



Mayor and Common Council Borough of Flemington

Reorganization Meeting Minutes

January 2, 2014

6:00 PM

Council Meeting Room

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

Flag Salute

The Oath of Office for Council Elect John Gorman and Phil Greiner was issued.

Roll Call:

Erica Edwards	Mayor
Brian Swingle	Councilman
Phil Velella	Councilman
Dorothy Fine	Councilwoman
John Gorman	Councilman
Joey Novick	Councilman
Phil Greiner	Councilman

MAYOR'S REMARKS

Good evening and thanks to all of our esteemed guests for attending Flemington's 2014 Reorganization Meeting. I'll begin by wishing congratulations to John Gorman and Phil Greiner on their Council re-election victory in November. The victory was well deserved, based both on your performance as members of this governing body and because of the relevant, direct and honest campaign that you ran. My congratulations again.

2013 was nothing short of a phenomenally productive year for the Flemington governing body – the product of strategically developed goals, and the sheer will and deliberate effort required to see those goals through to fruition. From negotiating the redevelopment agreement with the Union Hotel redevelopers to directing the study for redevelopment purposes of an expanded Union Hotel area in need, an expanded Global Ag area, and Hunter Hills Apartments, to partnering with the Board of the Business Improvement District to evaluate the prospect of other redevelopment projects entirely, this governing body demonstrated that it has the insight to understand the critical need of revitalization of this community and the focus and sheer guts to get the job done. Our redevelopment progress along with our continued emphasis on the sustainability of our infrastructure – water, sewer and roads – along with our determination to be accessible to members of this community and to safeguard their quality of life, made 2013 second to none in the governing body's history for conviction and commitment to accomplishing its goals.

But if you thought 2013 was a compelling and inspiring year for this governing body, you won't want to miss 2014. My goals for this governing body for 2014 include seeing us unify this community behind our on-going efforts to redevelop the Union Hotel and block to the south, the Global Ag area, and certain other areas in need of attention soon to be identified – also the development of a bona fide arts district in the Borough, complete with identification of an appropriate site for an arts and cultural center. The results of our many years of revitalization effort will be in full view in 2014 so long as we stay the course. And, of course, communicating about our progress and its challenges to the community will become that much more important, which is why we will take our communications to a new level in 2014 with a new staff position dedicated to communicating more consistently and effectively through the website and newsletter. Critically, 2014 will also see us partner with other community leaders through the use of community development strategies to intervene at Hunter Hills Apartments to improve conditions there for the residents and surrounding community. As demonstrated by our attention to the serious conditions at Hunter Hills and, indeed, to our other important projects, 2014 will see this governing body take our level of service to our community to an enhanced level, consistently, to a transaction, every day – a level of service that emphasizes not only conviction and commitment to the accomplishment of goals, but also demonstrated compassion for the needs of all members of this community, every day. As stated I believe this effort can and will unify this community, because we are all people first and foremost, before any of the many classifications by which we identify and describe ourselves. We are all just people with a fundamental need to be cared about and a fundamental desire to identify with and care about others. We can all do this. It doesn't require training, money or even time. It just requires heart. We can do this. We will do this. Caring for this community - that's our job. Best wishes for a happy and safe 2014!

COUNCIL MEMBERS' REMARKS

PHIL GREINER

Councilman Greiner summarized the following points and accomplishments:

Planning Board

- Heard only 3 applications this year, and these were minor
- Hired a new board secretary in the first quarter. A backlog of escrow payments from the previous year was cleared to bring the accounts completely up to date. This was a significant administrative improvement.
- Completed the project of updating and recodifying the entire land development ordinance and made it available on line in July.
- Updated the application packet to make it more current and user friendly.

