







Frenchtown For All Ages

Action Plan

June 2026

FRENCHTOWN
for all ages

A community for every generation

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ACKNOWLEDGEMENTS

The Frenchtown Age-Friendly Action Plan was produced as a collaborative effort between numerous parties interested in making Frenchtown a more livable place for people of all ages. This plan would not have been possible without the support of the residents, local organizations, and the Borough.

A special thanks to:

Frenchtown Age-Friendly Committee Members

Mayor Brad Myhre and the Frenchtown Borough Council

Borough Clerk Samantha Gravelle and Director of Public Safety Chris DeWire

NJ Department of Human Services

Matt Bond and the Alan M. Voorhees Transportation Center at Rutgers University

Darlene Green and Colliers Engineering and Design

The Frenchtown Presbyterian Church for use of their facilities

Edward J. Bloustein School of Planning and Public Policy Technical Assistance

And most importantly, the Frenchtown residents, who provided significant input during the Community Survey, Community Listening Sessions, and two Mayor's Town Halls

Borough of Frenchtown
29 Second St
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Brad Myhre, Mayor
Samantha M. Gravelle, RMC

To the Residents of Frenchtown,

It is my pleasure to present the ***Frenchtown For All Ages Action Plan***. This report is the culmination of a year-long collaborative effort to ensure our historic riverside borough remains a vibrant, livable community where neighbors of every generation can thrive and age with dignity.

Frenchtown is starting from a position of strength. With a score of 61 on the AARP National Livability Index™, our borough is placed in the top half of communities nationwide. This high ranking reflects our walkable downtown, access to natural resources, and strong social fabric, providing us with a robust foundation for ensuring that our older residents can continue to live healthy, engaged, and independent lives right here in the town they love.

However, as our community ages, we must evolve to maintain and build upon this foundation. Between 1990 and 2020, our population of residents over age 55 more than doubled—growing from 16.7 percent to nearly 36 percent. This plan, funded through a grant from the New Jersey Department of Human Services, serves as our roadmap for that evolution.

Throughout this process, we have listened carefully and prioritized your voices. Through more than 200 survey responses, town halls, and listening sessions, you shared what matters most to you. While 96 percent of respondents expressed a strong desire to remain in Frenchtown, you also highlighted real challenges — including the cost of maintaining aging homes, concerns about sidewalk safety, and the difficulty of staying informed amid the changing local media landscape and the loss of local print news coverage.

We are already taking action to address these needs through several "Early Actions," including:

- **The Frenchtown Sun:** Our new monthly civic newsletter, launched in April 2026 to ensure every household receives reliable local news.
- **Operation Blue Angel:** A voluntary safety program providing emergency lockboxes to help our first responders assist vulnerable residents more quickly.
- **Infrastructure Improvements:** Commencing vital projects to revitalize sidewalks and pedestrian safety along Harrison Street and our downtown commercial district.

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- **Support for Aging-in-Place:** Pursuing new ordinances to streamline medically necessary home renovations and exploring innovative housing options.

Our goal is simple: to help ensure Frenchtown remains a place where everyone feels seen, connected, and supported. A key priority moving forward will be building a strong "Community Connector" network to help link residents with vital services, while fostering partnerships with local organizations, schools, businesses, and community institutions to promote a high quality of life for residents of every generation.

I want to thank the Frenchtown Age-Friendly Committee, our borough staff, and most importantly, you—the residents for your input and involvement in this planning process. Your engagement is the foundation of this plan. Together, we are building a more inclusive and supportive Frenchtown for all ages.

Sincerely,

Brad Myhre
Mayor, Borough of Frenchtown



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EXECUTIVE SUMMARY

Introduction

Frenchtown, New Jersey, and the United States as a whole, are rapidly aging. Frenchtown residents over the age of 55 comprised 16.7 percent of the total population in 1990. This population grew to 35.8 percent by 2020. As our population changes, our needs change as well. Recognizing this, AARP launched its Network of Age-Friendly States and Communities, which aims to make our communities more livable for people of all ages by organizing around eight domains of livability:

1. **Outdoor Spaces & Buildings**
2. **Transportation**
3. **Housing**
4. **Social Participation**
5. **Respect & Social Inclusion**
6. **Work & Civic Engagement**
7. **Communication & Information**
8. **Community & Health Services**

In May 2024, New Jersey adopted an Age-Friendly Blueprint, which established an Age-Friendly Grant Program through the New Jersey Department of Human Services (NJDHS). In March 2025, Frenchtown was one of 17 communities in New Jersey to receive an Age-Friendly grant to produce a community needs assessment and age-friendly action plan. To support the plan, the Frenchtown Borough Council convened an Age-Friendly Committee and hired technical assistance from Rutgers-VTC. The community needs assessment consisted of a community survey that received 206 responses, community listening sessions with key stakeholders, and two well-attended mayor town halls. Additionally, the committee prepared an inventory of existing age-friendly programs and services and supported an updated demographic assessment of the Borough.

Key Findings

The community needs assessment identified present areas of strength for Frenchtown and areas in need of improvement.

Overall, most residents believe that Frenchtown is age-friendly and that it is important to stay in Frenchtown as long as possible. The survey found that 67 percent of residents think that Frenchtown is a good place to age in place, with only 10 percent disagreeing. Additionally, 96 percent of residents desire to live in Frenchtown for as long as possible.

Mobility and home upkeep are two major concerns for older residents. Regardless of income level, older Frenchtown residents responded that home upkeep is one of the major factors that may prevent them from aging in place. This issue is significant in Frenchtown due to the high rate of older, non-accessible homes. In addition, the community survey, listening sessions, and mayor town halls all confirmed problems with sidewalk upkeep and downtown parking. Most residents walk or drive to get around Frenchtown, but uneven —and during winter, poorly shoveled—sidewalks presented a major barrier to mobility.

Many residents find it difficult to access community information and this challenge is amplified by income disparities. Listening sessions, age-friendly committee meetings, and the community survey all highlighted that residents struggle to access community information in Frenchtown, with lower income older residents facing the greatest barriers. Since 2008, Frenchtown has lacked a consistent news source, effectively becoming a news desert.

Additionally, Frenchtown lacks an up-to-date, reliable contact list of older residents interested in Age-Friendly activities. Such a database would serve as a vital tool for service delivery and emergency interventions, as well as a hub for sharing civic news and social opportunities. This gap in access to community information contributes to older residents reporting a sense of "not belonging" within the community of the Borough and limited opportunities to participate in the social and civic life of the Borough.

There are many programs and services available to older Frenchtown residents, but their availability is unknown or geographically distant. The committee prepared an inventory of currently available programs and services for older Frenchtown residents. While the committee found an extensive array of services and programs, it also found that many services and programs are not accessible within Frenchtown and that older residents' awareness of them is limited. The gap in accessible services for older residents is amplified by the lack of a dedicated local point of contact. This role could be tasked with coordinating Age-Friendly initiatives in the Borough, such as leveraging existing programs, listening to resident needs, and building a sustainable volunteer network. Furthermore, this individual could advise local officials on systemic challenges and identify new resources to support Frenchtown's aging population.

Good News

While the Age-Friendly community engagement effort identified challenges within the Borough and opportunities to address them, it also uncovered an overwhelming amount of "good news" regarding age-friendliness within the community, including the following examples:

- **Strong Community Support:** There is a high degree of interest and support for age-friendly efforts among community leaders, local businesses, and service and faith-based organizations.

- **Facility Access:** Local organizations—including churches, Frenchtown Elementary School, Darcy Lodge, businesses, and the American Legion—have expressed a willingness to support age-friendly initiatives by offering the use of their facilities.

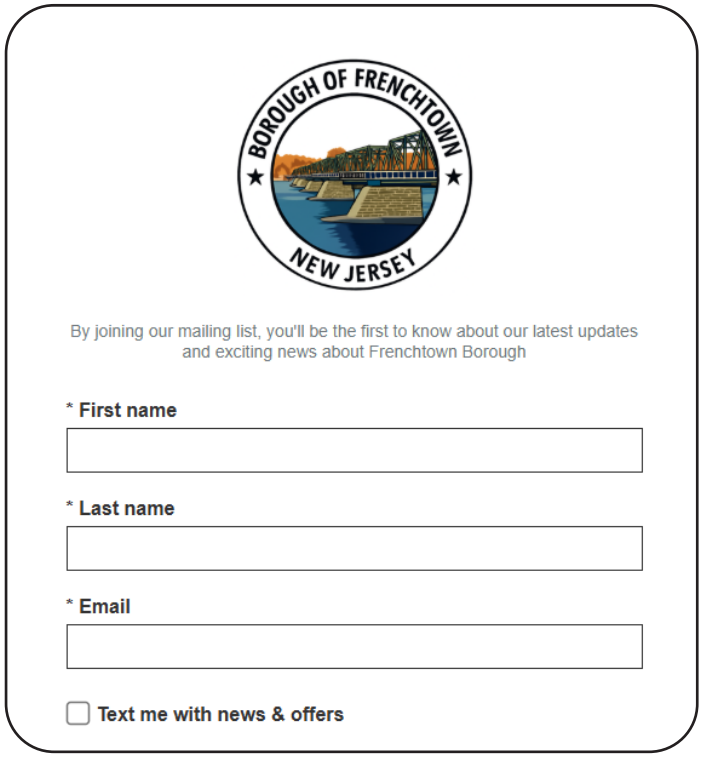
- **Resident Engagement:** The process received significant positive feedback from residents, many of whom expressed a strong interest in participating in a volunteer network to support the needs of older community members.

- **Dedicated Borough Staff:** Borough employees in the clerk's office, police department, DPW, and library are keenly aware of the needs of older residents, particularly those with limited resources. These employees are enthusiastic about expanding their support and have collaborated closely with the Committee to identify specific strategies to address service gaps.

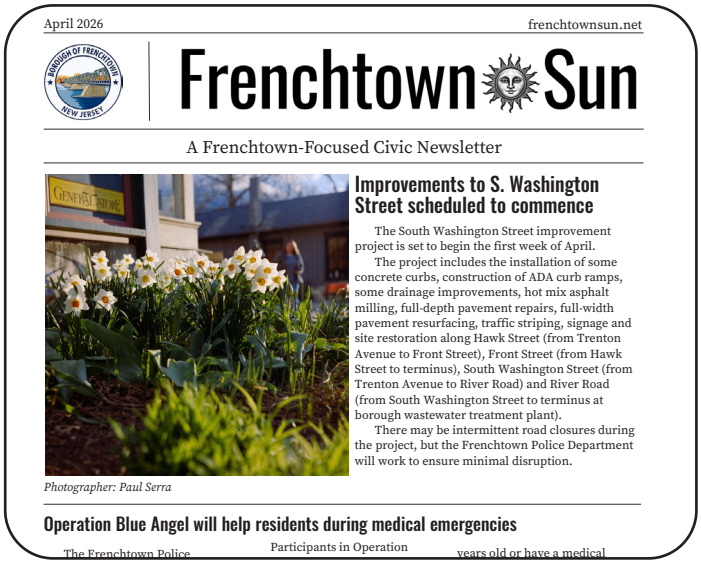
Early Actions

Frenchtown received approval from the NJDHS grant to restructure its grant to enable the implementation of multiple early actions that provide high-impact, short-term, and visible benefits to Frenchtown's older residents and the Borough as a whole. The grant restructuring supports the following early actions:

- ✓ **Establishment of a Communications Platform** – Communications have emerged as a tremendous challenge for older residents and their caregivers. The Borough purchased the software needed to adopt a direct online communications platform—Constant Contact—that will allow for routine and emergency communication with all residents. Implementation started in spring 2026.



- ✓ **Borough Newsletter** – In April 2026, the Borough Council adopted a resolution authorizing a monthly Borough newsletter pilot program. The Frenchtown Sun includes online and hard copy versions mailed to residents and its first edition was issued in April 2026. During the next year, the Borough plans to expand the content of the newsletter and prepare a business model that ensures the newsletter's sustainability without burdening the local tax base.


April 2026 frenchtownsun.net

Frenchtown Sun

A Frenchtown-Focused Civic Newsletter

Improvements to S. Washington Street scheduled to commence

The South Washington Street improvement project is set to begin the first week of April.

The project includes the installation of some concrete curbs, construction of ADA curb ramps, some drainage improvements, hot mix asphalt milling, full-depth pavement repairs, full-width pavement resurfacing, traffic striping, signage and site restoration along Hawk Street (from Trenton Avenue to Front Street), Front Street (from Hawk Street to terminus), South Washington Street (from Trenton Avenue to River Road) and River Road (from South Washington Street to terminus at borough wastewater treatment plant).

There may be intermittent road closures during the project, but the Frenchtown Police Department will work to ensure minimal disruption.

Photographer: Paul Serra

Operation Blue Angel will help residents during medical emergencies

The Frenchtown Police Participants in Operation years old or have a medical

- ✓ **Operation Blue Angel** – The Borough purchased equipment needed for the Department of Public Safety to launch an Operation Blue Angel program where the police department will work with older residents, residents with disabilities, and caregivers to enter into agreements that allow placement of an entry lock box on participant homes to allow police entry in the case of emergencies.

- ✓ **Aging-in-Place** – Due to the aging housing stock, there is a strong need to reduce cost and burden for older residents who are undertaking medically necessary and "aging-in-place" renovations. The NJDHS grant modification provides the Borough with resources needed to develop and pursue adoption of a new ordinance that will streamline such home renovations while adhering to the Borough's zoning ordinances and municipal master plan.



Other ongoing Borough initiatives and policies are intended to address some of the most frequently reported challenges from the Age-Friendly needs assessment, including the following examples:

- **Sidewalk Improvements:** The Borough has several improvement projects planned to start in the coming months. The **Safe Routes to School Project** will improve pedestrian safety along Harrison Street, and the **Transportation Alternative Design Assistance Program** (TAP) will enhance infrastructure in the downtown business district with new sidewalks, benches, and lighting. Additionally, Ordinance 945—adopted in September 2025—requires sidewalk maintenance, and the Borough is currently examining options to ensure compliance.

- **Downtown Parking:** The Borough is studying the installation of parking meters in the commercial district to increase spot turnover, making it easier for older residents to find parking near their destinations. Efforts are also underway to free up three spots outside the Library/Borough Hall for resident use by summer 2026.

- **Support for Renters:** As 47 percent of Frenchtown households rent, the Borough is prioritizing the maintenance and safety of these residences. Ordinance 944—adopted in October 2025—requires rental property registration to support the safety of older renters by allowing habitability inspections without requiring a tenant complaint and facilitating wellness checks during emergencies.

- **Elder Cottage Housing Opportunity:** The Borough approved an ordinance to allow the creation of Elder Cottage Housing Opportunity (ECHO) units. These would be self-contained unit on lots with existing homes that meet certain income, age and disability requirements. The ECHO pilot program will launch in 2026, and the Borough will monitor implementation to assess its impact on housing affordability.

- **The Library as a Community Asset:** The needs assessment highlighted the Frenchtown Borough Library as an essential community asset. Expanding parking and library hours are being explored as potential solutions for increasing its role as a community asset.

- **Establishment of an Age-Friendly Municipal Trust:** In May 2026, the Borough sent an application to the NJDCA to establish a municipal trust for advancing Age-Friendly efforts. Once established, the Borough will actively seek funding through donations and philanthropic contributions to create a community connector role within the Borough. The connector would expand the availability of existing services and programs, create new services and programs, coordinate a network of volunteers, and promote civic engagement opportunities.

Priority Actions

In addition to these ongoing efforts and early actions, this Action Plan also outlines longer term opportunities to build upon Frenchtown's current momentum to strengthen its Age-Friendly leadership efforts.

Goal: Raise awareness of community affairs, improve accessibility, and reduce social isolation among Frenchtown's older residents

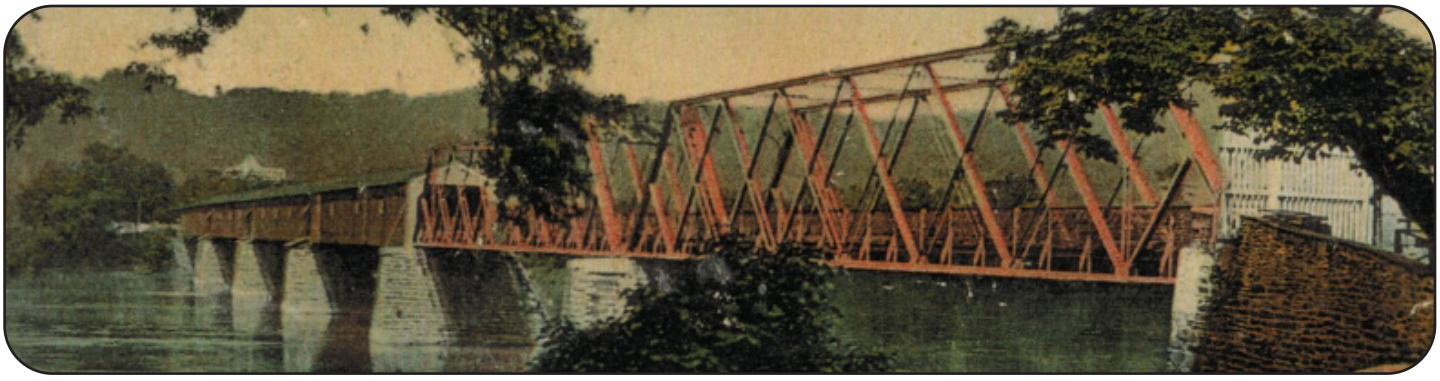
- Pursue funding to support the new Frenchtown-based civic news outlet
- Engage with the Frenchtown Business and Professional Association
- Build a formal partnership with Frenchtown Elementary School
- Host regularly scheduled Mayor's Town Halls on age-friendly issues

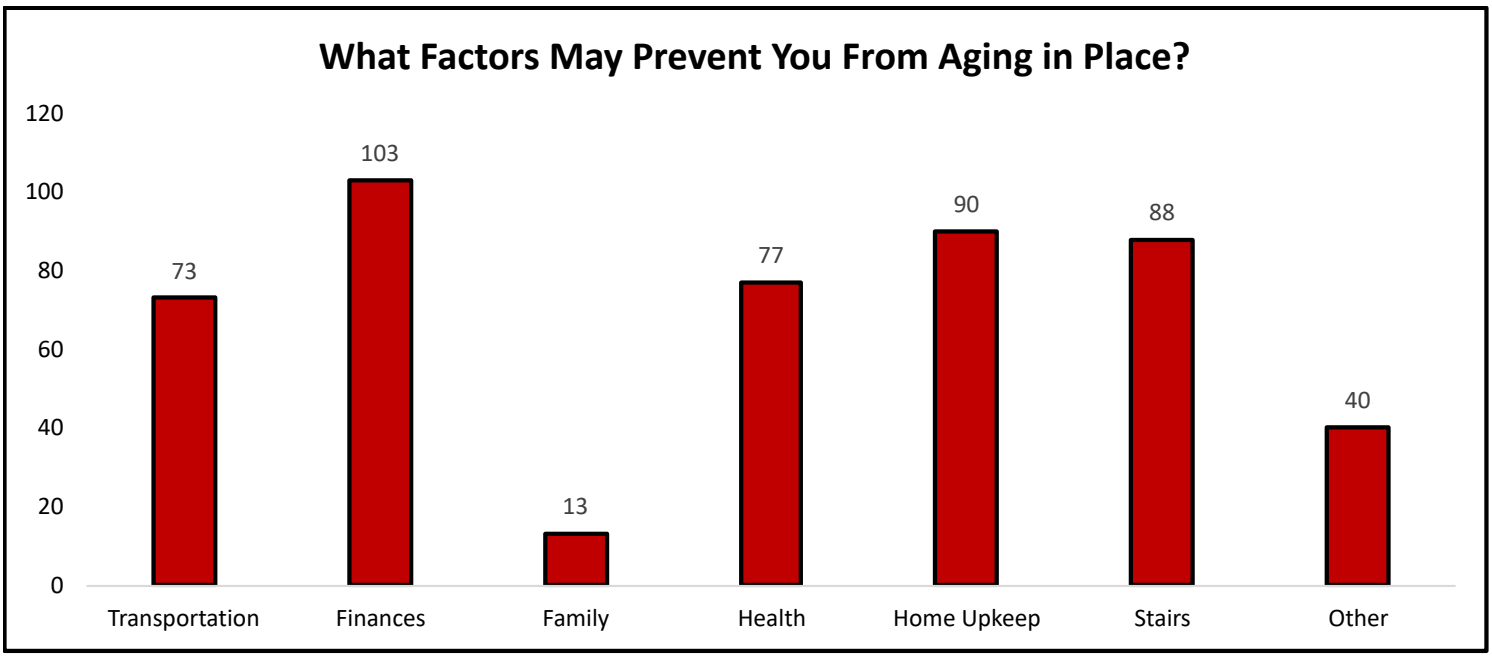
Goal: Increase the availability and community awareness of services and programs offered within the Borough

