



BOROUGH OF FLEMINGTON
SPECIAL COUNCIL MEETING
DECEMBER 6, 2023

Mayor Karrow called the meeting to order at 6:01 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

ATTENDANCE ROLL CALL:

Councilman Malik Johnston	Absent
Councilman Tony Parker	Absent
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
Beth McManus, Borough Planner
Jim Fearon, Redevelopment Attorney

PRESENTATION: A Presentation on Liberty Village Plan Amendment

The Developer of Liberty Village, George Vallone presented a updated concept plan of Liberty Village Phase 1 and explained that the buildings would be three story buildings and not four story building as they were first approved for and the plan was scaled down to 111 units. Mr. Vallone stated the entire parking lot west of the railroad tracks is in a flood zone so he has applied for a 20% waiver of the flood zone regulations with the NJDEP. Mr. Vallone described the town homes in detailed and discussed 1 Church Street which is a historic building and will be part of the Liberty Village plan, he also discussed that 5 Church Street will be donated to the Municipality and also donate a public park and retention basin on Brown Street which is the low spot for flooding. Mr. Vallone also discussed the escape route & emergency access to well treatment building during severe flooding events and discussed the benefits of the project.

Mark Pebers from Flemington Borough asked what the setback was for Brown Street. Mr. Vallone stated the setback will be approximately 30 feet and the bike path will be eliminated. Mr. Pabers asked if there will be trees between Brown Street and the new development. Mr. Vallone stated yes. It's called visual impact. Mr. Pabers asked who will maintain the park. Mr. Vallone stated the park will be donated to the Municipality and they will have to maintain it. Mr. Pabers stated he is concerned with mosquitos around the retention area. Mr. Vallone stated that is a dry basin so it will capture the stormwater. Mr. Pabers asked about the Pilot agreement. Mayor Karrow explained the Pilot agreement.

Ron Bibbo from Sergeantsville stated this is a nice subdivision for the Borough.

Ellen Indoe from Flemington Borough stated she is concerned about the 30 feet setback. Ms. Indoe also stated even with her vegetation and trees between the property there won't be any privacy with the second floor patio where residents can see her property. Ms. Indoe asked what the height of the buildings were. Mr. Vallone stated they are 35 feet. Ms. Indoe asked about the safety of the playground. Mr. Vallone stated the if a child climbs over the fence it would be only 3 feet down and they would land on grass.

Anabella Tavares from Flemington Borough stated she is concerned about flooding on Reasoner Lane. Mr. Vallone stated Reasoner Lane would be raised for dry access in Phase 2. Ms. Tavares asked how the 111 homes will impact the school system. Mr. Vallone stated most homes will be purchased by empty nesters and young singles.

Diane Becker from Flemington Borough read a statement from the tenants at 44 Stangle Road concerning their apprehension concerning stormwater runoff, these concerns stem from the proposed changes of the road elevation and the Engineer plan that was presented December 4, 2023. Ms. Becker would like these changes seriously considered by the Developer and they would like to see the final Engineering plan before Borough approval. Ms. Becker also requested that there will be vegetation between the property line and flooding. Mr. Vallone stated he incorporated their changes and added draining behind the retaining wall.

Lois Stewart from Flemington Borough asked where the cars will be parked for the residents. Mr. Vallone stated in their driveways or garages and visitors will have guest parking lots. Ms. Stewart asked how many years will the Pilot agreement be for. Mr. Vallone stated for the Affordable Housing units will be 30 years and for the market rate units it will be 22 years. Ms. Stewart voiced her concern on the playground not having impervious cover. Mr. Vallone stated it will have a hood over the playground giving it shade and there will be trees for shade.

Robin Lapidus from the FCP stated she is impressed with the changes to the Liberty Village plan. Ms. Lapidus does not agree with the statement that there will be 125 new families coming into the Borough. Ms. Lapidus thinks residents living in the Borough want new options to live elsewhere in the Borough so they might decide to move there.

Stephen Fox from Flemington Borough asked if there will be any accommodations for the Veterans homes who use wheelchairs. Mr. Vallone stated the Veterans homes are all handicap accessible and will have elevators. Mr. Fox asked is the skate park proposal be part of the playground area in Liberty Village. Mr. Vallone answered no.

Ellen Indoe from Flemington Borough stated the elevators should be big enough to fit a stretcher in it.

Anabella Tavares stated from Stangle Road to past the third house on Reasoner Lane is a private lane. Ms. Tavares stated Reasoner Lane is zoned resident/commercial and wanted to know if there will be an Ordinance to change that. Mayor Karrow stated that is a Planning Board matter.

PULIC COMMENTS – SESSION II:

Billy LaRue from Flemington Borough stated there was always water at the retention pond and where the drainage is located but once it is built correctly there should be no more water.

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: February 12, 2024