Historic Preservation Commission

- 29 applications, about the same as the last two years

- Held second Plein Air Festival, which raised a net profit of \$1334 and provided another high visibility event for the Stangl Factory area
- Held two community workshops on historical architecture in March, funded by a grant that they procured, plus other fundraising proceeds, at no cost to the taxpayers
- Already working to organize the borough's official tri-centennial event for October, 2014

Union Hotel

- Successfully negotiated the Memorandum of Understanding
- Have drawn up architectural plans, with options depending on the outcome of other redevelopment plans in the immediate area
- Fourth-floor exterior and the roof was approved, with permit, to begin work in October. There were material and structural delays, but work should begin in the spring.
- Next steps are determination of the redevelopment area, then presenting a site plan to the Planning Board

Construction and zoning

- Ongoing work plus some new situations, such as hoarding and house that needed demolition after a fire
- Home Goods, Renaissance Plaza completed and open in 2013
- Department was publicly recognized by two owners of large new businesses for thoroughness and for making their inspections when the developer needed them, not when it was convenient, thus making Flemington a great place to build a business site

Fire Official

- Hired new fire official in September
- Added 114 new businesses to the roles, which will increase the inspection load but also increase fire safety overall
- Has participated in our meetings with apartment complex landlords and is making improvements to response times for fire and overcrowding conditions in the complexes
- Worked with Brian to implement Good Neighbor Ordinance and represent the borough in court

Property Maintenance

- Handled 104 investigations

- Added an assistant to address the large increase in workload since the inception of the position and also to more efficiently police the town for trash, lawns, and signs
- Over 300 warnings issued, mostly for trash out too early, plus the large pile of signs collected, indicates an effective, non-punitive approach that has been successful
- Worked with the county and with our DPW to clean out the borough-owned property on Capner Street and to maintain the Global Ag site

Library

- Circulation appears to be down from 2012 by about 5% based on 11 months' results
- Library continues to adapt to changing trends in demographics and electronic media
- Director successfully organized a Friends of the Library group that is completing its first full year of operation, aiming to help broaden awareness and usage

JOEY NOVICK

I'd like to take this opportunity to give a hardy handshake of congratulations to John Gorman and Phil Greiner and welcome them both back to Borough Council.

2013 was an exciting year: after being off council for many years, it was a good feeling to be back. The focus for 2014 should follow the perspective set by President John F. Kennedy in his 1961 inaugural address: to paraphrase, "Ask not what Flemington can do for you, but what you can do for Flemington." There are lots of volunteer opportunities for people of all ages.

There's the Green Team, which successfully put together the Flemington health and wellness series---with all volunteers. There's the friends of the Flemington library. MediaTech. Samuel Fleming house. The Business Improvement District committees.

And perhaps a most important focus this year should be the creation of an arts district in Flemington. For every dollar invested in the Arts in New Jersey, four dollars comes back into the community, according to a study (cite study). Flemington is the perfect community for such investment.

While we wait for the possible perfect redeveloper to see the value of bringing a performance theater to town, let us not be blinded to the tremendous resource for theatrical performances we already have: the Hunterdon courthouse on Main Street. We've seen musical performances pack the courtroom; and laughter fill the rafters at the recent comedy show. Certainly, the Reenactment of the Lindbergh baby trial can

give us some guidance as to how other theatrical groups can succeed producing other courtroom dramas such as "a few good men", "12 angry men" or to kill a mocking bird. With a room that seats 200, and side rooms downstairs that can accommodate performance classes, I think a strong argument can be made that the courthouse is the theater we have all been looking for. Let's use the resources we already have. I'm sure that there will be theater groups aplenty willing and able to put together shows that will put people in the seats, shoppers in stores, and diners in our many outstanding restaurants. Earlier last year, the New Jersey volunteer lawyers for the arts made their home offices in Flemington, so I cannot think of any better location for arts to take hold in Hunterdon.

One last word on Flemington's most needy residents: yesterday, at the kickoff event for Hunterdon 300th anniversary celebration, congressman Leonard Lance made reference to our county being the most economically prosperous county in New Jersey. This is definitely true. However, such prosperity is not shared by everyone. There are those who still live below the poverty level right here in Flemington; senior citizens who reside in subsidized housing so they may live in dignity in their golden years, and working families who labor at low pay or two or more minimum wage jobs so they can make ends meet. Borough Council owes these Flemington residents the same service, attention and governance as all other residents. They deserve the full administration of our ordinances, without having to be concerned that their homes are in jeopardy by the possible use of eminent domain process turning their homes over to a developer. I am hopeful that 2014 will see the full administration of the laws currently on the books to solve our problems, rather than the nuclear option of eminent domain.
"All men having power ought to be distrusted to a certain degree."
James Madison

JOHN GORMAN

Good evening to everyone, and again I wish everyone a Healthy and Prosperous New Year as we begin 2014.