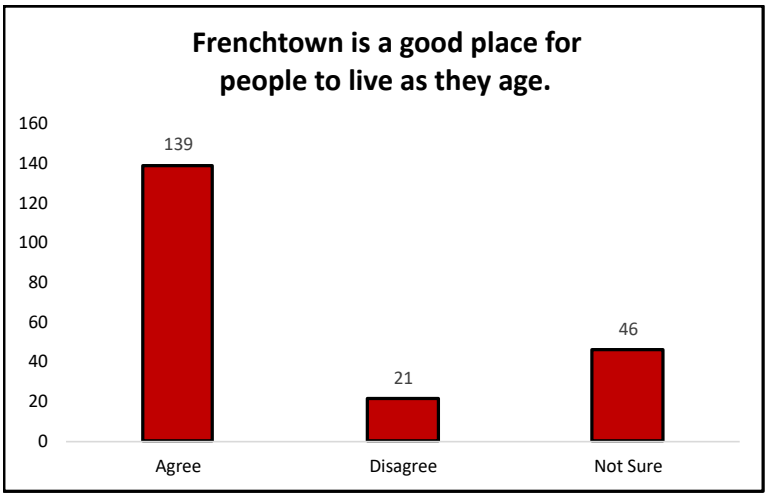
- Assess the feasibility of extending library hours
- Enhance the library's ability to play an age-friendly role in the community
- Collaborate with Hunterdon County to create a booklet documenting all available services and programs within the county
- Engage local organizations to use their facilities for age-friendly educational and social programs

Goal: Implement local policies designed to support older residents

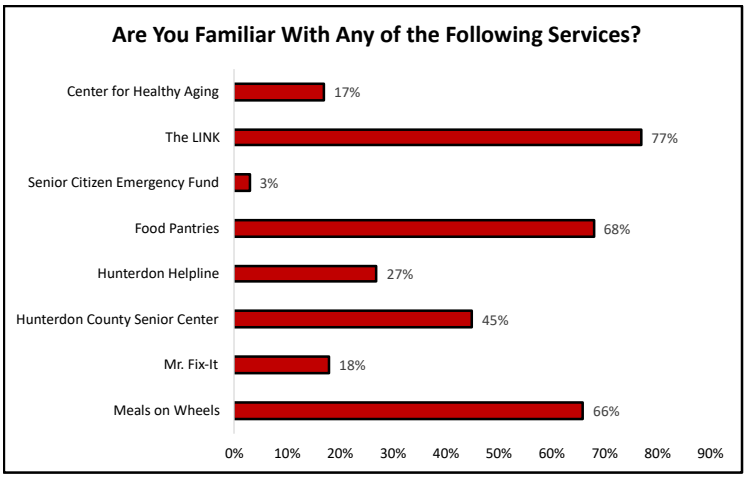
- Consider the needs of older and disabled residents in local open space and parks planning efforts.
- Expand enforcement of existing rules regarding sidewalk upkeep and seasonal shoveling
- Adopt a routine policy of notifying older and disabled residents when there is ongoing construction in proximity to their residence.
- Investigate effective measures to encourage landlords to install aging-in-place features




What Factors May Prevent You From Aging in Place?
120
100
80
60
40
20
0
73
103
13
77
90
88
40
Transportation
Finances
Family
Health
Home Upkeep
Stairs
Other


Frenchtown is a good place for people to live as they age.
160
140
120
100
80
60
40
20
0
139
21
46
Agree
Disagree
Not Sure




Are You Familiar With Any of the Following Services?
Center for Healthy Aging
17%
The LINK
77%
Senior Citizen Emergency Fund
3%
Food Pantries
68%
Hunterdon Helpline
27%
Hunterdon County Senior Center
45%
Mr. Fix-It
18%
Meals on Wheels
66%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%


PUBLIC NOTIFICATION
The Frenchtown Skatepark Association, has requested that the Borough of Frenchtown, explore the addition of a community skate park to this land, roughly the size of a basketball court, funded fully by grants and community donations. The purpose is to expand the Frenchtown Park system offering a recreational area tailored for youth. This sign and public notification are required by the NJDEP as part of adding a Skate Park as a permitted use for this Green Acres designated Park. Information on the community skate park and the date, time and location of the hearing can be found at www.frenchtownboro.com

BACKGROUND

Frenchtown

Frenchtown is a small riverside borough of 1,370 residents (U.S. Census 2020) in western Hunterdon County along the banks of the Delaware River. The Borough developed in the 18th and 19th centuries as a mill and river town, with significant growth following the introduction of the Belvidere Delaware Railroad in 1853. Today, it is recognized for its walkable downtown filled with preserved historic buildings, locally owned shops, art galleries, and cafés. The Borough sits along the border with Pennsylvania and is connected by the Uhlerstown–Frenchtown Bridge, linking the town to the village of Uhlerstown, PA.

	Frenchtown	Hunterdon County	New Jersey
Median Household Income	$97,917	$141,715	$103,556
Median House Value	$383,600	$517,200	$454,400
Median Rent	$1,761	$1,687	$1,720
Average Household Size	2.3	2.6	2.5
Median Year Structure Built	1938	1979	1970
Occupancy Status	100%	97.6%	92.5%

American Community Survey 2020-2024 (5-Year-Estimates)

According to the American Community Survey, Frenchtown has a median household income of $97,917 and a median house value of $383,600. Both Hunterdon County and the State of New Jersey have higher median household incomes and median house values than Frenchtown.

A key contributor to the lower house values is age. The median year structure built in Frenchtown is 1938, compared to 1979 for Hunterdon County and 1970 for New Jersey. Older homes often require more long-term maintenance, offer lower energy efficiency, and contain fewer age-friendly features such as first floor bathrooms and safe stairs. Additionally, among the 629 occupied housing units in Frenchtown, 296 (47.1%) are renter occupied.

Background on Age-Friendliness

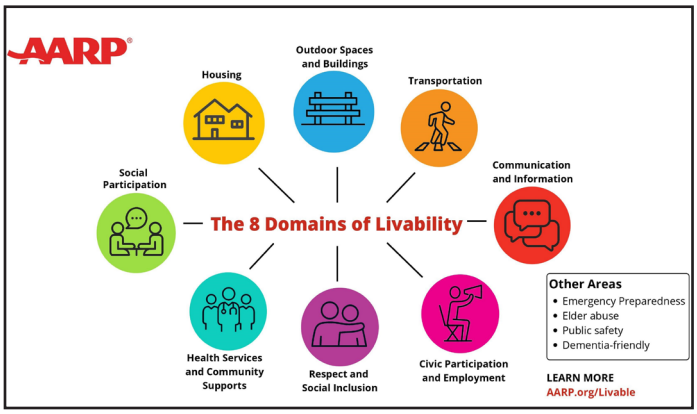
In May 2024, the State of New Jersey adopted an Age-Friendly Blueprint[1] to provide a framework for new efforts to enhance the lives of older New Jerseyans. The population of older adults across New Jersey is growing, and the Blueprint sought to advance strategies that make New Jersey a place where people of all ages can live healthy lives, achieve financial security, and be treated with respect and equality. One outcome of the Blueprint was the establishment of an Age-Friendly Community Grant Program within the New Jersey Department of Human Services (NJDHS).

The grant program aims to create age-friendly environments where older adults can thrive and age in place with dignity by funding local government and nonprofit efforts in areas such as housing, transportation, and social inclusion. New Jersey's Age-Friendly efforts are closely aligned with the AARP Network of Age-Friendly States and Communities initiative, which promotes the adoption of policies, systems, strategies, and actions advancing AARP's eight domains of livability:

1 New Jersey Department of Human Services. Age-Friendly Blueprint. May 2024. Available at: https://www.nj.gov/humanservices/news/reports/AF%20Blueprint_v5.pdf

1. Outdoor Spaces & Buildings
2. Transportation
3. Housing
4. Social Participation
5. Respect & Social Inclusion
6. Work & Civic Engagement
7. Communication & Information
8. Community & Health Services

In March 2025, Frenchtown Borough was one of 17 local governments in New Jersey that received a $70,000 NJDHS Age-Friendly grant. The funding was to be used to build community partnerships, execute a community needs assessment, create an Action Plan to become an Age-Friendly Community, and enroll in the AARP Network of Age-Friendly States and Communities Initiative.



In August 2025, the Frenchtown Borough Council endorsed the Borough's application to join the AARP Network of Age-Friendly States and Communities Initiative and, later that month, became the 1,006th community across the country to enroll. This Action Plan includes an analysis of demographics and existing service, a community needs assessment drawing from a survey and listening sessions findings, and a discussion of challenges and opportunities to promoting Age-Friendliness in the Borough. It also outlines early actions that the Borough has begun to implement and priority actions for the Borough moving forward.

Age-Friendliness and Aging in Frenchtown

Frenchtown has many features that make it inherently Age-Friendly. The Borough has a score of 61 on the AARP Livability Index™, placing it in the top half of U.S. communities. Among the seven categories of the Index, Frenchtown scored highest in Neighborhood and Opportunity and lowest in Housing and Transportation.[2] These results align with feedback from residents gathered via the community survey and listening sessions.

Interpreting Frenchtown demographic data is complex. As part of its NJDHS Age-Friendly grant, the Borough engaged its contracted professional planners at Colliers Engineering and Design to review available data and provide a clearer understanding of the Borough's demographics. This effort proved challenging and one for which the Borough relied on data from the U.S. Census and the American Community Survey.

2 AARP Livability Index™. January 6, 2026. Available at: https://livabilityindex.aarp.org/search/Frenchtown,%20New%20Jersey,%20United%20States

The **American Community Survey (ACS)** is an ongoing, annual nationwide survey conducted by the U.S. Census Bureau to provide detailed social, economic, housing, and demographic data about the nation's population. Unlike the **decennial census**, which primarily provides an official population count for congressional apportionment, the ACS collects more "long-form" data, such as education, income, and employment, on a continuous basis.

While the 10-year census tells us **how many** people live in the U.S., the ACS tells us **how** those people live by providing up-to-date information every year between the major census counts. A summary of the analysis by Colliers Engineering and Design is provided in Appendix A of this Action Plan.

This Action Plan utilizes a comparison of the 2010 and 2020 U.S. Census data to assess the age of the Borough's population given the very small (**0.25%**) margins of error. Initial analyses used the more recent 2024 American Community Survey; however, the large margins of error (**up to 60%**) prevented the establishment of any reliable conclusions. While these decennial data have their own limitations (e.g. they do not reflect the construction of a large multifamily housing complex on north Harrison Street nor the changes in the Borough's population following the COVID-19 pandemic), the 2010-2020 comparison of the U.S. Census data is the most authoritative and accurate data available to the Borough for the purposes of these analyses.

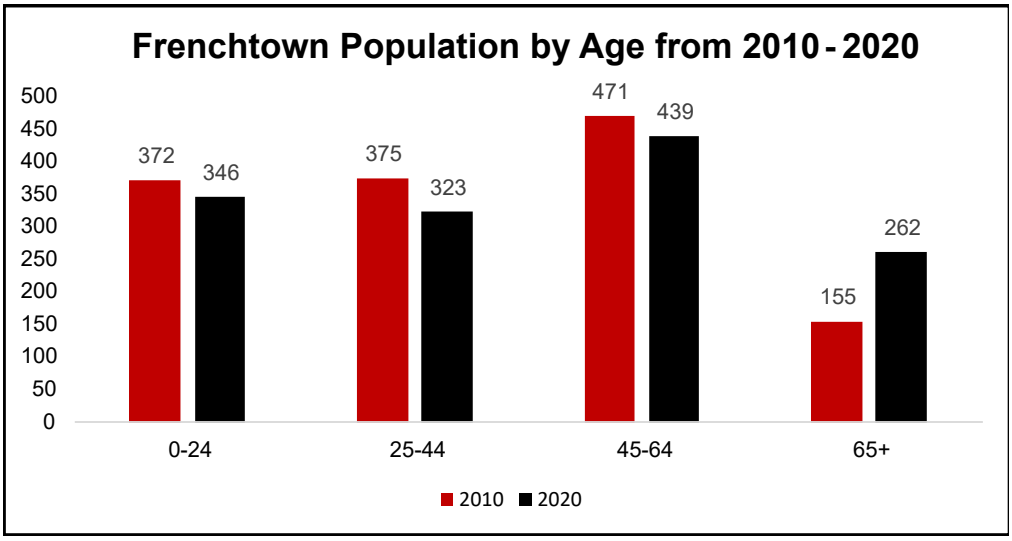
According to the 2020 Census, Frenchtown has 630 households, with 287 (45.6%) including at least one person 60 years or older, 196 (31.2%) containing persons 65 years or older, and 88 (14%) having residents aged 75 years or older. Of the 287 households with a resident 60+, 115 are single-person households. **While the overall population of Frenchtown remained relatively stable between 2010 and 2020, the older population increased across all age groups 60 or older,** raising the median age from 42.6 years to 45.8 years (a 7.5% increase).

	1990		2000		2010		2020	
Age Group	**Residents**	**%**	**Residents**	**%**	**Residents**	**%**	**Residents**	**%**
55 to 64	104	6.8%	147	9.9%	197	14.3%	227	16.6%
65 to 74	82	5.4%	77	5.2%	94	6.8%	162	11.8%
75 to 84	55	3.6%	57	3.8%	41	3.0%	76	5.6%
85+	13	.9%	12	.8%	20	1.5%	24	1.8%
Total 55+	254	16.7%	293	19.7%	351	25.6%	489	35.8%

Frenchtown Population by Age 1990-2020 (U.S. Census)

	1990		2000		2010		2020	
Age Group	**Residents**	**%**	**Residents**	**%**	**Residents**	**%**	**Residents**	**%**
55 to 64	719,198	9.3%	753,984	9.0%	1,046,165	11.9%	1,279,269	13.8%
65 to 74	610,192	7.9%	574,669	6.8%	611,434	7.0%	884,167	9.5%
75 to 84	316,286	4.2%	402,468	4.8%	394,948	4.5%	450,975	4.9%
85+	95,547	1.2%	135,999	1.6%	179,611	2.0%	196,157	2.1%
Total 55+	1,741,223	22.6%	1,867,120	22.2%	2,232,158	25.4%	2,810,568	30.3%

New Jersey Population by Age 1990-2020 (U.S. Census)



The Borough's planning consultant also analyzed income among older residents. Income affects older adults' needs, shifting focus from basic survival for moderate- and lower-income residents to quality-of-life enhancements for higher incomes residents as mounting healthcare and long-term care costs strain budgets at all income levels.[3,4]

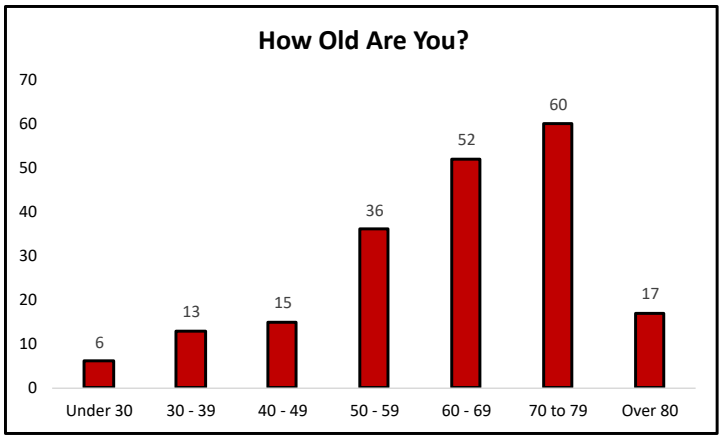
These analyses relied on ACS data because it is the only source of income data available to communities in the U.S., recognizing that the ACS 5-year average data for has at least a 10 percent margin of error for small communities like Frenchtown. With these limitations, key insights include:

Ages 25-44 years – Median income = $97,727
Ages 45-64 years – Median income = $139,688
Ages 65+ – Median income = $67,596[5,6]

Community Engagement

In addition to the demographic analyses, the Frenchtown Age-Friendly Committee launched an extensive community engagement effort as part of its needs assessment, which included a community survey, two Mayor's Town Halls, and multiple listening sessions.

In October 2025, the Frenchtown Age-Friendly Committee released a 30-question survey—available both online and in-person—to identify the unmet needs of Frenchtown's aging population. The survey closed on December 19, 2025, with **206 responses** from borough residents across a diverse age range. Over 65 percent of respondents were aged 60 or over, though the data includes input from all age groups, including some residents under 40.



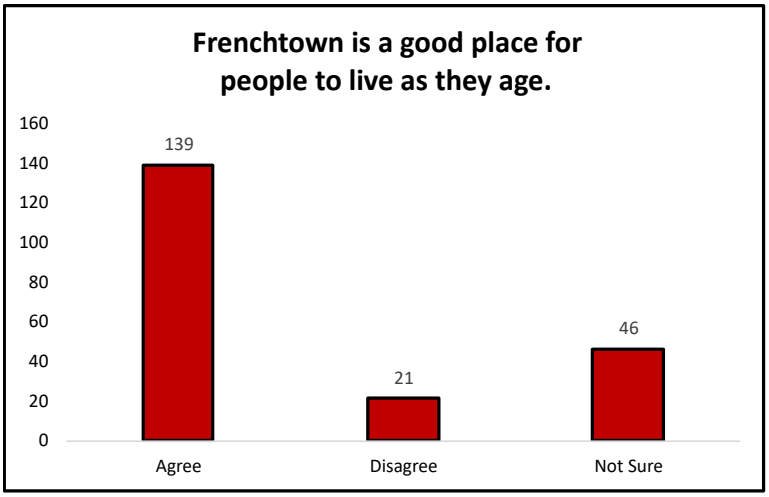
3 National Council on Aging. Get the Facts on Economic Security for Seniors. June 1, 2024

4 New Jersey Department of Human Services. (2021). Living below the line: Measuring economic insecurity among New Jersey's retired seniors. Available at: https://www.state.nj.us/humanservices/news/reports/Living%20Below%20the%20Line%20FINAL%201.13.2021.pdf

5 Green memo. August 12, 2025.

6 Note: Median income for people over age 65 in Hunterdon County is reported to average $90,843 in 2023. See: Neilsberg Research, February 25, 2025, available at: https://www.neilsberg.com/insights/hunterdon-county-nj-median-household-income-by-age/#

The majority of respondents **(67%)** answered that Frenchtown is a good place to age in place, and **96 percent** believe it is at least "somewhat important" to remain in the borough for as long as possible. Currently, **42 percent** of respondents feel assured they can age well in their own home, while 24 percent expressed that they lacked the confidence in doing so.



While residents generally view the borough as a desirable location to age in place and feel somewhat confident in their ability to age well in the community, the survey highlights specific areas requiring improvement.

When asked what factors might prevent them from aging in place, residents across all age groups identified three primary concerns: **finances** (50%), **home upkeep** (44%), and **stairs** (43%).

For residents aged 70 and over, priorities shifted toward **health** (57%) and **transportation** (48%). Notably, due to limited transportation options, over 94 percent of respondents aged 80 and over continue to drive.

