall be duly considered by the Public Art Committee during the review process:

- a. No more than two (2) square feet of the installation may contain the name of the artist, sponsor and/or product likeness.
- b. Public art may not be mere extensions or enlargements of an existing sign.
- c. Public art is discouraged from having any type of advertising.
- d. Public art shall become the property of the property owner following construction.

§ 36-1.9 Issuance of Permit; Conditions; Expiration.

- a. Final action on the application shall be made by way of a vote of the Public Art Committee to issue or deny the permit for the proposed public art, which shall be rendered within thirty (30) days of the submission of a complete application, unless this time frame is extended by consent of the applicant. An approval may be subject to any reasonable conditions deemed appropriate by the Committee.

§ 36-1.10 Appeal.

- a. The Applicant shall have the right to appeal any determination made by the Public Art Committee to the Mayor and Borough Council within ten (10) days following the Borough Clerk's issuance or denial of the permit. If an appeal is filed, the Clerk shall cause the appeal to be placed on the next conveniently available agenda for the consideration of the Mayor and Borough Council.

§ 36-1.11 Maintenance.

- a. Maintenance of the public art shall be the responsibility of the property owner. However, business owners, artists, sponsors and other interested parties may reach private arrangements regarding maintenance.
- b. All installations shall be maintained by the owner in good condition free from chips, stains, graffiti, defacing, fading paint, and the like. Failure to properly maintain an installation shall subject the property owner to the penalties of this section.

§ 36-1.12 Enforcement; Violations and Penalties.

- a. Violations of the provisions of this section shall subject the owner and/or violator to a fine as specified in Borough Code Each day or portion thereof shall be considered a separate violation.

§ 36-1.13 Applicability of Construction and Land Use Regulations.

- a. Nothing in this section shall be interpreted as a waiver, replacement, or substitute for any installation that requires a Construction Code or Land Use Approval under applicable provisions of any statute, ordinance, rule or regulation.

Section II. Section 1632 of the Code, entitled "Public Art" is hereby created to read as follows (additions are shown as thus);

A. Public Art

1. **Public art including murals, sculptures, and similar visual arts, is encouraged in the non-residential zone districts in the Borough to promote arts and culture in the area, enhancing the Borough's unique character.**
2. **Public Art shall be subject to Chapter 36 of the Borough Code and shall be approved by the Borough's Public Art Committee.**
3. **Public art shall be exempt from the following standards:**
 - a) **Signage standards defined in §2631. Public art shall not be deemed a sign unless the name of the business is included in the public art.**

- b) **Impervious coverage as defined in §2623E.**
 - c) **Setbacks as defined in §2623E.**
 - d) **Buffer standards as defined in §1632. Public art may be located in buffer areas.**
- 4. **Public Art shall not be internally illuminated.**
 - 5. **Public Art shall not obstruct a site triangle, and shall not impede pedestrian, vehicular, or general safety.**

Section III. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Flemington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section IV. Effective Date.

This ordinance shall take effect immediately upon passage and publication according to law.

A **MOTION** was made by Councilwoman Engelhardt to introduce the Ordinance. This Motion was seconded by Council President Long.

Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Yes
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

The Public Hearing will be held September 11, 2023

6. ORDINANCE 2023-26 - AN ORDINANCE AMENDING SECTION 1201 OF THE CODE ENTITLED "DEFINITIONS"

Title & Whereas Clauses...

Section 1. Section 1201 of the Code, entitled "Definitions" is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);....

ARTISAN MANUFACTURING

Establishments which include the on-site production *and repair* of arts and crafts, such as but not limited to clothing, jewelry, pottery, *furniture and upholstery*, photography and sculpture, from clay, fiber, wood, metal, glass and other typically-used materials.

ARTISAN STUDIO

Establishments used for the purpose of display, sale *practice* and/or instruction of *visual, audio, and performing arts*, arts and crafts. *This may include dance studios, photography studios, graphic design, and pottery studios.*

CLUB FACILITIES

Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational, or recreational purpose, but not primarily or to render sales or services. This use shall include, but shall not be limited to VFW's and Elk Lodges.

CONTRACTOR USES

A use engaged in construction contracting services including, but not limited to, general or specialty construction trades. The use may include one or more of the following as accessory uses: office, workshop, storage of materials, storage of vehicles, and storage of equipment as accessory uses. The use shall not include on-site sale or manufacturing of materials or merchandise. This use shall include, but not be limited to, plumbing, heating and air conditioning, painting and electrical contracting.