I also would like to welcome all our staff, volunteers, friends, & visitors to our first meeting of the year and the re-organization of the Borough Council.

As we complete 2013 and begin 2014, let me begin by saying Thank You for allowing Phil Greiner and myself to continue to serve you for another 3 years. We will be making ourselves available for the necessary meetings and work in the coming years.

With last year's work completed and some in progress, we look forward to the new challenges facing the Borough of Flemington in the upcoming New Year. A new contract with the RTMUA being completed, will give us more time to focus on other items needing attention. With the Union Hotel now underway, we are hopeful for an

opening by 2016. We have been very aggressive with improving the Water Company and its supply and demand. Today, we have new improvements to well #5, and well #7 improvements are almost completed, thereby holding to our agreement with the State to do the work we said we would do. As always, the Parks and Recreation continues to be a great program we share with Raritan Township. The summer camps and the 4th of July fireworks have continued to be a big hit. Now that Sal Randazzese has passed the torch over to Claudia Jursik and Kim Heierling, we continue to have a great program for seniors, children, and adults in both Flemington and Raritan.

At this time, I would like to say "Thank You" to our Borough employees and volunteers, who help to keep us up and running all year long. Last year this room and offices were redone, and if you have not noticed, the new (but old) pictures have been hung across the back of the room. This does dress up the room and helps to show that this year now begins the official beginning of the Hunterdon County Tri-Centennial year. Thank you to the Flemington Historic Preservation Commission, Jeff Klein and Rebecca Newman who got this done.

2014 will be as challenging, once again starting with the budget and moving right into restoring the business district in town and making sure public safety and good roads and streets continue to improve.

Well, "The Beat Goes On", let's continue to work together, to make the Boro a Destination Town. Thank you again, and have a safe and great New Year.

As Always, John

DOROTHY FINE

Mayor, Council, Counsel, Everyone,

2014. Hunterdon County is 300 years old and we are the county seat. So we reflect on our past, we take pride in our past, we find fault with our past, but we can also take this opportunity to learn from our history and I cannot help but wonder what Flemington will look like in another 300 years. What will the streetscape look like? What type of jobs will people have, what type of leisure activities, transportation? What will education look like? What will we eat and where will it come from?

That image is as equally important to me as our progress over the past 300 years. Change is inevitable and things will surely look different 300 years from now. And we are a part of that process. What we do now directly impacts our future. How we use our land and our natural resources, what we consume, what we discard, how we treat our neighbors, how and what we teach our children.

So I am very happy to continue working on the Environmental Commission and equally happy to add Shade Tree Commission and Schools to my council assignments.

Communication and exchange of ideas is also critical. There will be substantial changes to the way information is communicated via the website, newsletter, and social media, and if it can be better, we'll make more changes. A resident e-mailed me a list of municipalities' websites that were rated for the information included and the time and ease it took to find that information. We've studied it and are incorporated several areas where we're lacking. I support getting professional help as well. Some areas are too comprehensive for volunteers.

The environmental commission has been studying several topics with a focus on recycling. This is critical as we move forward in time. We will be exploring the possibility of curbside pickup of food waste like some of our neighboring communities have begun to do. The green team has developed and run a very successful Health and Wellness Series for the community featuring yoga, zumba and tai chi in the park, and which will continue as a free program next summer.

As a newcomer to council, I have remained somewhat cautious, as is my nature; but this year I hope to recommend bolder steps and suggestions.

We make our decisions with care and respect, while being as informed as possible. I believe council needs more time to discuss the issues at hand and I'm part of that problem and solution. I have suggested to the mayor the possibility of extending the council's work sessions slightly so that we as an entire council can have more dialogue - more exchange of ideas. I welcome my colleagues questions and input and value the time necessary to reach conclusions.