In written response answers, participants noted that taxes and unevenly paved or difficult to maintain sidewalks limit age-friendliness:

"Access to medical facilities, evenly paved sidewalks and maintained paths"

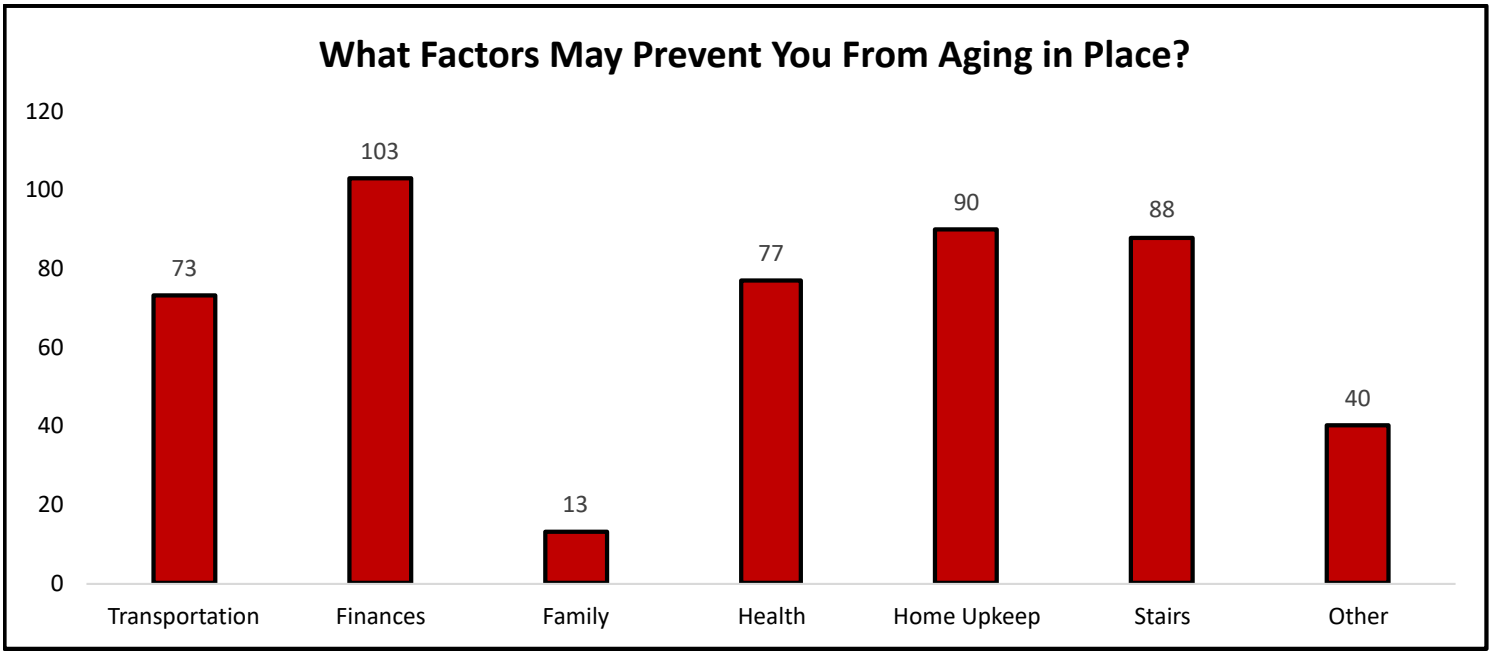
"An issue is ADUs (Accessory Dwelling Units). Family members can't go upstairs and allowing ADUs so we can have first floor guest rooms with bathrooms would be helpful"

"Medical care is inaccessible without a car at a time when a senior should be circumspect about driving"

"Limited access to affordable shopping and handicapped parking"

"Walking to and from town as I get older becomes more dangerous. The sidewalks are extremely unsafe"
"Expensive housing. No senior center."

"Real Estate Taxes," "Taxes," "Taxes are Too High!!!"



Among older residents (60+), household earnings are distributed across three primary brackets: under $50,000 **(27%),** between $50,000 and $99,999 **(35%)**, and over $100,000 **(38%)**. Survey results reveal that barriers to aging in place vary significantly by income level:

- Under $50,000: Respondents cited **finances** (56%) and **home upkeep** (50%) as major concerns.
- $50,000–$100,000: This group prioritized **health** (61%) and **home upkeep** (49%).
- Over $100,000: Primary concerns included **stairs** (48%) and **home upkeep** (48%), with less focus on finances (25%).

Despite these differences, older residents across all income categories expressed similar levels of confidence in their ability to age in place (ranging from 44% to 47%).

The Frenchtown Age-Friendly Committee also participated in two town halls hosted by Mayor Brad Myhre on **October 11, 2025** and **February 28, 2026** and conducted listening sessions with the following stakeholders:

- Bank Manager
- Frenchtown Pharmacy
- Frenchtown Library
- Frenchtown Home and Hardware
- Borough Officials, including the Borough Clerk, Director of Public Safety, and Director of Public Works
- Frenchtown Market IGA
- Frenchtown Methodist Church
- Frenchtown Presbyterian Church

A summary of the two Mayor's Town Halls and Community Listening Sessions can be found in Appendix I.

Frenchtown Mayor's Town Hall:

Promoting an Age-Friendly Frenchtown

Saturday, October 11 • 10:00 am • Frenchtown Elementary School

Frenchtown is one of 17 New Jersey towns and counties that received a grant from the state Department of Human Services to promote strategies that make Frenchtown livable for older adults. The grant will be used to build community partnerships, document current services available to older residents, execute a community needs assessment, and create an action plan to promote Age-Friendly practices throughout the Borough. At its regular August meeting, Frenchtown Borough Council adopted a resolution joining the AARP Network of Age-Friendly States and Communities.





Join Mayor Brad Myhre and other members of Borough Council to hear about Frenchtown's Age-Friendly planning effort and to offer your thoughts on how to make Frenchtown more livable for older residents. *Coffee and snacks and will available.*

Saturday, October 11 • 10:00 am
Frenchtown Elementary School

If you need assistance or accommodations to attend the meeting, please reach out to Frenchtown Borough Clerk at 908-996-4524 or clerk@frenchtownboro.gov

TAKE THE FRENCHTOWN COMMUNITY SURVEY!!!!

Frenchtown Borough residents are encouraged to take a quick online community survey to help identify ways to strengthen Frenchtown's efforts to ensure that our community is Age-Friendly. It only takes about 12 minutes to complete!

We need to hear from you!

You can find the survey at:

https://rutgers.ca1.qualtrics.com/jfe/form/SV_cwQJLqYIcMIRp8q

Frenchtown Mayor's Town Hall:

Advancing a Plan to Promote an Age-Friendly Frenchtown

Saturday, February 28, 2026 • 10:00 am
Frenchtown American Legion Post 113

Frenchtown is one of 17 NJ towns and counties that received a grant from the NJ Department of Human Services to promote strategies that make Frenchtown livable for older adults. During the past 8 months, a Borough Council community committee engaged residents and community leaders to better understand challenges and opportunities for Frenchtown's older residents. The committee also inventoried available services and programs for older residents and studied successful Age-Friendly strategies elsewhere. Now the Borough is preparing its plan to undertake Age-Friendly actions.





Join Mayor Brad Myhre & other Borough Council members to get an update about Frenchtown's Age-Friendly effort, planned actions & next steps.

Coffee and snacks and will available

Saturday, February 28 • 10:00 am
Frenchtown American Legion Post 113

510 Harrison Street, Frenchtown. Parking is available in the back of the building.

Frenchtown Borough residents who need accommodations or assistance to attend the February 28 Town Hall may reach out to the Borough Clerk at (908) 996-4524 or clerk@frenchtownboro.gov

CONTEXT

Existing Services

The Age-Friendly Committee compiled an inventory of available programs and services in Hunterdon County[7], divided into the following sections: **Housing, Social and Food, Support and Health, and Transportation** (See Appendix E). The inventory identified a wide range of programs and services throughout the county, which helped inform areas of inquiry during the community engagement process.

Examples of programs include:



Housing

The **Raritan Valley Habitat for Humanity** assists low- and moderate-income individuals with small and large home repairs. Homeowners in Hunterdon County who meet HUD income guidelines can also receive funds for home improvements through the **Hunterdon County Housing Division's Housing Rehabilitation Program**. Additionally, the **Mr. Fix-It** program provides free volunteer labor for certain household repairs to residents aged 60+, however volunteer availability is limited.

Family Promise of Hunterdon County provides financial support and advocacy for families and individuals experiencing or at risk of homelessness. State programs provide property tax relief for seniors. These include the **Senior Freeze** Program, which reimburses eligible senior citizens for property tax increases on their primary residence, and the **Stay NJ** Program, which offers eligible homeowners aged 65+ reimbursement for 50 percent of their property taxes, up to $13,000.

Social and Food

The **Hunterdon County Senior Center** offers programs, activities, and resources for older residents, though it operates only out of Flemington. Other services include **Adult Protective Services**, which investigates reports of neglect or exploitation of vulnerable adults, and **SAFE in Hunterdon**, which supports and assists victims of domestic violence or elder abuse. Senior social groups, such as **Golden Agers Milford**, plan social events and organize trips.

The **Flemington Food Pantry**, **Frenchtown United Methodist Church Food Pantry**, and **Frenchtown Presbyterian Church Food Pantry** provide free food to food-insecure residents of the county. The Flemington Food Pantry offers delivery services to those unable to drive. **Meals on Wheels in Hunterdon** provides meals to older adults Monday through Friday, either by pick up or home delivery. Meals are free with a suggested $5.50 donation.

7 Existing Services in Hunterdon County. Draft. Prepared by the Frenchtown Age-Friendly Subcommittee. August 27, 2025.

Support and Health

The **Center for Healthy Aging at Hunterdon Health** provides specialized outpatient services to enhance the quality of life for older adults as well as their caregivers and families. Programs include geriatric assessments, dementia support groups, and the Faint and Fall Center. The **Statewide Respite Care Program** (SRCP) provides short-term caregiver relief. **The Hunterdon Helpline** connects seniors to services and wellness information via its 24/7 call center.

Financial support is available through the **Dr. Orlie Pell Fund, United Way of Hunterdon County**, and the **Senior Citizen Emergency Fund** (SCEP). The Dr. Orlie Pell Fund and Senior Citizen Emergency Funds both provide once in a lifetime grants to county residents to address an urgent need such as a rent payment. United Way of Hunterdon offers programs that promote the financial stability of seniors through assistance with taxes, accessing benefits, and applying for programs to save money.

Transportation

The **Hunterdon County LINK Transportation System** provides free fixed-route and demand-response transportation services to all county residents. The LINK Cross County Shuffles Routes 17 and 18 serve Frenchtown and connect to Shoprite, Walmart, Hunterdon Medical Center (HMC), and via transfer to other routes, to Somerville Station and the Bridgewater Commons Mall. The LINK also provides out of county medical transportation and transportation for dialysis treatment.

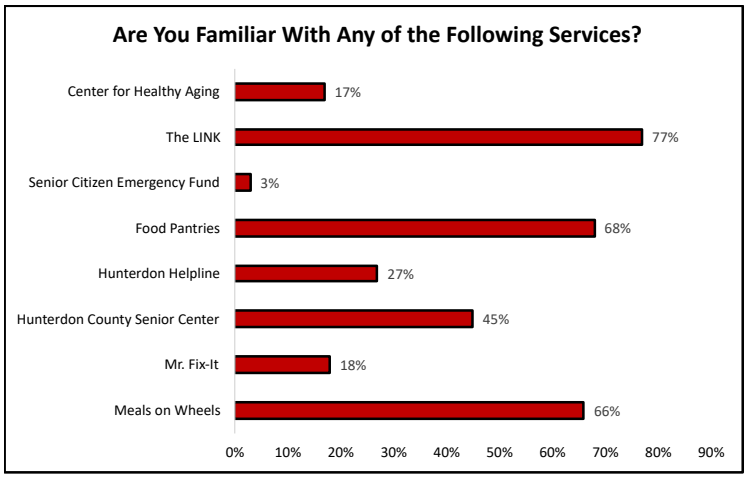
goHunterdon supports the transportation needs of Hunterdon County seniors with programs including Travel Training and Carfit. Travel Training promotes and supports the independent travel needs of older adults, focused on the Hunterdon County LINK Transportation System and learning how to use public transit services to travel independently and safely. Carfit promotes safe driving and mobility among older drivers through strategies to advance safety and comfort.





Community Views

The community survey found that awareness of Hunterdon County's age-friendly services is inconsistent. While most residents recognize the **LINK Transportation System** (77%), the **Flemington Food Pantry** or other food pantries (68%), and **Meals on Wheels** (66%), other vital programs were less well known. Services with lower recognition include the **Hunterdon County Senior Center** (45%), **Hunterdon Helpline** (27%), and **Mr. Fix-It** (18%).



Barriers to awareness may include inaccessibility—the Hunterdon County Senior Center only operates in Flemington—limited volunteers for programs like Mr. Fix-It, and a general need for more robust community outreach. The evidence for these barriers are supported by other community findings. At a town hall, one resident stated the Mr. Fix-It program would be beneficial in aiding with home upkeep issues, but lacked sufficient volunteer support. Additionally, survey responses discussed the need for a senior center in Frenchtown.

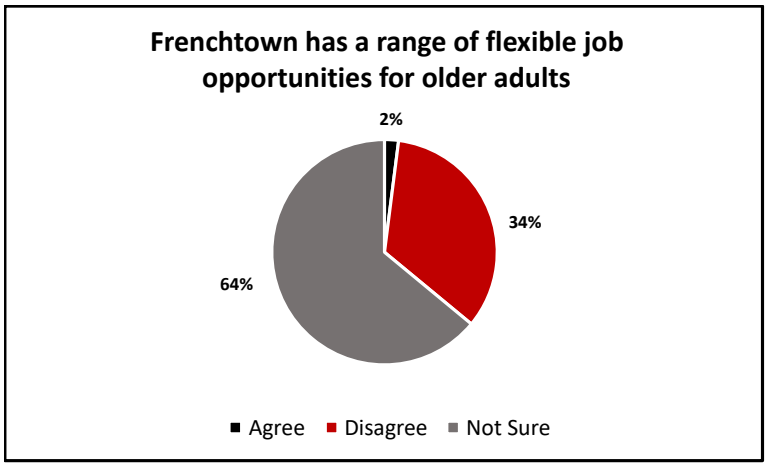
Another factor limiting the impact of these services are difficulties with filing applications and the necessary paper work.

The Frenchtown pharmacist and Borough employees both reported that many older residents struggle applying for age-friendly supportive programs such as Medicare, Stay NJ, Senior Freeze, and others. They suggested multiple solutions such as establishing a part-time age-friendly service navigator position at the Borough, expanding the Mr. Fix-It program, hosting information sessions, extending library hours, and creating a flyer that summarizes key available services.

Furthermore, during the first Mayor's Town Hall, one resident noted the difficulty of arranging medical transportation, particularly when services require advance notice. Participants agreed that existing services, including LINK, could be better tailored to meet the needs of older adults.

Frenchtown residents also demonstrated a need for age-friendly job opportunities.

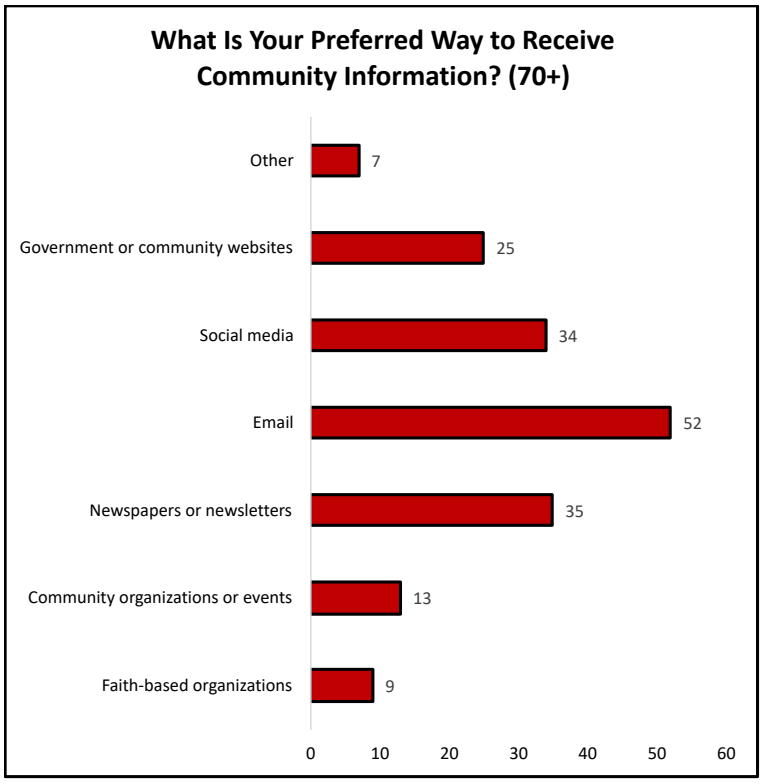
Only 2 percent of respondents think that Frenchtown has flexible job opportunities for older adults. As finances maintain a key concern for Frenchtown residents aged between 50 and 59, there will need to be opportunities for this population to access age- friendly job opportunities so that they can age in place. Potentially, Frenchtown could hire an older resident to help other older adults with accessing services.



Communications

The first barrier facing existing services is limited awareness, which results from insufficient communications and outreach throughout the borough.

Residents aged 70+ find it difficult to stay informed. In the community survey, opinions were split with **42 percent finding it easy** to access information, while **43 percent do not**. Preferred communication methods include **email** (68%), **family or friends** (48%), and **newspapers or newsletters** (45%). Some residents lamented the loss of the Frenchtown newspaper and noted the current Borough website is difficult to navigate.





Frenchtown Sun

A Frenchtown-Focused Civic Newsletter

Homepage | Archives | About | Get a Copy

May Edition now available

To view a searchable, downloadable (PDF) copy, click here. Old editions are in the archives.

Also available in print form! (see here)

Constant Contact now available for all residents

The borough has launched a new community-updates system, powered by Constant Contact. It will enable residents to keep up with what's happening in the borough. They'll receive updates on local news, events and important announcements. To sign up, please visit: https://lp.constantcontactpages.com/sl/zNyK2m8

Reserve Borough Park for personal use

Borough residents may reserve the use of Borough Park, located on Creek Road. The park can be a busy place during the warm weather months, so residents are encouraged to apply early. The application can be found at the Borough website and then emailed to clerk@frenchtownboro.gov or mailed to the borough clerk at Borough Hall.

Photographer: Paul Serra

Environmental Commission wants to control invasive vines with beetles

When you see leaves that look like this, you're looking at trouble.

As the soil warms up this spring, seedlings of the invasive and terribly aggressive Mile-a-Minute vine (Persicaria perfoliata) will sprout. Also known as devil's tail, giant climbing tearthumb, and Asiatic tearthumb, this vine grows extremely rapidly and can take over gardens and woodlands, overgrowing shrubs, trees and outdoor furniture and buildings.

Single plants can easily grow up to 25-feet-long or more in a single season. The almost perfectly triangular blue-green leaves are easy to identify, and the entire plant is armed with tiny, hooked barbs that will catch on clothing and skin.

How to control this plant? Pulling the seedlings when the plants are young is quite easy—although you might want to wear gloves to protect your skin from the barbs. A biological control agent, the host-specific Asian Weevil Rhinoncomimus latipes is available from the N.J. Department of Agriculture to combat this scourge. This beetle has been thoroughly researched and has been used to successfully manage Mile-a-Minute vine since 2004.

This beetle only feeds on Mile-a-Minute vine, weakening the plants and reducing their ability to set seed. Since this plant must grow from seed each year—decreasing the seed production is key to controlling it. The Environmental Commission is seeking funds to purchase some of these beetles with the intention of releasing them at the Frenchtown Preserve to help control Mile-a-Minute vine there. —*Randi Eckel*

Examples of responses for preferred communication include:

"Community message board"

"Posters"

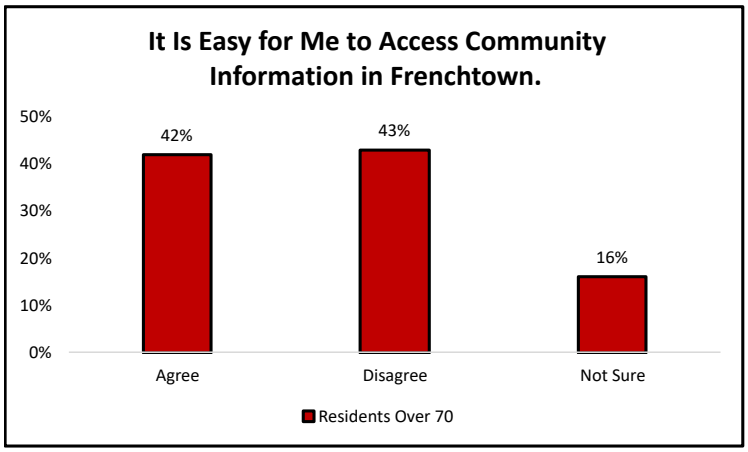
"Would like newspaper, but went away"

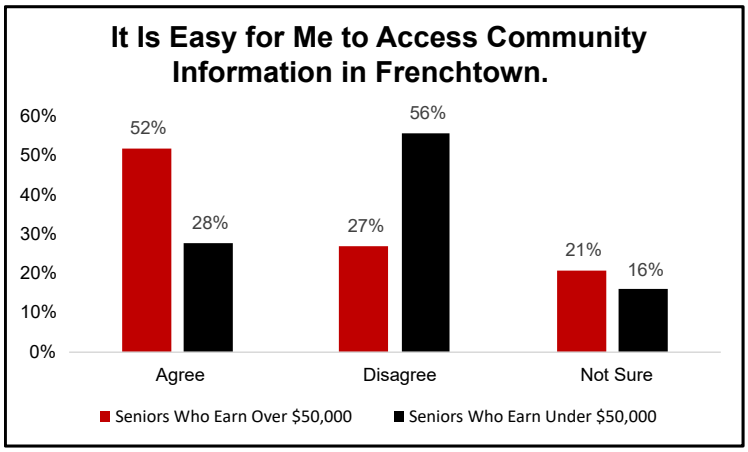
"I would love it if information about our community was emailed or mailed in a newsletter. There have been issues important to me that I have difficulty receiving to follow through about them. The website is confusing and hard to navigate. I don't often have the opportunity to attend the borough meetings & also don't know what's on the agenda."