ENTERTAINMENT CENTER

~~Any business that offers the use of modern or retro video games, pinball machines, modern video consoles, boardwalk style games, active virtual reality gaming, skill-based attractions or electronic amusements.~~

FUNERAL HOME

A building or part thereof used for human funeral services. This use shall include, but shall not be limited to, embalming and the performance of other services used in the preparation of the dead for burial, the performance of autopsies and other surgical procedures.

HEALTH AND FITNESS FACILITIES

A facility where members or nonmembers use equipment or space for the purpose of physical fitness exercise. This shall include gyms, yoga studios, martial arts studios, and meditation studios.

HIGHER EDUCATION AND TRAINING

An institution that provides full-time or part-time adult education beyond high school. This use shall include, but shall not be limited to trade schools, and institutions for higher learning that grant degrees and certificates in business or technical fields.

INDOOR AND OUTDOOR RECREATION

Any use such as movie theaters, music halls, bowling alleys, ice skating or roller-skating rinks, videogames, skill-based attractions or electronic amusements.

LIGHT INDUSTRIAL

The manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semifinished products from previously prepared materials, which activities are conducted wholly within an enclosed building. Said parts, products, or materials shall not consist of the following: warehousing, crude oil or similar petroleum products; involve tanning; chemical, explosive, radioactive, poison, pesticides, herbicides, or other similar hazardous materials. This use shall include, but shall not be limited to self-storage and permitted activities involving food, textiles, wood, paper, pharmaceuticals, plastic or metal products.

OFFICE, BUSINESS OR PROFESSIONAL

A building or portion thereof used as the place of business of a person, corporation, firm or public agency for professional and/or administrative services. This use shall exclude medical offices. This use shall include, but shall not be limited to, corporate offices, law firms, accounting firms, insurance firms, and real estate firms.

OFFICE, MEDICAL

A building or portion of a building principally engaged in providing services for health maintenance, diagnosis (including testing) and treatment of human diseases, pain or other physical or mental condition of patients, and may be out-patient or short-term in-patient. This use shall include, but not be limited to, health services and clinics, urgent care clinics, those for general

physicians, surgeons, cardiologists, pulmonologists, ophthalmologists, dermatologists, dentists, chiropractors, psychologists, ambulatory surgical center, cancer treatment center, and endoscopy center, and other various medical specialties.

REPAIR FACILITIES

Establishments primarily engaged in the provision of repair services but excluding automotive and heavy equipment repair use types. This use shall include, but shall not be limited to repair of appliances, electronic equipment, lawn equipment, watches and jewelry, furniture and upholstery, optical goods, cameras, precision instruments, musical instruments including tuning, and office equipment.

RETAIL USE

A commercial use as defined by Division G within the Standard Industrial Classification system (SIC)

RETAIL SALES

A use engaged in the sale of goods directly to the consumer available for immediate purchase, including but shall not be limited to active uses such as convenience stores, restaurants, breweries, and grocery stores. This shall not include vehicle sales or service, cannabis retail uses, or sale of adult materials.

RETAIL SERVICES

A use engaged in the sale of onsite services directly to the consumer available for immediate purchase, including but shall not be limited to active uses such as nail and hair salons, dry cleaners, and interior design shops. This shall not include medical, or office uses, vehicle service and real estate offices or insurance offices.

THEATERS

A structure used for motion picture viewing, in person or virtual performances for music, dances, plays, and similar performances. The use may include food and beverage service and may include incidental use for private meetings, social events, exhibits, and presentations.

Section II. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Flemington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the

fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section III. Effective Date.

This ordinance shall take effect immediately upon passage and publication according to law.

A **MOTION** was made by Council Vice President Tilly to introduce the Ordinance. This Motion was seconded by Councilwoman Engelhardt.

Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Yes
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

The Public Hearing will be held September 11, 2023

PUBLIC COMMENTS – SESSION II:

Robin Lapidus from FCP was happy to see the Ordinances on the agenda for introduction.

APPROVAL TO PAY THE BILLS:

1. AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF \$653,275.99

A **MOTION** was made by Council Vice President Tilly to pay the bills. This Motion was seconded by Councilwoman Engelhardt and on Roll Call vote the following was recorded:

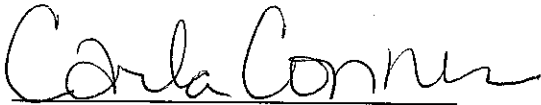
Councilman Parker	Yes
Councilwoman Rosetti	Yes
Councilwoman Engelhardt	Yes
Council Vice President Tilly	Yes
Council President Long	Yes

Motion carried.

ADJOURNMENT

A *MOTION* was made by Council President Long to adjourn the meeting. and was seconded by Councilwoman Engelhardt with a vote of all ayes.

ATTEST:



Carla Conner, Borough Clerk



Marcia Karrow, Mayor

Adopted: November 27, 2023