I look forward to a productive year that sees the realization of our combined efforts

PHIL VELELLA

A lot of things were said already so I will just summarize. 2013 has been a very exciting year and I look forward to 2014. There were many activities that went on with the redevelopment of certain areas in town, the BID, DPW and Shade Tree. I have observed a renewed excitement in town from neighbors and people in general. I take comfort in knowing that the hard work being done by the volunteers, employees and elected officials is paying off. I am excited for the redevelopment efforts going on and feel strongly that 2014 will be the year of action. We should see some groundbreaking on the Union Hotel project and I am looking forward to working on that committee with Councilman Greiner and Mayor Edwards. I am looking very forward at getting 90-100 back into private hands. As you know we purchased that building in 2001 and had some wonderful visions, however the economy did not help with those visions. We will watch and see what comes out of the redevelopment of that area. The Flemington BID is going into its third year and is doing a great job. As Councilwoman Fine mentioned, the BID is working on a street-scape and what the town will look like in the future. I am very excited about the Terra Noble Study and the future sites that will be identified. There were many exciting events held in the Borough in 2013, like the Girls on the Run and the car shows. There has been many improvements made to the wells in town by the DPW. We have met and will continue to meet the firm capacity demands, which is critical to allowing redevelopment to move forward. In 2013 we worked very hard and I am proud to say we signed an agreement with the RTMUA. This gives us a much clearer picture in terms of costs and efficiency. I spent a great deal of time working hard on revised sewer rates. The figures are not it yet but the numbers are very promising and there may be room to amend the rate structure to be based more on usage rather than fixed costs. Lastly, I had the pleasure of serving on the Shade Tree Commission, which achieved great things. They chose trees to spruce up the Borough Hall and many other areas. The adopt a tree program was such a success, we have people on a waiting list. In closing, 2013 was a very exciting year, but 2014 is shaping up to be even more exciting. So I urge you all to watch and become involved with these upcoming changes. Thank you.

BRIAN SWINGLE

2013 was a pivotal year in renaissance of Flemington! So many great projects have defined what Flemington's future will be, Stangl Factory has proven to be a great success, the Union Hotel is expecting to beginning reconstruction, Flemington Cut Glass is to start developing and the second gateway to Flemington is under study by the Planning Board. Not since the creation of our great community has so much positive movement taken place, in such a short period of time!

Flemington's emergency services have undergone dramatic improvement in 2013! We learned many lessons from Hurricane Sandy and improved our emergency preparedness with a centrally located Emergency Operations Center on Main Street. We added the flexibility mobile power generation to the capabilities of our Office of Emergency Management.

While volunteer based emergency services across the state struggle with membership our Fire Department continues to add many new members! This infusion of young blood into the service of our community under the command of our new Chief Bob Motzle shows our Fire Department, the oldest volunteer company in NJ; is better prepared than ever!

Flemington Borough Police Department has seen a whole new rank structure through well-deserved promotions. Investment in our offices through hiring local candidates has increased our moral and improved our retention. Enhanced electronic capabilities maximize the efficiency of every officer and a strengthened relationship with other law enforcement agencies is closing the walls on the criminal element in this community! Through strong community policing and improved relationships with our residents, streets which were once a challenge are again quiet and safe! Absentee Landlords who once took no responsibility for those they rented to are now being held to a new standard.

This has been a big year for Flemington and I am honored to have been part of it! I look forward to another great year representing this great community!

COUNCIL ELECTION

1. President of Council

Councilman Velella made a motion to nominate Councilman Swingle as the Council President. Councilman Gorman seconded that motion. Councilwoman Fine expressed her support of Councilman Swingle, however not for Council President. Motion carried.

FOR: Swingle, Velella, Gorman, Greiner

AGAINST: Fine, Novick

ABSTAIN: None

2. Vice-President of Council

Councilman Gorman made a motion to nominate Councilman Velella as the Council Vice President. Councilman Swingle seconded that motion. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

3. Class III Planning Board Member (1 year)

Councilman Swingle made a motion to nominate Councilman Greiner as the Class III Planning Board Member. Councilman Velella seconded that motion. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

MAYOR'S COUNCIL ASSIGNMENTS

Councilman Gorman made a motion to accept the Mayor's Council Assignments as presented. Councilman Swingle seconded that motion. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

MAYOR'S NOMINATION FOR APPOINTMENTS TO BOARDS, COMMISSIONS AND OTHER VOLUNTEER POSTS FOR 2014 (MOTION AND VOTE BY COUNCIL TO CONFIRM APPOINTMENTS)