"It would be great if we didn't have to rely on Facebook to find out what is going on."

"E-newsletters"

"Hardcopy mailings"





Economic status also correlates with difficulty to stay informed. Only 28 percent of 60+ residents earning under $50,000 find it easy to access community information, compared to 52 percent for those earning over $50,000. This disparity is likely influenced by internet comfort levels; while 96 percent earning over $50,000 feel comfortable online, only 59 percent earning less than $50,000 share that confidence.

Frenchtown once hosted multiple local newspapers and circulars, including the Frenchtown Star and the Delaware Valley News, which ran an office within the borough until its closure in 2008. Since then, Frenchtown has been a **"news desert"** or a community with limited access to consistent and credible information about major local issues. With the rise of online media and the decline of print profitability, news deserts have become increasingly common in the United States, particularly impacting rural and older populations.[8]

Currently, sources for community information in Frenchtown include the Borough website (frenchtownboro.com), community Facebook pages, and word of mouth. Two local online publications operate within Hunterdon County—TAPinto Flemington/Raritan and TAPinto North Hunterdon—which occasionally cover news relevant to Frenchtown.

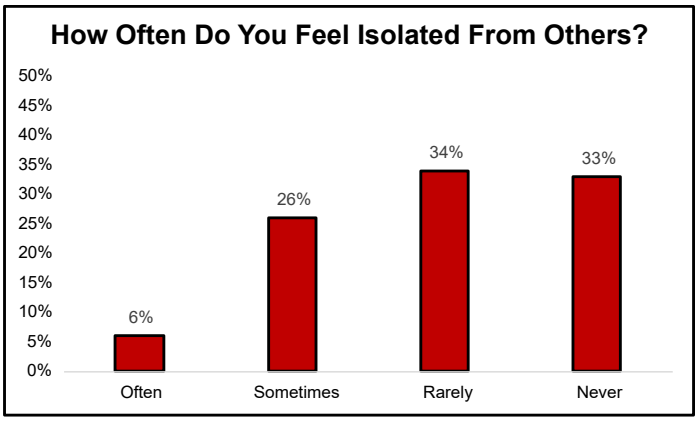
The listening sessions and towns hall confirmed the value of improved communications to Frenchtown residents. During the first Mayor's Town Hall, residents discussed the importance of identifying reliable "touch points" for communication within the community. Ideas included a community bulletin board, a phone or text chain for emergencies, or potentially reviving the Frenchtown newspaper to reach residents who do not use the internet or social media. The Frenchtown Librarian also identified communication gaps for those who do not use the internet or social media as major barrier. She stated that many older residents miss traditional information sources like the Delaware Valley News and feel that the library could play a stronger role as a central, non-digital hub for community information and computer access.

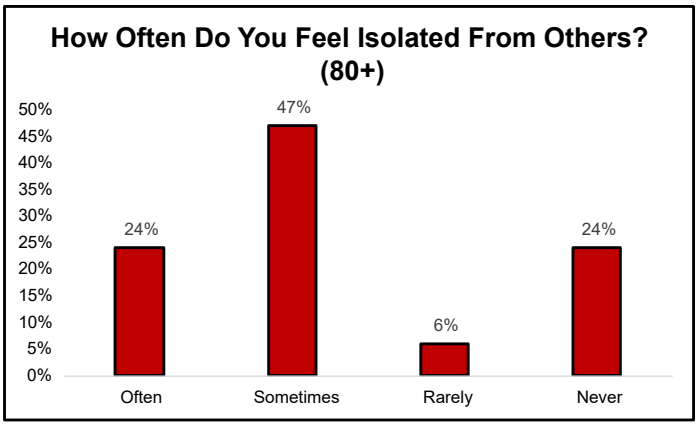
Additionally, the owner of Frenchtown Market IGA supported the idea of a printed newspaper or newsletter delivered to every household. He stated that the loss of direct-mail circulars has made it harder for older residents to stay informed about sales, events, and community life, contributing to isolation. He expressed that a Borough-led, paper-based monthly or semi-monthly newsletter with a community calendar and local business advertising would be the single most impactful step toward making Frenchtown more age-friendly.

8 The Local News Initiative at Northwestern University's Medill School of Journalism, Media, Integrated Marketing Communications. (2025). "The State of Local News: The 2025 Report." https://localnewsinitiative.northwestern.edu/projects/state-of-local-news/2025/report/

Social Inclusion

Another factor limiting the impact of services and programs are barriers to social inclusion, including a feeling of "invisibility" or "unwelcomeness", and the lack of infrastructure to support the mobility and accessibility needs of an aging population. While **72 percent** of residents feel comfortable attending local restaurants and social events, isolation is a growing concern for the oldest members of the community. Among respondents aged 80 and over, **24 percent** report feeling isolated "often," and **47 percent** feel isolated "sometimes." Providing more accessible social programming remains a priority for the Committee.





Research suggests that social isolation can have significant negative impacts on both mental and physiological health. It can lead to a **74 percent** increased risk of mortality due to its association with amplifying risk of dementia, heart disease, stroke, depression, and other ailments. These effects could be explained by factors, including:

- Reduced instrumental support like access to healthcare facilities and assistance with grocery shopping or food preparation.
- Reduced informational support like knowledge of available healthcare providers and services that support healthy living.
- Reduced opportunity to interact with others who can provide a positive social influence through the availability of senior centers, gathering places, and other social programs.[9]

Additionally, issues with social inclusion are intensified by income disparities. Lower-income seniors are less likely to feel comfortable at local entertainment venues, restaurants, and social events **(47% vs. 78%)**. Contributing factors may include the cost of such establishments, limited accessible social events, or a perception of not feeling welcome in the downtown.



9 Hong, JH, et al. (2023). Are loneliness and social isolation equal threats to health and well-being. An outcome-wide longitudinal approach. SSM – Population Health. Volume 23. https://doi.org/10.1016/j.ssmph.2023.101459.

Similarly, while **81 percent** of those 60+ earning over $50,000 regularly visit local stores and restaurants, only **56 percent** earning under $50,000 reported doing so. Other disparities include social connections: older residents earning under $50,000 are less likely to contact family or friends daily **(25%)** compared to those earning over $50,000 **(45%).**

The listening sessions and town halls helped expand upon the committee's knowledge on feelings of social isolation or lack of social inclusion. During the first Mayor's Town Hall, attendees voiced that they often feel invisible or disconnected from the community as they age. Longtime residents noted that limited downtown parking and difficulty accessing town events contribute to a sense of not feeling welcome in Frenchtown. They identified the need for a dedicated parking space at the Library and expressed strong support for expanded library hours. Seasonal assistance was also discussed, including help with sidewalk shoveling and residential snow plowing.

Parking and sidewalk issues emerged as a common criticism across the community engagement process. As mentioned previously, many residents noted uneven and poorly shoveled sidewalks as a factor limiting their ability to age-in-place. During the listening sessions, parking was also listed by multiple Frenchtown stakeholders as an issue for older residents, amplified by the fact that 94 percent of residents over 80 continue to drive.

The Frenchtown Pharmacist stated that the number one concern among older residents is the lack of convenient downtown parking, with issues including that the 30-minute parking limits are not enforced, and the crosswalks and parking lines are faded. Additionally, the sidewalk in front of the pharmacy is uneven and potentially hazardous, which is made worse during the winter due to ice collecting at the edge of the sidewalk. To help offset the mobility issues for older residents at the Frenchtown Pharmacy, the pharmacy has started to offer delivery services.

In addition, the Frenchtown librarian identified addressing parking issues as the single most important action to better support Frenchtown's aging population access to the library. Issues with parking and sidewalks were also listed as major area of concerns by Frenchtown Home and Hardware, Frenchtown Market IGA, and Frenchtown Methodist Church representatives.

Lastly, as mentioned in the section on existing services, many services and programs—including the Hunterdon Senior Center—are distant from Frenchtown. This contributes to limited access to some services and a lack of a dedicated gathering space for older residents. However, many local organizations have already demonstrated a willingness to lend their facilities for age-friendly programming, including businesses, the American Legion, Darcy Lodge, and Frenchtown Elementary School.



Housing

Housing in Frenchtown is old. **The median year for a structure built in the borough is 1938, or 88 years old as of the release of this plan.** Aging homes just like aging people require additional care and support. The annual operating cost of a home built before 1960 is estimated at 6.3 percent of the value of the home, compared to 3.2 percent for homes built after 2010.[10] At a median house value of $383,600, this metric means that Frenchtown households are paying over $24,000 annually for their homes, excluding mortgages. These high costs are caused by multiple factors.

Older homes often offer lower energy efficiency and require frequent weatherization. This has been intensified in recent years due to long and cold winters and rising energy costs. **In 2025, electricity expenses rose by 16.9 percent in New Jersey, the highest of any state in the US.**[11] As New Jersey winters continue to worsen and energy prices continue to rise, utility bills can add up to thousands of dollars each month, damaging the cost of living for all residents, but specifically those on fixed incomes.

A 2026 report from the New Jersey State Policy Lab at Rutgers University identified housing as the most significant affordability concern that older residents have. The major contributors to housing expenses include rent, mortgages, maintenance, utilities, and taxes. The report recommends zoning reform to allow aging supportive housing like ADUs.[12]



Older homes also tend to require more frequent upkeep and lack age-friendly features like first floor bathrooms or safe stairs. Forty-three percent of Frenchtown residents responded that stairs may limit their ability to age in place and 50 percent of respondents over 60 stated home upkeep, with both lower- and higher-income aging residents expressing anxiety over home upkeep issues. Current programs to support home upkeep like Mr. Fix-It have low volunteer rates. Other services limit their assistance to homeowners, which represents only 52.9 percent of households in Frenchtown. Any actions to support home upkeep must also include ways to promote age-friendly improvements from borough landlords.

Frenchtown residents consistently voiced concerns over the cost of living—specifically related to housing—during the community engagement initiatives. Finances emerged as the most common barrier to aging in place during the community survey, and property taxes was the most common written response. **New Jersey has the highest property tax rate in the United States, and because housing prices are high, residents also pay the highest average property taxes in the nation at $10,570 in 2025.** [13]

10 Siniavskaia, Natalie. (2021). Estimate Costs of Owning a Home. National Association of Home Builders. https://www.nahb.org/-/media/04F57989FBC74C82BEF51C382C654E54.ashx

11 US Senate: Joint Economic Committee. (2026). Update: State-by-State Data – Annual Electricity Bills Up $100 Per Family in 2025. https://www.jec.senate.gov/public/_cache/files/988cf92d-c7a6-47d3-a564-28b9880e43ee/26.03.05---updated-fact-sheet-on-state-by-state-electricity-cost-increases.pdf

5 Franzione et al. (2026). Economic Challenges for Older New Jersey Residents. New Jersey State Policy Lab at Rutgers University

13 Reitmeyer, John. (2026). Average NJ property-tax bill hit another record high last year. NJ Spotlight News. https://www.njspotlightnews.org/2026/02/average-nj-property-tax-bill-hit-another-record-high-last-year/

At the first Mayor's Town Hall, residents discussed the financial and housing pressures facing seniors, particularly those living on fixed incomes. Several participants asked whether Hunterdon County grant funding could support affordable senior housing in Frenchtown. Attendees emphasized that assistance should extend beyond homeowners to include seniors living in existing apartments and rental units. For older housing stock, participants suggested modest upgrades such as installing additional handrails and other safety improvements.

Statewide programs exist that would help offset some of the expenses, specifically taxes. The **Senior Freeze Program** reimburses eligible senior citizens for property tax increases on their primary residence and the **Stay NJ** Program offers eligible homeowners aged 65 and older reimbursement for 50 percent of their property taxes, up to $13,000. But many residents are either unaware of their availability or struggle to file the forms. These programs also only apply to homeowners, meaning that they would not help the burden on older renters.



Summary of Challenges

Based on the findings from the community survey and listening sessions, the Frenchtown Age-Friendly Committee identified a set of **challenges** and **underlying gaps** that impede age-friendliness in the Borough. Additionally, the Committee identified a set of important positive factors (called **Good News**) that can provide foundational support to strengthen the Borough's Age-Friendly effort.

The committee found three primary categories of Age-Friendly challenges in the Borough:

A feeling of invisibility in the community and lack of awareness of local happenings.

Older residents reported feeling a sense of "not belonging" within Frenchtown, which may stem from limited access to information about news, community events, and social and health opportunities. One resident at the Town Hall used the term "invisible" to describe how they felt and many other participants nodded in agreement. Many residents reported a gap in knowledge about local issues resulting from the loss of a local journalistic news source (i.e. Delaware Valley News) and/or any form of community newsletter.

This challenge impacts all older residents, but affects low-income seniors—who are less likely to use the internet or shop at local businesses—the most.

Challenges include:

- Local stakeholders consistently reported downtown parking as an obstacle to mobility for older residents. The most common examples included parking at the library and at Borough Hall.

- Without any form of newspaper or newsletter, it is difficult for older residents—especially those who struggle to use the internet—to be aware of Borough news and events.
- There are limited dedicated outreach or communication programs that are effective at meeting the needs of older residents and their caregivers.
- There are limited dedicated gathering spaces in the Borough where older residents feel comfortable.
- Poorly maintained sidewalks, in general, make it difficult for older residents to walk throughout the Borough.
- Poor access to Borough Hall makes older residents less inclined to be civically engaged and to access the resources at the library.



Limited availability of free services/programs within the Borough and limited awareness of services/programs.

The Committee identified extensive housing, food, and social services within Hunterdon County, but limited local availability and awareness within the Borough. This includes services for caregivers of older residents who may or may not reside in the Borough.

Examples of specific challenges identified by residents:

- While there are programs and services at the county level and, generally, in Flemington, there are no educational or social program operating in the Borough on topics important to older residents and their caregivers.
- There is no dedicated contact person or hotline who older residents can reach out to for help with accessing and learning about services and programs within the Borough.
- There are limited services for supporting caregivers—including those who do not live in the Borough—such as wellness check-ins, assistance in times of emergencies (i.e. power outages), etc.
- There is no easily accessible inventory or summary of currently available services with information on contacts and eligibility.
- Residents are unsure of who to reach out to in emergencies (i.e. 911, Borough Police Department, Borough Hall, etc.).
- Older residents reported needing assistance with home repairs, upkeep, and ensuring that their homes can support aging in place.
- Older residents would like assistance with shoveling sidewalks, hauling yard debris to the recycling center and putting large objects on the curb for junk day.
- For some residents who are very resource-constrained and without local caregivers, there are limited local programs to ensure their wellness and safety.

The need for specific local policies designed to support older residents.

Residents pointed to several specific actions that could be undertaken by municipal and county agencies to support the needs of older residents, including ordinance amendments, pedestrian safety improvements, and dedicated outreach programs.

Examples of specific challenges identified by residents:

- Gaining local approvals to make homes amenable to medically-necessary and aging-in-place renovations are costly and burdensome.
- Cold winters and old homes lead to high utility costs.
- There is limited enforcement of local ordinances and laws to ensure that sidewalks are safe and clear of debris, snow, ice and other obstacles.
- With a large rental base, it is important to provide incentives and/or requirements that prompt landlords to ensure properties support aging-in-place.
- There is no dedicated outreach to older residents who are income constrained to assist them with accessing resources that can make living in Frenchtown more affordable.
- Direct outreach is needed to older residents to ensure that they are prepared for disasters (i.e. flooding, power outages, etc.) and to ensure that local service providers have the information they need to reach out to older residents during disasters and emergencies.



Underlying Gaps

The community engagement process helped identify many challenges to systematically advancing age-friendly policies, systems, infrastructure and strategies in Frenchtown. These challenges mostly derive from several underlying gaps:

1. The lack of a dedicated local point of contact with the express purpose of coordinating Age-Friendly initiatives in the Borough. The role would include listening to the needs of older residents, building a sustainable network of local volunteers (other older residents, younger residents and students), advising and collaborating with local officials on opportunities to address challenges, identifying available resources, programs, and services, and arranging community events;

2. The lack of an up-to-date and reliable contact list of older residents who want to be kept informed of Age-Friendly activities and services. This list could also be used for service delivery, outreach during emergencies; and communication about news, civic happenings, and community events;

3. A civic news source, including hard copies, to keep all residents (especially older residents) informed of local happenings including but not limited to: reporting on local news; updates from local officials and community organizations; crime updates; cultural and social opportunities; obituaries; letters to the editor; summary of historic events, etc. The Age-Friendly Committee observed that, while services and programs could be developed and offered in the Borough, their impact would be minimal without a news source to inform older residents (and all residents) of their availability; and

4. During the Borough's Age-Friendly community engagement efforts, older residents identified a lack of an accessible and welcoming gathering space for ongoing activities as a potential challenge. However, it is important to note that, despite this concern, many local organizations—including churches, Frenchtown Elementary School, Darcy Lodge, local businesses, and the American Legion—expressed strong interest in supporting Age-Friendly initiatives, including offering their facilities for use. Given this support, the Committee concluded that the more immediate need is not the creation of a new dedicated space, but rather improved coordination in delivering programs and services across these existing partner locations.



Good News

While the Age-Friendly community engagement effort did identify several challenges in Frenchtown, community engagement efforts uncovered a tremendous amount of positive energy that can form the foundation for new initiatives, actions and policies:

- Community leaders and businesses are very enthusiastic about supporting older residents and are very willing to help (pharmacy, TD Bank, IGA, student organizations, Frenchtown Elementary School, hardware store, churches, shops, etc.).

- Borough employees (Clerk's Office, Police Department, DPW, Library) already support older residents on a routine basis with little recognition. These local employees are keenly aware of the needs of the Borough's older residents—especially those with limited resources—and they are very enthusiastic about expanding their support for older residents. They collaborated closely with the Committee to identify several specific suggestions for strategies to address current gaps in services for older residents.

- The Borough's Age-Friendly planning process has generated a lot of positive feedback from residents (more than 200 survey responses; more than 60 fully-engaged attendees at Mayor's Town Hall, etc.).

Some of the most frequently identified challenges facing older residents will be addressed partially or fully by several initiatives and policies already underway within the Borough.

Examples of these include:

Sidewalks conditions:

Many residents pointed to sidewalk conditions as a challenge to age-friendliness throughout the Borough. The good news is that the Borough has already been awarded multiple grants to improve sidewalks and these projects are scheduled to commence in the coming months: The Safe Routes to School Project will improve pedestrian safety along the entire length of Harrison Street including sidewalks, curb ramps and crosswalks; and the Transportation Alternative Design Assistance Program (TAP) will improve infrastructure in the Borough's downtown business district, including sidewalks, benches, curb ramps, crosswalks and pedestrian scale lighting.



Downtown parking:

The Borough is actively working on the installation of parking meters throughout the Borough. This will aid in spot turnover, which would allow for older residents to find suitable parking spots closer to their destination. The Borough is also working on opening three spots outside of its Library, which are currently used by the Fire Department.

Emergency communications with older residents:

The Borough's establishment of a Constant Contact platform using Age-Friendly funds will aid Frenchtown Police Department efforts to improve emergency communications. Residents can voluntarily sign up to receive alerts; outreach will be specifically conducted to older residents and caregivers to encourage their sign up. The Frenchtown Police Department has also funded the implementation of an Operation Blue Angel program, which is a community safety program run by various New Jersey police departments that provides free lockboxes for elderly or vulnerable residents, enabling quick, damage-free entry in emergencies.

Rental upkeep:

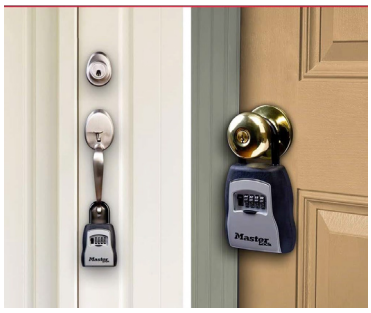
In 2025, the Frenchtown Borough Council approved an ordinance amendment requiring long-term residential properties to be registered with the Borough Clerk. The residential rental property registration approach aims to ensure that all rental properties in the borough meet necessary guidelines by conducting periodic inspections funded by newly enacted fees. If a rental property does not pass inspection, it is not allowed to be occupied by any tenant. Additionally, rental property owners that violate the new ordinance amendment can be held liable to fines of up to $1,250.

Operation Blue Angel

Allow Emergency Services Access to Your Home in the event of a Medical Emergency

The Frenchtown Police Department, in partnership with the Age Friendly Frenchtown initiative, are pleased to offer Operation Blue Angel, which is free of cost to eligible community members.

Operation Blue Angel is designed to assist Frenchtown residents who live alone (or are alone for extended periods of time on a regular basis) and have a medical condition or special need that may prevent them from getting to the door in the event of an emergency. This program allows First Responders to gain entry into your home without unnecessary delays or potential damage to windows or doors when someone is unable to answer the door.



Participants in **Operation Blue Angel** are provided with a free and secured Lock Box. The confidential access code is placed on file with the Frenchtown Police Department. In the event of an emergency, a First Responder will access the confidential Lock Box code and use the secured key to accompany medical personnel into the home.

Visit www.frenchtownpolice.com for application and waiver or contact the Frenchtown Police Department at 908-996-4820

Actions

Based on the outcomes of Frenchtown's Age-Friendly needs assessment as well as availability of funding and alignment with other established Borough priorities, the following actions have emerged as immediate priorities. They are referred to in this Action Plan as "Early Actions" because they offer high-impact, short-term and visible benefits to Frenchtown's older residents as well as the Borough as a whole. Their implementation can lay the foundation for the priority actions outlined in the previous section.

Early actions identified for which the Borough is already assertively pursuing funding resources include:

Communications

Communications have emerged as a large barrier for older residents and their caregivers. Frenchtown is a "news desert" with no local news source since the weekly Delaware Valley News disbanded in 2008. Age-Friendly Committee members noted that the lack of an accessible information source would significantly limit the impact of most potential programs and services recommended within this action plan. Additionally, the social isolation felt by many older residents—particularly low-income seniors—partially stems from the inability to access reliable news and information as well as notifications in the case of emergency events.

To address communications-related challenges, the Borough restructured the Age-Friendly Grant to support investments in local communication and will prioritize the identification of additional resources to implement the following Early Actions:

✓ **Establishment of a Communications Platform**

Frenchtown has purchased access to Constant Contact—a digital marketing software—and other materials needed to adopt a direct online communication platform to allow for routine and emergency communication with all residents, targeted communication with older residents and their caregivers, and time-sensitive communication during emergency events. Implementation started in spring 2026.

✓ **Incubation of a Borough Newsletter**

The Age-Friendly Committee assembled an editorial team to support the creation of a Borough-led civic newsletter called The Frenchtown Sun. Supported by Age-Friendly grant funding, the newsletter released its first edition in April 2026, including an online and hard copy version. The Frenchtown Sun is delivered monthly to all Frenchtown residents at no cost. The Borough plans to expand the content and offerings of the newsletter, and prepare a business model that ensures the newsletter's sustainability without burdening the local tax base after the grant funding runs out.

✓ **Operation Blue Angel**

The Borough purchased the equipment needed for the Department of Public Safety to launch an Operation Blue Angel program, enabling the police department to better assist older residents, residents with disabilities, and caregivers. The program allows first responders to gain entry into registered homes without delay or damages during emergency incidents using front door lock boxes.

April 2026 frenchtownsun.net

Frenchtown Sun

A Frenchtown-Focused Civic Newsletter



Photographer: Paul Serra

Improvements to S. Washington Street scheduled to commence

The South Washington Street improvement project is set to begin the first week of April.

The project includes the installation of some concrete curbs, construction of ADA curb ramps, some drainage improvements, hot mix asphalt milling, full-depth pavement repairs, full-width pavement resurfacing, traffic striping, signage and site restoration along Hawk Street (from Trenton Avenue to Front Street), Front Street (from Hawk Street to terminus), South Washington Street (from Trenton Avenue to River Road) and River Road (from South Washington Street to terminus at borough wastewater treatment plant).

There may be intermittent road closures during the project, but the Frenchtown Police Department will work to ensure minimal disruption.

Operation Blue Angel will help residents during medical emergencies

The Frenchtown Police Department, in partnership with the Age-Friendly Frenchtown Initiative, now offers Operation Blue Angel, a voluntary program designed to assist Frenchtown Borough residents who are at risk of a medical or life-threatening emergency and may be home alone, unable to get to the front door to open it for help.

The program allows first responders to enter a resident's home without unnecessary delays or potential damage to windows or doors when someone is unable to answer the door.

Participants in Operation Blue Angel are provided with a free, secured lock box that is affixed near the front entrance of their home. A house key is securely stored inside the lock box, and a confidential access code is placed on file with the Police Department.

In the event of an emergency, a police officer will access the code and use the key to accompany medical personnel into the home.

To be eligible for Operation Blue Angel, Frenchtown residents must be at least 55 years years old or have a medical condition that could lead to incapacitation; live alone or are alone for extended periods regularly. They may complete the required application and liability waiver forms and designate an emergency contact person. Visit www.frenchtownpolice.com for the application and waiver or contact the Police Department at 908-996-4820.

1st Edition of the Frenchtown Sun

✓ **Mayor's Town Halls**

The two Mayor's Age-Friendly Town Hall—held as part of the NJDHS Age-Friendly grant in October 2025 and February 2026—received strong attendance and helped identify many challenges to age-friendliness in the Borough. Efforts will be made to ensure that these public engagement opportunities become a standard practice in the Borough.

✓ **County Collaboration**

Following Frenchtown's adoption of its Age-Friendly Action Plan, the Borough will proactively contact county offices to identify opportunities for leveraging county resources to implement Priority Actions. The Borough believes that since Frenchtown is the only municipality in the county to have received a NJDHS Age-Friendly grant, county agencies and other municipalities in the county will benefit from supporting and monitoring the plan's impact.





Housing

Due to the aging housing stock in Frenchtown, there is a strong need to reduce cost and burden to older residents who are undertaking medically necessary and aging-in-place renovations. Residents raised issues associated with the lack of affordable housing, the high property tax burden, and limited age-friendly housing infrastructure during the needs assessment.

✓ **Home Renovation Ordinance**

The Borough deployed Age-Friendly grant funds in spring 2026 to develop and pursue adoption of a new ordinance that will reduce cost and burden for some home renovations while adhering to the Borough's existing zoning ordinances and municipal master plan.

✓ **Elder Cottage Housing Opportunity**

As part of its adoption of an updated housing element to its municipal master plan and commitment to affordable housing, Frenchtown adopted an ordinance to allow the creation of Elder Cottage Housing Opportunity (ECHO) units. These new self- contained units would be on lots with existing homes that meet income, age and disability requirements. The ECHO program will launch in 2026, following the Borough's adoption of Housing Plan ordinances. The Borough will monitor initial implementation of the program to better assess its impact on housing affordability for older residents with constrained incomes.

Community Connections

The Age-Friendly needs assessment identified that while many programs and services are available to Frenchtown's older residents, their accessibility within the Borough is limited and residents lack knowledge of their availability. A "community connector" could leverage current services to increase their availability to Frenchtown residents and incubate new programs and services where none may exist.

Additionally, during the Age-Friendly needs assessment, the Borough heard significant support for promoting age-friendly policies, programs, and strategies, including interest from younger residents (and students) to provide volunteer support for older residents who may need direct assistance. Finally, the needs assessment recognized a strong interest from older residents to be more aware of civic issues within the Borough.

✓ **Community Connector**

To address these challenges, the Borough is proactively pursuing funding to support the establishment of a part-time Age-Friendly Community Connector service/employee to help older residents access existing services and programs, create new services to address unmet needs, and to promote opportunities for older residents to be civically engaged in the Borough.

In May 2026, the Borough sent an application to the New Jersey Department of Community Affairs (NJDCA) to establish a municipal trust for advancing Age-Friendly efforts. Once established, the Borough will actively seek funding through donations and philanthropic contributions to create a community connector role within the Borough. The connector could expand the availability of existing services and programs, create new services and programs, coordinate a network of volunteers, and promote civic engagement opportunities.

✓ **Partnerships**

During the needs assessment, many community-based organizations and leaders communicated strong interest in partnering with the Borough's Age-Friendly initiatives. To further these partnerships, the Community Connector initiative will undertake the following efforts:

- Engage with non-profit community organizations in the Borough (i.e. faith- based organizations, American Legion, Lions' Club, Darcy Lodge) to identify opportunities for collaboration and use of existing spaces for programming;
- Partner with the Frenchtown Elementary School to identify specific opportunities to host Age-Friendly programming within the school. The upcoming 100th anniversary of the school provides a good opportunity to launch and showcase this partnership.

Frenchtown Borough Age-Friendly Community Connector:

A Borough employee/service that promotes policies, services, and infrastructure to make Frenchtown an Age-Friendly community.

Connects:

Frenchtown Borough's older residents to opportunities for civic engagement to ensure that the voices of older residents are heard in local planning and decision-making.

Connects:

Frenchtown Borough's older residents and caregivers to existing regional services and programs, leverages existing services to expand their reach within the Borough, and creates local programs to fill gaps.

Connects:

Frenchtown Borough's older residents and caregivers to a network of community volunteers who are available to provide individual and direct support and assistance.

Connects:

Frenchtown Borough's older residents and caregivers to better understand existing challenges in order to advocate for meaningful change with local officals and service providers.

Infrastructure

The Borough received extensive input during the needs assessment about addressing several infrastructure-related issues that create challenges to older residents' mobility within the Borough. High among the input received was: condition of aging sidewalks, compliance with existing ordinances regarding clearing of sidewalks (i.e. ice, snow) and unobstructed pedestrian access; and downtown parking.



✓ **Sidewalk Condition**

Borough officials are well-aware of the issue related to condition of aging sidewalks. For that reason, the Borough has already pursued and received two state grants that will address sidewalk (and other infrastructure) improvements on the length of Harrison Street and in the downtown village center. However, it is clear that many residents are unaware of the approval of these grants since the construction associated with them has not started. As an Early Action, the Mayor highlighted the importance of these infrastructure projects at the February 28, 2026 Town Hall and it was highlighted in the first edition of the Borough newsletter.



✓ **Parking**

Parking has been a chronic challenge for all residents within the Borough. An effort is underway, led by the Department of Public Safety, to mitigate parking challenges adjacent to the Public Library and Borough Hall and these improvements are expected in summer 2026. The Borough is earmarking purchase of supplies needed to adequately mark these parking spaces as part of its current Age-Friendly grant.



Priority Actions

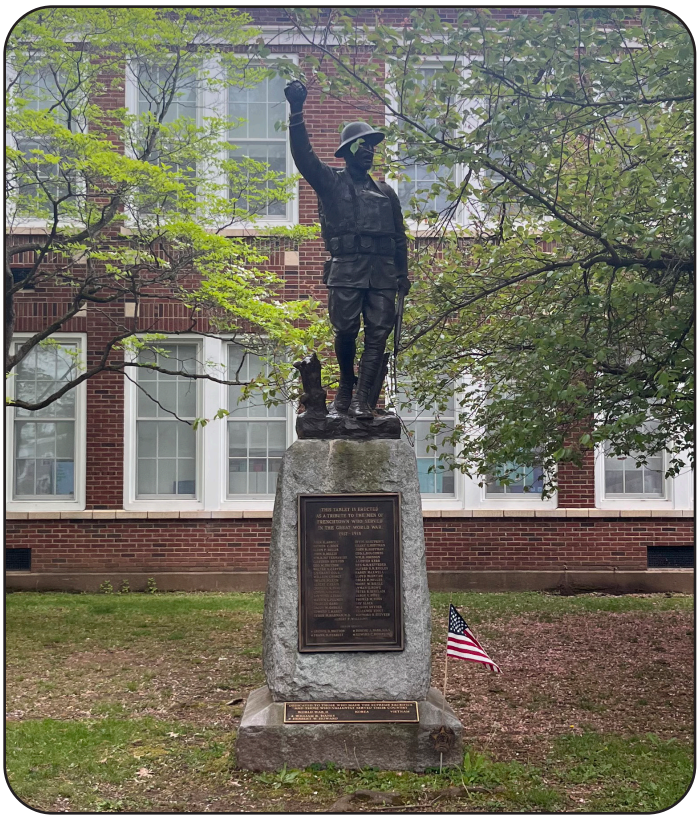
The following actions outline critical strategies to address challenges to Age-Friendliness in Frenchtown Borough as identified via the Borough's ongoing Age Friendly planning process.

#1. Pursue funding to support a self-sustaining Frenchtown-based civic news outlet.

Outcome: The newsletter includes regular features from the Borough boards and commissions, community organizations, and schools, and report on local civic news and events. It also features advertising and news from local businesses. Although it will be temporarily supported by Age-Friendly grant funding, the Borough will need to identify potential long-term funding sources. Funding the newsletter would allow all residents to have a better understanding of Frenchtown civic affairs and feelings of social isolation would decrease.

#2. Build a more formal signature partnership between the Frenchtown Elementary School and the Borough's Age-Friendly efforts.

Outcome: The Frenchtown Elementary School is an anchor institution within the Borough. During the Age-Friendly community needs assessment process, school leadership expressed its strong support for supporting age-friendly efforts of the Borough. There appears to be opportunities to build upon this momentum through developing a cohesive strategy for the elementary school becoming an integral part of Age-Friendly Frenchtown, including use of school facilities, offering educational programs, enlisting students and parents as volunteers as part of an Age-Friendly network. The September 2026 FES Centennial offers a high-profile



opportunity to launch such a partnership. One issue that can be explored is the feasibility of moving Frenchtown's polling place to the more accessible FES which raise comfort levels for older and mobility challenged residents, and support local civic democracy.

#3. Engage with the Frenchtown Business and Professional Association to identify strategies that local businesses can undertake to make older residents feel more welcome in the downtown commercial district.

Outcome: Many older residents—especially those of low- and moderate-income—reported a sense of feeling unwelcome in the Frenchtown commercial district. Strategies like senior nights, early-bird specials, and targeted programs for the older population could reengage seniors and reduce social isolation, which correlates with many negative physical and mental health issues.

#4. Establish parking meters in the commercial district.

Outcome: Parking meters would help increase downtown parking for older and disabled residents by encouraging quicker turnover. This would help improve mobility and accessibility to key locations like the library, the Borough Hall, the pharmacy, and many other local businesses and restaurants. The Borough has started the process of identifying potential implementation strategies.

#5. Host annual Mayor's Town Halls on Age-Friendly topics.

Outcome: The two Mayor's Town Halls held during the preparation of the plan demonstrated the value of directly engaging with the older Frenchtown population. Borough officials would be better informed on the active and evolving challenges faced by older residents, and older residents would feel that their voices are being heard, increasing civic engagement.



#6. Partner with goHunterdon and the Hunterdon County LINK Transportation System to explore innovative approaches to enhance transportation access services for older residents.

Outcome: Increasing access to and knowledge of alternative transportation options available through the LINK such as its microtransit and demand-response services could help reduce the number of residents who feel compelled to drive and improve the mobility of those unable to drive. Possible strategies include running organized demos or in-Borough travel training.

#7. Enhance the ability for the Frenchtown Public Library to serve an expanded Age-Friendly role in the community.

Outcome: During the Age-Friendly needs assessment, residents pointed to the important value that the Frenchtown Public Library offers to all residents and especially to older residents and children. In addition to increasing parking access for older residents to the library, one suggestion was to increase library hours, including weekend service which is currently not available. Other suggestions included enlisting volunteers to deliver library books to older residents, expanding access to computers and internet resources, and hosting social gatherings such as book clubs for older residents.

#8. Collaborate with Hunterdon County to create an easy-to-use inventory summarizing key available services and contact information.

Outcome: The inventory would help older residents gain knowledge of and access key services. The listening sessions and community survey confirmed that many residents lacked knowledge of existing services and faced difficulties filling out forms, accessing benefits, and more.

#9. Pursue long-term funding to create a part-time Age-Friendly Community Connector position.

Outcome: A dedicated, part-time Age-Friendly Community Coordinator position would help Frenchtown accomplish many of the actions laid out in this plan. The Coordinator could work with Borough employees to maintain a database of older residents to help facilitate tailored outreach programs that could ensure the success of new services and programs. The coordinator would organize volunteer labor to support Borough initiatives like snow shoveling, yard work, deliveries, and home repairs through the Mr. Fix-It program. The coordinator would help older resident access benefits like Medicare and NJ SAVE, ensure that older residents are aware of local opportunities for civic engagement, and facilitate partnerships with community organizations, county government, and healthcare providers.

#10. Collaborate with Hunterdon County and Frenchtown Offices of Emergency Management to offer outreach and training to older residents and their caregivers about being prepared for emergency events.

Outcome: Older residents are often the most vulnerable during emergency events. Outreach and training programs would help ensure that seniors and caregivers have access to the necessary resources and are actively being supported during the emergency events. These efforts can build upon the Borough's new Operation Blue Angel program and create systems to ensure that caregivers, including those who do not reside in the Borough, are made aware of emergency communications.

#11. Consider the needs of older and disabled residents in local open space and parks planning efforts.

Outcome: Aging-in-place and accessibility considerations such as frequent seating, adequate shading, installing ADA-compliant ramps, and other strategies should be included in open space and parks planning efforts. These considerations would make public spaces more welcoming for older residents and help offset feelings of invisibility within the Borough. The Borough's Planning Board is beginning a review of its community Master Plan in spring 2026 which provides an opportunity to integrate Age-Friendly strategies in recreation planning as well as other elements of the master plan.

#12. Adopt a routine policy of notifying older and disabled residents when there is ongoing construction in proximity to their residence.

Outcome: Construction may limit access to sidewalks or roadways, restricting the mobility of older residents and disabled residents. Advanced notification would help these residents plan around any potential complications.

#13. Engage county agencies and departments in dialogue to identify county funding and resources to support Frenchtown Borough Age-Friendly efforts.

Outcome: Many of the previous actions would require access to new funding sources to implement. Frenchtown may be able to leverage existing services and assistance from Hunterdon County to support some of the actions.