Councilman Novick made a motion to accept the Mayor's Nominations for appointments to boards, commissions and other volunteer posts as presented. Councilman Gorman seconded that motion. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

APPROVAL OF RESOLUTIONS (2014-01 THROUGH 2014-17)

1. RESOLUTION 2014-1: CONSENT AGENDA

Motion was made by Councilman Novick to approve the consent agenda resolution. Motion was seconded by Councilman Greiner. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

Motion was made to amend the agenda to approve Resolution 2014-02 through 2014-19 with the exception of 2014-12 by consent agenda by Councilman Novick. Motion was seconded by Councilman Greiner. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

Motion was made to adopt resolutions 2014-02 through 2014-19 with exception of 2014-12 by Council President Swingle. Motion was seconded by Councilman Novick. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

2. RESOLUTION 2014-2: OPEN PUBLIC MEETINGS ACT
3. RESOLUTION 2014-3: RULES OF ORDER
4. RESOLUTION 2014-4: REORGANIZATION MEETING 2015
5. RESOLUTION 2014-5: ADOPTION OF MEETING DATES FOR 2014
6. RESOLUTION 2014-6: DEPOSITORIES
7. RESOLUTION 2014-7: FEES CHARGED FOR RETURNED CHECKS
8. RESOLUTION 2014-8: AUTHORIZATION TO INVEST SURPLUS FUNDS
9. RESOLUTION 2014-9: DESIGNATION AND AUTHORITY TO SIGN CHECKS
10. RESOLUTION 2014-10: DELINQUENT INTEREST RATES FOR PROPERTY TAXES
11. RESOLUTION 2014-11: REFUND/CANCELLATION OF TAXES LESS THAN \$10.00
12. RESOLUTION 2014-12: TEMPORARY BUDGET **PULLED OUT OF CONSENT AGENDA
13. RESOLUTION 2014-13: DESIGNATION OF OFFICIAL NEWSPAPER
14. RESOLUTION 2014-14: APPOINTING A PROSECUTOR AND DEPUTY PROSECUTOR
15. RESOLUTION 2014-15: APPOINTING EMERGENCY MANAGEMENT COORDINATOR-1ST DEPUTY -1 YEAR
16. RESOLUTION 2014-16: APPOINTING EMERGENCY MANAGEMENT COORDINATOR - 2ND DEPUTY- 1 YEAR
17. RESOLUTION 2014-17: APPOINTING LYNNE TIMLIN, RARITAN TOWNSHIP COURT ADMINISTRATOR AS ACTING DEPUTY COURT ADMINISTRATOR FOR FLEMINGTON BOROUGH
18. RESOLUTION 2014-18: EXTENDING ALL PROFESSIONAL SERVICES CONTRACT FOR UP TO 90 DAYS
19. RESOLUTION 2014-19: AUTHORIZING A CONTRACT FOR ANIMAL CONTROL SERVICES TO ANIMAL CONTROL AND INVESTIGATIVE SERVICES, LLC

Motion was made by Council President Swingle to adopt resolution 2014-12. Motion Was seconded by Councilman Gorman. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

20. RESOLUTION 2014:20: AUTHORIZING A REFUND ON BLOCK 21 LOT 17 IN THE AMOUNT OF \$1,834.51 FOR AN OVERPAYMENT OF TAXES

Motion was made by Councilman Gorman to adopt resolution 2014-20 as presented. Motion was seconded by Council Vice President Velella. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

PAYMENT OF BILLS THROUGH DECEMBER 31, 2013

Motion was made by Council President Swingle to Pay the Bills. Motion was seconded by Councilman Gorman. Motion carried.

FOR: Swingle, Velella, Fine, Gorman, Novick, Greiner

AGAINST: None

ABSTAIN: None

ADJOURNMENT

Mayor Edwards thanked everyone for coming and urged them to look forward to an exciting 2014. Mayor Edwards thanked the staff of the Borough of Flemington as they are the ones who make these things happen.

Motion to adjourn was made by Councilman Gorman and seconded by Council President Swingle. Motion carried, all ayes.