#	Goal	Domains of Livability	Stakeholders
1	**Pursue funding to establish a Frenchtown-based civic news outlet.**	Communication & Information, Work & Civic Engagement	Frenchtown Borough Council, Frenchtown Residents
2	**Build a formal partnership between the Frenchtown Elementary School and the Borough's Age-Friendly Efforts**	Work & Civic Engagement, Outdoor Spaces & Buildings	Frenchtown's Clerk Office, Frenchtown Borough Council, Frenchtown Elementary School
3	**Engage with the Frenchtown Business and Professional Association to identify strategies that local businesses can undertake to make older residents feel more welcome in the downtown commercial district.**	Respect & Social Inclusion, Social Participation	Frenchtown Business and Professional Association, Local Businesses, Local Social Groups
4	**Establish parking meters in the commercial district.**	Outdoor Spaces & Buildings, Transportation	Frenchtown Borough Council, Frenchtown Planners
5	**Host annual Mayor's Town Halls on Age-Friendly topics.**	Communication & Information, Work & Civic Engagement	Frenchtown Mayor
6	**Partner with goHunterdon and the LINK to explore innovative approaches to enhance transportation access services for older residents.**	Transportation	goHunterdon, the LINK, Hunterdon Health,
7	**Enhance the ability for the Frenchtown Library to serve an expanded Age-Friendly role.**	Social Participation, Communication & Information	Frenchtown Borough Council, Frenchtown Public Library
8	**Collaborate with Hunterdon County to create an easy-to-use inventory summarizing key available services and contact information**.	Communication & Information	Hunterdon County Division of Senior, Disabilities & Veterans' Services (DSDVS), Hunterdon County Division of Housing, Hunterdon County Social Services, goHunterdon, Hunterdon Health
9	**Pursue long-term funding to create a part-time Age-Friendly service connector position to coordinate strategies.**	Work & Civic Engagement, Communication & Information, Community & Health Services, Social Participation,	Frenchtown Borough Council
11	**Collaborate with Hunterdon County and Frenchtown Offices of Emergency Management to offer outreach and training to older residents and their caregivers about being prepared for emergency events.**	Community & Health Services, Communication & Information	Hunterdon County Office of Emergency Management, Frenchtown Office of Emergency Management
12	**Adopt a routine policy of notifying older and disabled residents when there is ongoing construction in proximity to their residence.**	Housing, Transportation, Communication & Information	Frenchtown Clerk's Office, Frenchtown Construction/Zoning Official, Frenchtown Department of Public Works
13	**Engage county agencies and departments in dialogue to identify county funding and resources to support Frenchtown Borough Age-Friendly efforts.**	Community & Health Services	Hunterdon County Division of Senior, Disabilities & Veterans' Services (DSDVS), Hunterdon County Division of Housing

A. Briefing memo on Frenchtown Demographics

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772

Colliers
Engineering & Design

Memorandum

To: Age-Friendly Grant Sub-committee

From: Darlene A. Green, PP, AICP

Date: August 12, 2025

Subject: Demographic Research

Project No.: FTT-001A

Pursuant to the Borough's request, this office has gathered demographic data from the most recent US Census and American Community Survey ("ACS") relating to those 50 years and over. Below are our findings.

Age Cohorts & Median Age

The table on the following page details the Borough's population in 2010 compared to 2020. The population of Frenchtown remained relatively stable during the 10-year period, only losing three residents by 2020. However, the change in population for each cohort demonstrates the aging population of the Borough. There was an increase of 46 residents aged 65 to 69 years or 90.2%. Those aged 60 to 64 years increased by 31 residents or 34.8%, while those aged 75 to 79 years increased by 30 residents or 157.9%. Conversely, there were 56 less residents aged 45 to 49 years, which is a reduction of 42.7%. Residents under 5 years contracted by 36 residents or 40.9%, while residents between 40 and 44 years reduced by 33 residents or 27%. It should be noted that those aged 80 years and over increased by nine residents or 42.7%. The upward shift in the age of the Borough's residents is evident by the increase in the median age from 42.6 years to 45.8 years, which is an increase of 3.2 years or 7.5%.

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Population by Age Cohort & Median Age - 2010 vs 2020

Age	2010		2020		Change	
	Total	Percent	Total	Percent	Total	Percent
Under 5 years	88	6.4%	52	3.8%	-36	-40.9%
5 to 9 years	79	5.8%	75	5.5%	-4	-5.1%
10 to 14 years	85	6.2%	80	5.8%	-5	-5.9%
15 to 19 years	59	4.3%	78	5.7%	19	32.2%
20 to 24 years	61	4.5%	61	4.5%	0	0.0%
25 to 29 years	90	6.6%	79	5.8%	-11	-12.2%
30 to 34 years	84	6.1%	73	5.3%	-11	-13.1%
35 to 39 years	79	5.8%	82	6.0%	3	3.8%
40 to 44 years	122	8.9%	89	6.5%	-33	-27.0%
45 to 49 years	131	9.6%	75	5.5%	-56	-42.7%
50 to 54 years	143	10.4%	137	10.0%	-6	-4.2%
55 to 59 years	108	7.9%	107	7.8%	-1	-0.9%
60 to 64 years	89	6.5%	120	8.8%	31	34.8%
65 to 69 years	51	3.7%	97	7.1%	46	90.2%
70 to 74 years	43	3.1%	65	4.7%	22	51.2%
75 to 79 years	19	1.4%	49	3.6%	30	157.9%
80 to 84 years	22	1.6%	27	2.0%	5	22.7%
85 years and over	20	1.5%	24	1.8%	4	20.0%
Total	**1,373**	**100%**	**1,370**	**100%**	**-3**	**-0.2%**
Median Age	**42.6**		**45.8**		**3.2**	**7.5%**

Source: 2010 Census Table P12 & P13, 2020 Census Table DP1

Race by Age Cohort

The 2023 ACS five-year estimates provide the population of Frenchtown by age cohort and race. According to the data, most of the population is white with 1,282 residents or 79.7%. Those identifying with two or more races comprised 9.7% of the Borough's population, while Asians comprised 6.2%. The Borough also had less than 5% of its residents identifying as Black or African American, American Indian & Alaska Native, or some other race. Additionally, those identifying as Hispanic or Latino, which can be of any race, comprised 9.6% of the Borough's population. See the table on the following page for additional details.

Colliers Engineering & Design

Race by Age Cohort & Median Age (2023)

Age	White Alone		Black or African American		American Indian & Alaska Native		Asian		Some Other Race		Two or More Races		Hispanic or Latino	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Under 5 years	24	1.5%					4	0.2%	18	1.1%	15	0.9%	16	1.0%
5 to 9 years	123	7.6%					10	0.6%	6	0.4%	5	0.3%	6	0.4%
10 to 14 years	59	3.7%					22	1.4%	12	0.7%	16	1.0%	6	0.4%
15 to 19 years	110	6.8%					3	0.2%	8	0.5%	28	1.7%	53	3.3%
20 to 24 years	28	1.7%							11	0.7%	4	0.2%	6	0.4%
25 to 29 years	86	5.3%					29	1.8%	2	0.1%			5	0.3%
30 to 34 years	36	2.2%					4	0.2%			7	0.4%	7	0.4%
35 to 44 years	186	11.6%			4	0.2%	16	1.0%	8	0.5%	30	1.9%	20	1.2%
45 to 54 years	241	15.0%									26	1.6%	6	0.4%
55 to 64 years	116	7.2%	3	0.2%			3	0.2%			25	1.6%	24	1.5%
65 to 74 years	136	8.5%					8	0.5%					6	0.4%
75 to 84 years	123	7.6%												
85 years and over	14	0.9%												
Subtotal	**1,282**	**79.7%**	**3**	**0.2%**	**4**	**0.2%**	**99**	**6.2%**	**65**	**4.0%**	**156**	**9.7%**	**155**	**9.6%**
Total	**1,609**													
Median Age	**44.6**		**-**		**-**		**28.2**		**11.8**		**37.4**		**19.6**	

Source: 2023 ACS Tables B01001A, B01001B, B01001C, B01001D, B01001F, B01001G, B01001I, B01002A, B01002B, B01002C, B01002D, B01002F, B01002G, B01002I
Note persons that identify their origin as Hispanic or Latino may be of any race and is not included as part of the total population as this category is within the other race categories.

Age of Householder by Household Income

The 2023 ACS estimated that 181 of the Borough's 685 households (26.4%) contained a householder aged 65 years and over. Householders aged 45 to 64 years comprised 260 households (38%), while householders aged 25 to 44 years encompassed 228 households (33.3%). Only 16 households contained householders under 25 years of age.

Analyzing household income for householders 65 years and older reveals a wide spectrum. The top three income categories were $100,000 to $149,000 (39 households), $35,000 to $49,999 (38 households), and $50,000 to $74,999 (38 households). See the table on the following page for additional details.

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Age of Householder by Household Income in the Past 12 Months (2023)

Income Range	Householder Age							
	Under 25 years		25 to 44 years		45 to 64 years		65 years and Over	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Less than $10,000	0	0.0%	4	0.6%	4	0.6%	4	0.6%
$10,000 to $14,999	0	0.0%	24	3.5%	4	0.6%	4	0.6%
$15,000 to $24,999	7	1.0%	0	0.0%	15	2.2%	3	0.4%
$25,000 to $34,999	0	0.0%	8	1.2%	21	3.1%	16	2.3%
$35,000 to $49,999	0	0.0%	15	2.2%	3	0.4%	38	5.5%
$50,000 to $74,999	0	0.0%	41	6.0%	27	3.9%	38	5.5%
$75,000 to $99,999	0	0.0%	32	4.7%	9	1.3%	9	1.3%
$100,000 to $149,999	0	0.0%	59	8.6%	65	9.5%	39	5.7%
$150,000 to $199,999	0	0.0%	21	3.1%	38	5.5%	20	2.9%
$200,000 or more	9	1.3%	24	3.5%	74	10.8%	10	1.5%
Subtotal	***16***	***2.3%***	***228***	***33.3%***	***260***	***38.0%***	***181***	***26.4%***
Total	**685**							
Median Income	**-**		**$97,727**		**$139,688**		**$67,596**	

Source: 2023 ACS Tables B19037 & B19049

Poverty

According to the 2023 ACS, 117 residents were below the poverty level in the past 12 months. This equates to 7.3% of the 1,592 residents for which poverty status is determined. Most residents below the poverty level were between 18 and 34 years old. However, 32 residents below the poverty level were five to 17 years old. Additionally, 12 residents aged 60 years or older were below the poverty level according to the 2023 ACS. Finally, nine households with at least one person 60 years and over received food stamps or SNAP benefits. See the table to the right for additional information.

Poverty Status in the Past 12 Months (2023)

Age	Total Population	Population Below Poverty Level	Percent
Under 5 years	61	0	0.0%
5 to 17 years	348	32	2.0%
18 to 34 years	261	53	3.3%
35 to 60 years	584	28	1.8%
60 years and over	74	8	0.5%
65 years and over	264	4	0.3%
Total	**1,592**	**117**	**7.3%**
Housholds with at least one person 60 years and over that received Food Stamps/SNAP	**9 households**		

Source: 2023 ACS Tables S1701 & B22001

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Households with Person 60 years and Over

The 2020 Census reported the number of households in the Borough with persons aged 60 years and over. According to the data, 287 households (45.6%) included at least one person 60 years and over, while 196 households (31.2%) contained persons 65 years and over. Additionally, 88 households (14%) had residents aged 75 years and over. This translates to 91 households with persons aged 60 to 64 years, and 108 households with persons aged 65 to 74 years. Furthermore, 115 households with persons aged 60 years and over were one-person households, while 172 contained two or more people.

Households by Presence of People 60 Years and Over (2020)

Type	Number	Percent
Households with People 60 years and over	287	45.6%
1-person Households	115	18.3%
2-or-more-person Households	172	27.3%
Family Households	154	24.5%
Nonfamily Households	18	2.9%
Households with People 65 years and over	196	31.2%
1-person Households	78	12.4%
2-or-more-person Households	118	18.8%
Family Households	107	17.0%
Nonfamily Households	11	1.7%
Households with People 75 years and over	88	14.0%
1-person Households	32	5.1%
2-or-more-person Households	56	8.9%
Family Households	51	8.1%
Nonfamily Households	5	0.8%
Total Households	**629**	**100%**

Source: 2020 Census Tables P19, PCT5, & PCT6
"Family Household" is defined as a household that has at least one member of the household related to the householder by birth, marriage, or adoption.
"Nonfamily Household" is defined as a household that consists of people living along and

B. Briefing Memo on Age-Friendly Home Renovations Ordinance

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772

Colliers Engineering & Design

Memorandum

To: Age-Friendly Subcommittee

From: Darlene A. Green, PP, AICP

Date: August 12, 2025

Subject: Aging In Place: Land Use Ordinance Review

Project No.: FTT-001A

This office has reviewed the Borough's Land Use Ordinance to identify areas where regulations could be modified to eliminate the need for variances related to certain home improvements that would enable residents to age in place. Below are our findings.

Generators

Stand-by generators are an important, if not necessary, piece of equipment for residents who have essential medical equipment that must remain on at all times or have available power when in use such as ventilators, monitors, and emergency alarms. However, the Borough does not have any existing regulations for generators. Therefore, it is unclear how the Borough regulates generators.

Regulations could be established under Section 50, Land Use, Article III, "General Regulations", Section 301, "Exceptions, modifications and supplementary regulations" and/or Section 303 "Accessory buildings and structures". Regulations could include location, setback, and screening requirements. However, generators for medically necessary devices could be exempt from certain requirements, have reduced yard setback requirements, and no screening mandate to allow for installation without triggering a variance.

First Floor Bathrooms

Many of the Borough's older homes do not have full bathrooms on the first floor. For residents aging in place, traveling up and down stairs may be or may become difficult and, as a result, a full bathroom on the first floor is necessary.

The Subcommittee should contact the construction official to determine the size of a handicapped accessible bathroom and then consider modifying Section 50, Land Use, Article III, "General Regulations", Section 301, "Exceptions, modifications and supplementary regulations" to permit first floor bathrooms up to a certain square footage in the rear of the property with additional permitted impervious surface coverage in the R-1 and R-2 Zones.

C. October 2025 Mayor's Town Hall Flyer

Frenchtown Mayor's Town Hall:

Promoting an Age-Friendly Frenchtown

Saturday, October 11 • 10:00 am • Frenchtown Elementary School

Frenchtown is one of 17 New Jersey towns and counties that received a grant from the state Department of Human Services to promote strategies that make Frenchtown livable for older adults. The grant will be used to build community partnerships, document current services available to older residents, execute a community needs assessment, and create an action plan to promote Age-Friendly practices throughout the Borough. At its regular August meeting, Frenchtown Borough Council adopted a resolution joining the AARP Network of Age-Friendly States and Communities.





Join Mayor Brad Myhre and other members of Borough Council to hear about Frenchtown's Age-Friendly planning effort and to offer your thoughts on how to make Frenchtown more livable for older residents. *Coffee and snacks and will available.*

Saturday, October 11 • 10:00 am

Frenchtown Elementary School

If you need assistance or accommodations to attend the meeting, please reach out to Frenchtown Borough Clerk at 908-996-4524 or clerk@frenchtownboro.gov

TAKE THE FRENCHTOWN COMMUNITY SURVEY!!!!

Frenchtown Borough residents are encouraged to take a quick online community survey to help identify ways to strengthen Frenchtown's efforts to ensure that our community is Age-Friendly. It only takes about 12 minutes to complete!

We need to hear from you!

You can find the survey at:

https://rutgers.ca1.qualtrics.com/jfe/form/SV_cwQJLqYIcMIRp8q

D. February 2026 Mayor's Town Hall Flyer

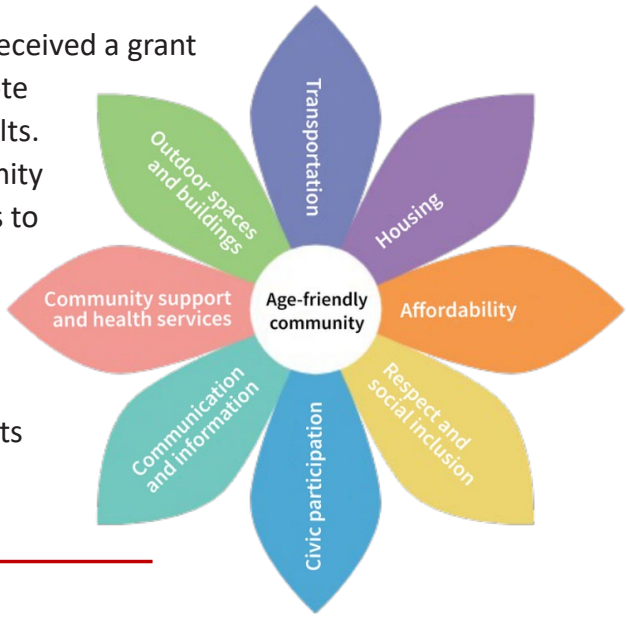
Frenchtown Mayor's Town Hall:

Advancing a Plan to Promote an Age-Friendly Frenchtown

Saturday, February 28, 2026 • 10:00 am

Frenchtown American Legion Post 113

Frenchtown is one of 17 NJ towns and counties that received a grant from the NJ Department of Human Services to promote strategies that make Frenchtown livable for older adults. During the past 8 months, a Borough Council community committee engaged residents and community leaders to better understand challenges and opportunities for Frenchtown's older residents. The committee also inventoried available services and programs for older residents and studied successful Age-Friendly strategies elsewhere. Now the Borough is preparing its plan to undertake Age-Friendly actions.





Join Mayor Brad Myhre & other Borough Council members to get an update about Frenchtown's Age-Friendly effort, planned actions & next steps.

Coffee and snacks and will available

Saturday, February 28 • 10:00 am

Frenchtown American Legion Post 113

510 Harrison Street, Frenchtown. Parking is available in the back of the building.

Frenchtown Borough residents who need accommodations or assistance to attend the February 28 Town Hall may reach out to the Borough Clerk at (908) 996-4524 or clerk@frenchtownboro.gov

E. Inventory of Currently Available Services

Food

Flemington Food Pantry

The Flemington Food Pantry provides free food and personal care items to food-insecure residents of Hunterdon County. Eligible households include low-income residents, those experiencing job loss, and participants in programs such as SNAP/Food Stamps, Temporary Assistance for Needy Families (TANF), Supplemental Security Income (SSI), and Medicaid. Eligible residents may visit the pantry twice a month or, if unable to drive, receive home delivery. On the third Tuesday of each month, the pantry hosts a seniors-only day, offering groceries along with a to-go lunch.

Contacts:

info@flemingtonfoodpantry.org, (908) 788-5568

https://flemingtonfoodpantry.org/

Price: Free

Frenchtown United Methodist Church Food Pantry

Open 24 hours a day, the Frenchtown United Methodist Church Food Pantry provides non-perishable foods, fully cooked meals, fresh produce, breads and more.

Contacts:

https://www.kingwood-frenchtownumchurches.com/frenchtown-mini-food-pantry/

Price: Free

GIS Mapping of Hunterdon County Food Pantries

The County has mapped Hunterdon food pantries: https://experience.arcgis.com/

Meals on Wheels in Hunterdon:

Meals on Wheels in Hunterdon, based out of the Senior Center in Flemington and the Church of the Holy Spirit in Lebanon, provides nutritious meals to support older adults and people with disabilities throughout the county. Each meal supplies one-third of the daily Dietary Reference Intake (DRI) for older adults. Meals are available Monday through Friday from 11:00 AM to 1:00 PM and must be pre-ordered by the previous business day. While there is no charge, a $5.50 donation per meal is suggested. Participants may pick up meals at either the Flemington or Lebanon location or receive weekday home delivery. Additionally, a weekend program delivers two meals on Fridays for consumption over Saturday and Sunday.

Contacts:

info@mowih.org, 908-284-0735

https://mowih.org/

Price: Suggested donation of $5.50 per meal

Senior Farmer's Market Nutrition Program

An annual program that provides a benefit to eligible seniors to use at local farmer's markets for fresh produce. Benefits are issued from June 1st through September 30th to be redeemed through November of each year. Seniors may receive the benefit annually and are encouraged to join the mailing list to receive an annual application.

Contact:

Alyssa DeLuca, 908-788-1361, adeluca@co.hunterdon.nj.us

https://www.co.hunterdon.nj.us/DocumentCenter/View/12116/Senior-Farmers-Market-Nutrition-Program-Application-2023

Price: Free

Housing

Family Promise of Hunterdon County

Family Promise of Hunterdon County offers support and advocacy for families and individuals experiencing homelessness or at risk of losing their housing. Through its Homeless Prevention Program, the organization helps residents avoid eviction during unexpected emergencies. To qualify, applicants must be less than three months behind on rent and demonstrate the ability to sustain future payments.

Contacts:

info@familypromisehc.org, 908.782.2490

https://familypromisehc.org/

Price: Free

Habitat for Humanity

The Raritan Valley Habitat for Humanity offers assistance for small and large home repairs, from yard clean-ups to roof replacement. The program is income restricted but the limits are higher than other assistance programs so many people will qualify.

Contact:

Kat Wilson, Homeowner Services Coordinator, 908-704-0016 ext. 105, kwilson@rvhabitat.org

https://rvhabitat.org/

Price: A sliding price scale depending on household income.

Hunterdon County Housing Division

The Hunterdon County Housing Division offers programs to help residents access affordable housing and remain in their homes. One such program, the Housing Rehabilitation Program, provides funding for home improvements, including correcting code violations that threaten health or safety, improving accessibility, repairing weather damage, upgrading heating, electrical, or plumbing systems, lead paint remediation, and well or septic repairs. To qualify, applicants must reside in an owner-occupied home in Hunterdon County for at least one year, have not received program funding in the past three years, and meet current HUD income guidelines.

Contacts:

908-788-1336

https://co.hunterdon.nj.us/262/Housing-Division

Price: Free

Mr. Fix-It:

The types of work performed under Mr. Fix-It include: minor plumbing, minor electrical work, weatherization, safety such as repairing hand rails, and other minor household repairs.

Prospective users must be Hunterdon County residents aged 60 or older, willing to sign a Hold Harmless Agreement, and present while work is being performed. They must either own their home or, if renting, request repairs only to personal property. All labor is provided free of charge, but users are responsible for the cost of materials.

Those interested in becoming Mr. Fix-It volunteers can complete an application indicating their preferred work area within the county, skills and areas of expertise, and convenient work hours.

Contacts:

Helene Pappas, Social Worker, hpappas@co.hunterdon.nj.us, 908-788-1361

Kevin Burghardt, Division Head, kburgahrdt@co.hunterdon.nj.us

https://www.co.hunterdon.nj.us/2834/The-Mr-Fix-It-Program

Price: Cost of materials, labor is free

NORWESCAP

The Northwest New Jersey Community Action Partnership (NORWESCAP) supports seniors across Hunterdon, Sussex, and Warren Counties through free programs and services. NORWESCAP's Safe Housing for Seniors program offers free small home repairs to help older adults age in place, including security upgrades, plumbing and electrical work, carpentry repairs, accessibility improvements, and energy conservation measures. The Engagement Partners program works with individuals and families to identify internal and external resources that are right for them. Engagement Partner meetings occur over the phone and are free.

Contacts:

contactus@norwescap.org, (908) 454-7000

https://norwescap.org/

Price: Free

Social

Adult Protective Services

The APS unit investigates reports of the abuse, neglect, or exploitation of vulnerable adults living in the community with the goal of stabilizing an individual to allow them to continue to live safely in their homes. APS receives over 200 referrals per year with neglect, including self-neglect, and financial exploitation being the most common referral type. Referrals can be made by phone or through an online form on the County website. All referrals are confidential and can be made anonymously.

Contact:

Kaitlyn Paulmeno, Social Work Supervisor, 908-788-1300,

https://www.co.hunterdon.nj.us/1515/Adult-Protective-Services

Price: Free

Golden Agers Milford

The Golden Agers are a senior social group that operates out of St. Edwards Parish in Milford, NJ. The group hosts meetings on the second Tuesday of every month, plans social events, and organizes trips. Recent trips include: Canadian Rockies, Scotland, and Iceland. The group also organizes volunteer opportunities such as working with food pantries, and other community organizations.

Contact:

(908) 995-7013

Price: Free, trips cost money.

Hunterdon County Senior Center:

The Hunterdon County Senior Center offers a wide range of programs, activities, and resources for the county's older residents. Membership is open to Hunterdon County residents aged 60 or older who complete a membership form, available at the center or on its website. Programs include language classes, fitness activities such as yoga and exercise sessions, health lectures, day trips to parks and towns, and weekly technology help desks for computers, phones, and tablets. The center also provides monthly blood pressure screenings and Medicare guidance.

Contacts:

Shalini Mathur, Senior Center Supervisor, smathur@co.hunterdon.nj.us, 908-788-1359

https://www.co.hunterdon.nj.us/495/Senior-Center

Price: Free to join, some activities require payment.

SAFE in Hunterdon

SAFE in Hunterdon supports survivors of domestic violence and sexual assault through shelter, counseling, legal advocacy, and other resources. The organization also assists victims of elder abuse, offering counseling and specialized training on working with older adults who have experienced abuse or exploitation.

Contacts:

908-806-0019

https://safeinhunterdon.org/

Price: Free

Volunteer Guardianship One on One

Based in Flemington, this organization trains and oversees community volunteers who serve as legal guardians for incapacitated adults with no one else able or willing to take on the role. The program supports individuals living with dementia or cognitive decline, developmental disabilities, or severe mental health conditions. Volunteer Guardianship also offers periodic training sessions on aging-related topics such as long-term planning, hospice care, Medicare, and more.

Contacts:

info@volunteerguardianship.org, 908-483-5896

https://volunteerguardianship.org/

Price: Free

Support and Health

Caregiver Support – Hunterdon Health

Caregiving involves long hours, difficult tasks and emotional stress. The Hunterdon Caregiver Initiative seeks to provide support, education, information and referral sources for caregivers. Caregivers are assisted through emotional support, information and resources to empower them to provide vital and ongoing care.

All services are free of charge. Support groups are facilitated by staff of Hunterdon Behavioral Health/Hunterdon Medical Center.

Caregiver Support Groups:

- General Caregiver Support Group
- Alzheimer's & Related Dementia Caregiver Group
- Special Topic Support Groups/Education Series

All support groups are currently meeting virtually.

Contact:

(908) 788-6401 ext. 3002

https://www.hunterdonhealth.org/services/hunterdon-behavioral-health

Price: Free

Center for Healthy Aging at Hunterdon Health

The Center for Healthy Aging at Hunterdon Health provides specialized outpatient services to enhance the quality of life for older adults, their caregivers, and families. Programs include comprehensive geriatric assessments by a multidisciplinary team, virtual caregiver and dementia support groups, and the Faint and Fall Center, which diagnoses and treats causes of fainting and falls in older adults.

Contacts:

908-788-6373

https://www.hunterdonhealth.org/services/center-healthy-aging

Price: Requires payment

Hunterdon Helpline:

Hunterdon Helpline operates a 24/7 call center connecting seniors in Hunterdon County to information, referrals, and support services. Programs include: The Telephone Reassurance service, offering daily wellness and social calls with follow-ups to emergency contacts or services if needed; the Friendly Visitor program, which matches volunteers with seniors for in-home visits; and the Volunteer Shopper program, providing grocery assistance to those who cannot get to a store. Seniors also have access to the Choices for Seniors Directory, a comprehensive resource guide for eldercare services across four counties, including Hunterdon.

Contacts:

908-782-4357

info@helplinehc.org

https://www.helplinehc.org/

Price: Free

Legal Services of Northwest Jersey

Legal Services of Northwest Jersey (LSNWJ) provides free legal advice, including representation and preparation of legal documents, for people aged 60 and older. Applicants are served without regard to income.

Contacts:

lsnwj-hunterdon@lsnj.org, (908) 782-7979

https://www.lsnwj.org/

Price: Free

Senior Citizen Emergency Fund (SCEP)

Anyone aged 60 and up is eligible for a grant up to $1,000 to address an emergency need. Common requests are air conditioners, heating oil, and medical or dental needs.

Contact:

The Division Senior Disabilities & Veterans Services, 908-788-1361

https://www.co.hunterdon.nj.us/1522/Financial-Assistance-for-Emergency-Servi

Price: Free

Social Services to the Homeless (SSH)

SSH is a program designed to assist people who have experienced a short-term emergency, obtain or maintain permanent housing. The program can pay up to four months or back rent or utilities, an oil fill, a security deposit, or first month's rent. The program requires that the person is sustainable moving forward after assistance.

Contact:

The Division of Social Services, 908-788-1300

https://www.co.hunterdon.nj.us/1522/Financial-Assistance-for-Emergency-Servi

Price: Free

Statewide Respite Care Program (SRCP)

SRCP gives a short-term or periodic break to family (or other caregivers) from the demands of daily care for functionally impaired persons, including the frail elderly. The sliding scale ranges from 0 percent to 25 percent of the cost of services, based on the care recipient's (and spouse's) income. This program provides respite care services in order to relieve caregivers of stress from providing daily care. This respite may be provided for a short time, or once in a while. For example, services to allow the caregiver to take a vacation, cover care when a caregiver needs surgery or has an emergency, or give the caregiver time to take

Contact:

The Division of Social Services, 908-788-1300

https://www.co.hunterdon.nj.us/1517/Statewide-Respite-Care-Program

Price: Pays for a portion of service depending on income.

The Dr. Orlie Pell Fund

Dr. Pell was an educator and philanthropist and created this fund with a single donation with the goal of assisting her Hunterdon County neighbors with small grants to help meet their basic needs. The all-volunteer Board is made up of County staff and community members who will consider a variety of requests that other funding does not cover. Any Hunterdon County resident can apply for this once in a lifetime grant to address an urgent need.

Contact:

The Division Senior Disabilities & Veterans Services, 908-788-1361

https://www.co.hunterdon.nj.us/1522/Financial-Assistance-for-Emergency-Servi

Price: Free

United Way of Hunterdon County

The United Way of Hunterdon County offers programs that promote the financial stability and well-being of seniors. Through its VITA program, IRS-certified volunteers provide free, year-round tax preparation assistance to county residents. The organization also partners with the State of New Jersey on NJ SAVE, a program that helps older adults reduce expenses such as Medicare premiums, prescription costs, and other living costs. Available benefits through NJ SAVE include Pharmaceutical Assistance to the Aged and Disabled (PAAD), Sr. Gold Rx Prescription Discount, Lifeline Utility Assistance, Medicare Savings Programs, Medicare Part D, and the Hearing Aid Assistance Program.

Contacts:

Jennifer Thompson, CEO, jennifer@uwhunterdon.org

info@uwhunterdon.org, 908-782-3414

https://www.uwhunterdon.org/

Price: Free

Transportation

The LINK:

The Hunterdon County LINK Transportation System provides transportation services to all residents of Hunterdon County, NJ. Service is provided along scheduled routes, demand-response service, as well as transportation to dialysis and out of county non-emergency medical appointments. It is free to ride.

All LINK vehicles are wheelchair-accessible and can accommodate electric mobility devices, walkers, personal aides, portable oxygen tanks, and service animals. Drivers may assist passengers when boarding or exiting, and service information is available upon request for individuals with hearing or visual impairments.

Cross County Service: Routes 17 and 18

Frenchtown is served by the LINK Cross County Shuffle along Routes 17 and 18, Monday- Friday, 6:45 a.m.-5:15 p.m. Bus stop locations are Frenchtown Commons and Kathee's General Store. Stops along Routes 17 and 18 include Shoprite (Flemington), Walmart (Flemington), Hunterdon Medical Center, and the Hunterdon County Senior Center.

Routes 17 and 18 also connect to the Hunterdon County Link Bus Transfer Center in Flemington, where riders can transfer to Route 23 providing service to Raritan Valley Community College, Bridgewater Commons Mall, Somerville Station, and most other towns in Hunterdon County. The Route 17 and 18 schedules are available on the LINK's website.

Demand Response Service/Curb to Curb

For in county destinations that are not served by Routes 17 and 18, residents may call the LINK Dispatch Office, 1-800-842-0531, to request curb-to-curb service.

Dialysis Transportation

LINK provides transportation to Fresenius Medical Care for dialysis treatment, Monday through Friday, from 7:00 AM to 4:00 PM. Call LINK Dispatch, 1-800-842-0531, to discuss travel needs.

Out of County Medical

Transportation is available to Hunterdon County residents who have limited transportation options for specialized medical appointments not otherwise available in Hunterdon County. To request transportation to a Specialized Medical Appointment outside of Hunterdon County please call Hunterdon County Department of Human Services, 908-788-1368, at least 2 weeks in advance of your appointment.

Before placing the call please have the time of the appointment, Doctor's name, address, phone number, and length of time you are requesting ready.

Contacts:

LINK Dispatch Office, 1-800-842-0531

LINK Transportation Coordinator, link@co.hunterdon.nj.us, 908-788-1368

https://www.ridethelink.com/

Price: Free

goHunterdon

Travel Training

goHunterdon's Travel Training program promotes and supports the independent travel needs of older adults, people with disabilities, and other transportation dependent individuals. Emphasis is on understanding the Hunterdon County LINK Transportation System.

The free training helps passengers to learn how to use public transit services so that they may travel independently, safely, and confidently based on real-life transit experiences. Participants will learn how to read service schedules, call LINK Dispatch to request service, boarding, and riding buses. A goHunterdon staff member will accompany trainee on a trial ride upon request.

Carfit

goHunterdon offers CarFit, an educational program created by the American Society on Aging and developed in collaboration with AARP and the American Occupational Therapy Association.

CarFit promotes continued safe driving and mobility among older drivers by focusing attention on safety and comfort behind the wheel. During a 20-minute CarFit session, a CarFit technician guides the driver through a "12 Step Checklist" that includes seat position, mirror position to reduce blind spots, seatbelt adjustment, and steering wheel position to ensure driver's "fit" their vehicle properly for maximum comfort and safety. CarFit is not a driving evaluation.

Contacts:

info@gohunterdon.org, 908-788-5553

Tara Shepherd, Executive Director, tshepherd@gohunterdon.org

Ryan Fisher, Safety Programs Manager, rfisher@gohunterdon.org

https://gohunterdon.org

Price: Free

Statewide Services

GetSetUp

The New Jersey Division of Aging Services has partnered with GetSetUp to offer free, live virtual classes for older adults, taught by knowledgeable peers. Courses cover a wide range of topics, including cooking, arts, fitness, technology, finances, and Medicare. Classes are interactive, easy to access, and available both day and night.

Contacts:

https://www.getsetup.io/partner/NJ

Price: Free

Jersey Assistance for Community Caregiving (JACC)

The Jersey Assistance for Community Caregiving (JACC) program is a state-funded initiative that helps New Jersey residents age 60 and older, who meet nursing home level-of-care criteria, remain in their homes and communities. Designed to delay or prevent nursing facility placement, JACC offers personalized care management and a range of in-home and community-based services—such as homecare, adult day programs, home-delivered meals, transportation, and home modifications—up to a monthly cost cap. Participants can choose qualified agency providers or hire their own through the participant-employed provider option.

Contacts:

Aging and Disability Resource Connection (ADRC): 1-877-222-3737

https://www.nj.gov/humanservices/doas/services/a-k/jacc/

Price: Free

Low Income Home Energy Assistance (LIHEAP)

The Low-Income Home Energy Assistance Program provides funds to help low-income families and individuals meet home heating and medically necessary cooling costs. To qualify for LIHEAP funds, the applicant household must be responsible for home heating or cooling costs, and have a gross income at or below 60% of the state median income. The amount of funds received through the program depends on income, household size, fuel type, and heating region.

Contacts:

https://www.nj.gov/dca/dhcr/offices/hea.shtml

Price: Free

Managed Long Term Services and Supports (MLTSS)

Offers the delivery of long-term services and support through New Jersey Medicaid's NJ FamilyCare managed care program. MLTSS is designed to expand home and community-based services, promote community inclusion and ensure quality and efficiency. Using NJ FamilyCare managed care organizations (also known as HMOs or health plans) to coordinate ALL services. MLTSS provides comprehensive services and support, whether at home, in an assisted living facility, or in community residential services.

Contacts:

908-788-1361

https://www.nj.gov/humanservices/dmahs/home/mltss.html

Price: Free

Modivcare Medical Transportation

Modivcare, New Jersey's medical transportation broker, provides non-emergency transportation for NJ FamilyCare members statewide. Rides should be booked at least two days before an appointment by phone, though online requests can be made any time in advance. When scheduling, passengers must provide their NJ FamilyCare ID number, pick-up address and ZIP code, medical provider's name, phone number, and address, as well as the appointment date and time.

Contacts:

https://www.nj.gov/humanservices/dmahs/clients/medical-transportation/

Price: Free through Medicaid or Medicare

insurance

New Jersey Hearing Aid Project (NJHAP)

The New Jersey Hearing Aid Project (NJHAP), launched by the Division of the Deaf and Hard of Hearing, provides free refurbished hearing aids to eligible individuals. To qualify, applicants must be 65 or older, reside in New Jersey, and have a household income of $53,446 or less for single applicants, or $60,690 or less for married couples.

Contacts:

Division of the Deaf and Hard of Hearing: DDHH.communications2@dhs.nj.gov, (609) 588-2648

https://www.nj.gov/humanservices/ddhh/services/hearingaid/project/

Price: Free

NJ Motor Vehicle Commission

The NJ Motor Vehicle Commission deploys its mobile unit to Frenchtown for REAL ID, Registration Renewal, Initial Permit, Non-Driver ID, and Duplicate/Replacement Title or Registration. The mobile unit also allows license plate drop-offs, and gives out handicap, veterans' and purple heart placards, and CDL decals.

Contacts:

https://www.nj.gov/mvc/

Price: Free

Senior Freeze, ANCHOR, and Stay NJ

New Jersey offers several programs to provide property tax relief for seniors:

- Senior Freeze Program reimburses eligible senior citizens for property tax increases on their primary residence. To qualify, applicants must be 65 or older, receive federal Social Security or disability benefits, own a home, and have a combined household income of $168,000 or less.
- Affordable New Jersey Communities for Homeowners and Renters (ANCHOR) provides property tax relief for residents who own or rent their primary home. Homeowners must be New Jersey residents for at least one year, pay property taxes, and earn less than $250,000 annually. Renters must also be residents for at least a year, pay rent on a property subject to local property taxes, and earn less than $150,000 annually.
- Stay NJ Program offers eligible homeowners aged 65 and older reimbursement for 50% of their property taxes, up to $13,000. Applicants must have owned and lived in their home for a full calendar year and have income below $500,000.

Seniors 65+ now submit a single application to access benefits from Senior Freeze, ANCHOR, and Stay NJ. At the end of the year, the State of New Jersey sends a letter specifying the benefits for which each applicant qualifies.

Contacts:

https://www.nj.gov/treasury/taxation/ptr/

Price: Free

Supplemental Nutrition Assistance Program (SNAP)

SNAP is the EBT benefit that people can use at grocery stores, convenience stores, and small markets. New Jersey is currently supplementing benefits to increase the minimum monthly benefit to $95. It is an income-based program, but consideration is given to living and ongoing medical expenses.

Contact:

Division of Social Services, 908-788-1300, njhelps.gov

https://www.nj.gov/humanservices/njsnap/

Price: Free

F. Frenchtown Age-Friendly Community Survey

Living in Frenchtown

Q1. Frenchtown is a good place for people to live as they age.

- ❍ Agree
- ❍ Disagree
- ❍ Not Sure

Q2. Thinking about your future years, are you more likely to move to a different community, move to a different residence within Frenchtown, or stay in your current residence and never move?

- ❍ Move to a different community
- ❍ Move into a different residence within Frenchtown
- ❍ Stay in your current residence and never move

Q3. How important is it for you to remain in Frenchtown for as long as possible?

- ❍ Extremely important
- ❍ Very important
- ❍ Somewhat important
- ❍ Not very important
- ❍ Not at all important

Q4. I feel confident that I will be able to age well in my home.

- ❍ Agree
- ❍ Disagree
- ❍ Not sure

Q5. Frenchtown has home repair services that are trustworthy, do good work, and are affordable for older adults.

- ❍ Agree
- ❍ Disagree
- ❍ Not sure

Q6. How do you usually get around Frenchtown for things like shopping, visiting the doctor, running errands, or other trips? (Select all that apply)

- ❑ Walk
- ❑ Drive myself
- ❑ Have others drive me
- ❑ Use a ride share service like Uber or Lyft
- ❑ Use a special transportation service
- ❑ Ride a bike
- ❑ I do not get out of the house

Q7. Do you drive to or in the following locations? (Select all that apply)

- ❑ In Frenchtown
- ❑ To Flemington
- ❑ To Doylestown
- ❑ Farther than Flemington/Doylestown
- ❑ I do not drive

Q8. Frenchtown has conveniently located and easily accessible health services.

- ❍ Agree
- ❍ Disagree
- ❍ Not sure

Q9. What factors may prevent you from aging in place? (Select all that apply)

- ❑ Transportation
- ❑ Finances
- ❑ Family
- ❑ Health
- ❑ Home upkeep
- ❑ Stairs
- ❑ Other

Q10. Are you familiar with any of the following services? (Select all that apply)

- ❑ Meals on Wheels
- ❑ Mr. Fix-It
- ❑ Hunterdon County Senior Center
- ❑ Hunterdon Helpline
- ❑ Flemington Food Pantry (or other food pantries in Hunterdon County)
- ❑ Senior Citizen Emergency Fund
- ❑ The LINK Transportation System
- ❑ Center for Healthy Aging at Hunterdon Health

Social

Q11. How often do you have contact with family, friends, or neighbors who do not live with you?

- ❍ Everyday
- ❍ Several times a week, but not everyday
- ❍ Once a week
- ❍ Once every 2 or 3 weeks
- ❍ Once a month
- ❍ Less than monthly
- ❍ Never

Q12. How often do you feel isolated from others?

- ❍ Often
- ❍ Sometimes
- ❍ Rarely
- ❍ Never

Q13. Frenchtown has entertainment venues, restaurants, and social events that I feel comfortable attending.

- ❍ Agree
- ❍ Disagree
- ❍ Not sure

Q14. Do you regularly visit the following?

- ❑ Frenchtown Library
- ❑ Borough Hall
- ❑ Frenchtown IGA
- ❑ Local church
- ❑ Borough Council Meetings
- ❑ The Hardware Store
- ❑ Stores/restaurants in town (List below)

Opportunities

Q15. Which of the following best describes your current employment status?

- ❍ Self-employed, part-time
- ❍ Self-employed, full-time
- ❍ Employed, part-time
- ❍ Employed, full-time
- ❍ Unemployed, but looking for work
- ❍ Retired, not working at all
- ❍ Not in labor force for other reasons

Q16. Do you use the following sources for continuing education or self-improvement classes or workshops in Frenchtown or Hunterdon County? (Select all that apply)

- ❑ Library
- ❑ Faith community
- ❑ Local organizations or businesses
- ❑ Community Center
- ❑ Senior Center
- ❑ Offerings through work
- ❑ Online programs
- ❑ I do not participate in any self-improvement or education classes

Q17. Frenchtown has a wide selection of volunteer opportunities for older adults.

- ❍ Agree
- ❍ Disagree
- ❍ Not sure

Q18. Frenchtown has a range of flexible job opportunities for older adults.

- ❍ Agree
- ❍ Disagree
- ❍ Not sure

Information

Q19. It is easy for me to access community information in Frenchtown.

- ❍ Agree
- ❍ Disagree
- ❍ Not sure

Q20. I feel comfortable using the internet to access information.

- ❍ Agree
- ❍ Disagree
- ❍ Not sure

Q21. Would you turn to the following resources if you, a family member, or friend needed information about services for older adults? (Select all that apply)

- ❑ Hunterdon Senior Center
- ❑ Family or friends
- ❑ Local nonprofit organization
- ❑ NJ Division of Aging Services
- ❑ Faith-based organizations like churches
- ❑ Internet
- ❑ Your doctor or other health care professional
- ❑ Local government
- ❑ Library
- ❑ Some other source

Q22. How do you receive information about community and county issues of importance to you? (Select all that apply)

- ❑ Family or friends
- ❑ Faith-based organizations like churches
- ❑ Community organizations or events
- ❑ Newspapers or newsletters
- ❑ Email
- ❑ Social media
- ❑ Government or community websites
- ❑ Other

Q23. What is your preferred way to receive this information?

- ❑ Family or friends
- ❑ Faith-based organizations like churches
- ❑ Community organizations or events
- ❑ Newspapers or newsletters
- ❑ Email
- ❑ Social media
- ❑ Government or community websites
- ❑ Other

Demographics

Q24. How long have you lived in Frenchtown?

- ❍ Less than 5 years
- ❍ Between 5 and 15 years
- ❍ Between 15 and 25 years
- ❍ Between 25 and 35 years
- ❍ Between 35 and 45 years
- ❍ 45 years or more
- ❍ I do not live in Frenchtown

Q25. What street do you live on?

Q26. In general, how would you rate your health?

- ❍ Very good
- ❍ Good
- ❍ Fair
- ❍ Poor
- ❍ Very poor

Q27. Does any disability, handicap, or chronic disease keep you or your spouse or partner from participating fully in work, school, housework, other activities? (Check only one)

- ❍ Yes, myself
- ❍ Yes, my spouse or partner
- ❍ Yes, both me and my spouse or partner
- ❍ No

Q28. What was your annual household income before taxes in 2024?

- ❍ Less than $30,000
- ❍ $30,000 to $49,999
- ❍ $50,000 to $99,999
- ❍ $100,000 or more

Q29. How old are you?

- ❍ Less than 30 years old
- ❍ 30 to 39
- ❍ 40 to 49
- ❍ 50 to 59
- ❍ 60 to 69
- ❍ 70 to 79
- ❍ 80 years old or more

G. Community Leader Interview Questions

Background script that can be used to explain the project:

Frenchtown has received a grant from the NJ Department of Human Services to undertake a planning effort to create an Action Plan for ensuring that Frenchtown is welcoming and supportive of older residents. The concept of "age friendly" is intended to encompass all aspects of living in a community such as housing, transportation, affordable living, access to recreation, availability of healthy food and health services, opportunities for social interaction, and communications about important issues. Overall, the concept of "age friendly" is intended to ensure that a community is welcoming and respectful of older residents and prioritizing their needs to live happy and healthy lives. This effort will wrap up with completion of an Action Plan in June 2026. The Borough has created a community committee to lead this effort. For the first half of the year, the Committee is spending time listening to Frenchtown's older residents to understand the challenges that they may face as well as improvements that they think will help make Frenchtown more "age friendly." As part of this 'listening' effort, we are conducting a community survey, Mayor Brad Myhre is holding a Town Hall dedicated to the topic of Age friendly Frenchtown, and we are talking to community leaders who engage with older residents on a regular basis. Starting in the new year, the committee will spend time developing strategies and solutions to the challenges that we hear about from older Frenchtown residents. This project is focused on the Borough of Frenchtown. We are reaching out to you as a community leader who engages with older Frenchtown residents on a regular basis to get your insights and perspectives on challenges that our older residents may face and solutions or strategies that you think may help make Frenchtown more "age friendly." We very much appreciate your time and we will treat this conversation as "not for attribution" which means that we will not link any specific comment that you share with me to you personally.

1. Can you share any thoughts that you may have about challenges Frenchtown's older residents based on your regular engagement with them?
2. What aspects of Frenchtown make it especially welcoming to older residents?
3. To what extent does your location/store/operation serve a source of information and support for Frenchtown's older residents?
    - What could the Borough do better to support you in this role?
4. In your interactions with Frenchtown's older residents, what concerns or worries do they most often share about living in Frenchtown?
5. Are there any particular services that you think would be especially beneficial for Frenchtown's older residents?
    - Are there services available elsewhere (such as Flemington) that would also valuable if they were available here?
6. What is the single most important action our community could take to become more age-friendly?
7. Is there anything we haven't discussed that you feel is important for us to know about age-friendly planning?
    - Are there any other individuals you would recommend we speak with as part of this process?

H. Borough Council Resolution Seeking to Join AARP Age-Friendly Network

STATE OF NEW JERSEY
COUNTY OF HUNTERDON
BOROUGH OF FRENCHTOWN

RESOLUTON #2025-116

SUPPORTING THE APPLICATION TO SEEK MEMBERSHIP IN THE NATIONAL AARP NETWORK OF AGE-FRIENDLY COMMUNITIES

WHEREAS, the health and safety of residents of all ages is of highest concern to the Borough of Frenchtown; and

WHEREAS, as the U.S. population ages and people stay healthy and active longer, communities must adapt; and

WHEREAS, planning processes including community revitalization and economic development plans should include the needs of all people regardless of age, income, physical ability, race, and other factors of older adults; and

WHEREAS, community decisions on land-use, housing, and transportation should be consistent with comprehensive plans that have been developed with public input; and

WHEREAS, members of the AARP Network of Age-Friendly Communities become part of a global network of communities that are committed to giving their older residents the opportunity to live rewarding, productive and safe lives; and

WHEREAS, membership in the Network of Age-Friendly Communities include access to financial assistance and technical expertise; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the Borough of Frenchtown that in order to ensure the Borough of Frenchtown is a well-designed, livable community that promotes health and sustained economic growth for residents of all ages, the Borough of Frenchtown supports the planning process and requests participation in the Network of Age-Friendly Communities.

Dated: August 6, 2025

ATTEST and AFFIX SEAL

Samantha M. Gravelle, RMC
Borough Clerk

Borough of Frenchtown

Brad Myhre, Mayor

I. Listening Sessions and Mayor's Town Halls

Mayor Town Hall #1

The first town hall focused on how the Frenchtown can become a more age-friendly community. Participants highlighted concerns related to invisibility, housing affordability, transportation access, and community support for older residents.

Seniors face financial and housing pressures, particularly those with on fixed incomes. Residents discussed the financial and housing pressures facing seniors, particularly those living on fixed incomes. Several participants asked whether Hunterdon County grant funding could support affordable senior housing in Frenchtown. Attendees emphasized that assistance should extend beyond homeowners to include seniors living in existing apartments and rental units. For older housing stock, participants suggested modest upgrades such as installing additional handrails and other safety improvements.

Feeling invisible or disconnected from the community as they age. Longtime residents noted that limited downtown parking and difficulty accessing town events contribute to a sense of not feeling welcome in Frenchtown. Participants identified the need for a dedicated parking space at the Library and expressed strong support for expanded library hours.

Transportation as a pressing need. One resident noted the challenge of arranging medical transportation, particularly when services require advance notice. Participants agreed that existing services, including LINK, could be better tailored to meet the needs of older adults.

Seasonal assistance was discussed, including help with sidewalk shoveling and residential snow plowing. Participants identified several potential resources. The Hunterdon County Senior Center was noted as a valuable resource for insurance counseling related to Medicare, Medicaid, and other qualifying state programs, though its distance from Frenchtown presents a barrier. Creating a branch of the senior center in Frenchtown could help solve this problem.

Strengthening community connections. Suggestions included engaging local students to assist older residents, developing a "seniors helping seniors" program, and creating a volunteer network to assist with minor home repairs, yardwork, snow removal, complex forms, and basic computer support. Hunterdon County's Mr. Fix-It program was identified



as a resource that remains underutilized in Frenchtown.

Attendees also discussed the importance of identifying reliable "touch points" for communication within the community. Ideas included a community bulletin board, a phone or text chain for emergencies, or potentially reviving the Frenchtown newspaper to reach residents who do not use the internet or social media.

Mayor Town Hall #2

On February 28 2026, about sixty Borough residents attended the two-hour Town Hall held at the American Legion Post 113. Mayor Brad Myhre provided an overview of the Borough's Age-Friendly initiative, followed by a presentation by Jeanne Herb, coordinator of the Borough's Age-Friendly community committee. Mayor Myhre and Borough Council President Michele Liebtag answered questions from attendees about current services and ongoing efforts that will benefit older residents.

Several residents asked about the status of Transportation Alternatives Program (TAP) and Safe Routes to School (SRTS) grants intended to improve sidewalks along Harrison Street and the downtown commercial district. The Mayor explained that negotations to secure access agreements with several homeowners took longer than expected but all agreements are now in place and construction can begin.

Several residents asked about the status of the Borough's recycling center and opportunities for residents to have assistance in bringing their yard waste to the center. The Mayor and Borough Council President explained that the Borough is currently focused on getting the recycling center in compliance with the NJDEP stormwater permit requirements and that it is also focused on designing strategies to give residents maximum access to the center while preventing unauthorized dumping.

The Mayor, Council President, and community committee facilitator provided an overview of the priority actions outlined in the draft of the Age-Friendly Action Plan as well as a subset of those actions that are considered important "early actions" for the Borough to undertake.

They explained that the New Jersey Department of Human Services authorized a modification to the Borough's Age-Friendly grant budget to allow the Borough to launch several of these "early actions" prior to the June finalization of the Action Plan.



Listening Sessions

To further understand the age-friendly services, conditions, and opportunities in Frenchtown, the Frenchtown Age-Friendly Committee directly interviewed various stakeholders throughout the Borough. The interviews involved local business owners, Borough officials, community leaders, and key service providers. The listening sessions helped identify additional age-friendly needs in the community, and indicated that community leaders and local businesses are enthusiastic about supporting older residents.

Bank Manager

The branch has a long-tenured, low-turnover team, with several employees serving more than 10 years and one employee with 36 years at the location. The bank manager stated that the bank aims to foster a friendly, close-knit, and safe environment, maintaining first-name relationships with many customers, including multi-generational families, and offers services ranging from basic banking to retirement and investment planning.

The staff emphasized a strong commitment to older clients, particularly around fraud detection and prevention, patience, free paper statements, simple technology support, and personalized assistance. The bank supports Frenchtown's age-friendly efforts through information sharing, hosting educational sessions on banking and personal finance, and continued engagement on these topics.

Frenchtown Pharmacy

The number one concern among older residents is the lack of convenient downtown parking, with issues including that the 30-minute parking limits are not enforced, and the crosswalks and parking lines are faded. Additionally, the sidewalk in front of the pharmacy is uneven and potentially hazardous, which is exacerbated during the winter due to ice collecting at the edge of the sidewalk. To help offset the mobility issues for older residents at the Frenchtown Pharmacy, the pharmacy has started to offer delivery services. Lastly, there is a need for local assistance or educational service to help older residents navigate the Medicare and Medicaid programs.

Frenchtown Library

Major challenges include limited parking at the library, restricted library hours, and communication gaps for those who do not use the internet or social media. Many seniors miss traditional information sources like the Del Val News and feel that the library could play a stronger role as a central, non-digital hub for community information and computer access.

Residents express interest in expanded library hours, more senior-friendly social gatherings, regular and predictable programs, IT support for tasks like printing forms, and renewed services such as book delivery for homebound seniors. **Above all, the Frenchtown librarian identified addressing parking issues as the single most important action to better support Frenchtown's aging population access to the library.**

Frenchtown Home and Hardware

The owner of Frenchtown Hardware noted that older residents can sometimes feel isolated or overlooked, particularly those who are shut in or lack close support networks. He raised concerns over rising living costs, uneven sidewalks and issues with walkability, and the difficulty some seniors face in getting to events without accessible parking or transportation. However, he stated that Frenchtown has multiple amenities that make Frenchtown attractive

for aging in place, including local businesses, friendly people, and healthy outdoor activities.

Suggested ways to better support aging residents included creating a community center with senior-focused programming, developing a volunteer network to assist with yardwork and wellness check-ins, and better connecting seniors with trusted tradespeople. He also suggested that future resources should be expanded to serve older residents living just outside of town as well.

Borough Employees

The Age-Friendly Committee interviewed multiple Borough employees including the Director of Public Safety, the Borough Clerk, the Manager of Public Works and one police Patrolman. They reported that many resource-constrained older residents rely on the Borough Clerk, police department, and library, with a small number of older residents needing the greatest amount of attention. They outlined their efforts to conduct outreach to older residents, including those who may be challenged to visit Borough Hall, to provide them with official forms, etc.

The Borough employees suggested multiple solutions such as establishing a part-time age-friendly service navigator position at the Borough, adding parking at the library, expanding the Mr. Fix-It program, hosting information sessions, extending library hours, and creating a flyer that summarizes key available bus services. Overall, the Borough employees stated that they are very willing to go above and beyond to assist older residents, especially those that have limited financial resources.

Frenchtown Market IGA

The owner of Frenchtown Market emphasized that cost is a major concern for many older residents, along with lingering post-COVID challenges around re-engagement and mobility. While the market makes informal accommodations it cannot offer delivery due to liability concerns. The owner expressed strong interest in partnering with volunteer organizations to support grocery delivery, potentially modeled after Meals on Wheels. Similar to other interviewees, the IGA Manager was very eager to be supportive of Borough Age-Friendly initiatives and offered ideas such as curbside pickup for older residents, which was a store feature during the COVID pandemic.

A recurring theme was the need for better information distribution, particularly through a printed newspaper or newsletter delivered to every household. The loss of direct-mail circulars has made it harder for older residents to stay informed about sales, events, and community life, contributing to isolation. The owner supports a Borough-led, paper-based monthly or semi-monthly newsletter with a community calendar and local business advertising, noting that clear, inclusive communication would be the single most impactful step toward making Frenchtown more age-friendly.

Frenchtown Methodist Church

The pastor at the Frenchtown Methodist Church provided additional comments regarding age-friendly issues in Frenchtown. He stated that some challenges include a lack of communication resulting in seniors not knowing what services are available, unsafe sidewalks, and no procedure to check in on seniors. Additionally, downtown walkability and high living expenses are other areas that need to be addressed.

The pastor recommended services like expanding access to or awareness of the LINK transportation system and adding senior nights at local restaurants to attract senior residents that do not usually go to stores in town. Overall, though, Frenchtown is a welcoming and affirming town with a small town feel and a sense of community.

Frenchtown Presbyterian Church

The Pastor, Church Secretary and Coordinator of the Food Pantry at the Frenchtown Presbyterian Church offered several insights as to challenges facing older residents in the Borough. Approximately 75 people use the Church's food pantry each week and they observed that many of them are in their late 50's and 60's. They commented on limited availability of news and distribution about issues facing the Borough and activities and that it seems that most residents rely on Facebook for their local news. They indicated that after social isolation during the COVID pandemic, some older residents continued to feel challenged to reengage in community life.

Other challenges include the rising cost of living in the Borough with increasing home and rent prices, the distance residents must travel to purchase discount food at stores in Flemington such as Costco and Aldi, and the potential impact on older residents, and the changing community characteristics In addition to the active Food Pantry, another effort underway at the church to support older residents is offering a partnership with the Flemington-based Harvest Family Success Center through which a "super seniors" program is offered twice/month at the church. Participants from Milford, Holland, Frenchtown and Upper Black Eddy engage in yoga, lunch and play cards and, often, a speaker is brought in to discuss a relevant topic.

Church leaders expressed their support for the Frenchtown Age-Friendly initiative and their willingness to be engaged in efforts to implement strategies and programs that support the Borough's older residents. One example offered is use of the church's accessible facilities and kitchen where the Borough Council's Age-Friendly community committee has been meeting on a monthly basis during the grant period.

J. Borough Council Resolution Establishing Frenchtown Newsletter

STATE OF NEW JERSEY
COUNTY OF HUNTERDON
BOROUGH OF FRENCHTOWN

RESOLUTION #2026-76
ESTABLISHMENT OF A FRENCHTOWN BOROUGH NEWSLETTER PILOT PROGRAM

WHEREAS, in 2025, the Borough of Frenchtown was one of 17 New Jersey municipalities and counties that received a grant from the State of New Jersey Department of Human Services ("NJDHS") to promote strategies that make Frenchtown more livable for older adults; and

WHEREAS, the purpose of the NJDHS grants to local governments was to strengthen the capacity of New Jersey municipalities and counties to support the health, well-being, and independence of older residents; and

WHEREAS, the NJDHS grant program was launched as a key mechanism to implement the agency's May 2024 *NJ Age-Friendly Blueprint* with an emphasis on encouraging local communities to view aging as a challenge to considering it as an opportunity for community-wide innovation; and

WHEREAS, a Borough Council Committee composed of Frenchtown residents guided the Age-Friendly planning process which was designed to perform a needs assessment of challenges facing the Borough's older residents using following strategies:

- Inventorying existing services for older residents,
- Conducting a community-wide survey,
- Conducing interview with local leaders,
- Hosting two Mayor's Age-Friendly Town Halls,
- Researching innovative efforts in other communities, and
- Studying data about the Borough's population; and

WHEREAS, the Borough Council endorsed the Borough's application to join the AARP Network of Age-Friendly States and Communities (https://www.aarp.org/livable-communities/network-age-friendly-communities/)and, in August 2025, the Borough became the 1006th community across the country designated as an Age-Friendly Community; and

WHEREAS, the AARP Network of Age-Friendly States and Communities utilize a framework of *eight domains of livability*—Outdoor Spaces and Buildings, Transportation, Housing, Social Participation, Respect and Social Inclusion, Civic Participation and Employment, Communication and Information, and Community Support and Health Services—to help communities become more supportive for people of all ages; and

1

WHEREAS, two of these critical domains, *Communication and Information* and *Social Participation*, are essential for ensuring that residents stay connected to their community, have access to vital resources, and remain engaged in meaningful social activities that prevent isolation; and

WHEREAS, the Frenchtown Age-Friendly planning process is expected to culminate in the adoption of an *Age-Friendly Action Plan* by the Borough Council in June 2026; and

WHEREAS, one significant finding of the Frenchtown Age-Friendly planning process is that residents stated that it is difficult to access reliable local community information in Frenchtown, with lower income seniors facing the greatest challenges and that, since 2008, Frenchtown has been without a regular civic news publication; and

WHEREAS, in February 2026, the Borough received approval from the New Jersey Department of Human Services for a modification to its Age-Friendly Grant budget to, in addition other elements, included earmarking a total of $12,000 for publication of a monthly civic newsletter over a period of up to 12 months.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Frenchtown, County of Hunterdon, State of New Jersey, that the Borough will undertake a 12-month pilot program of issuing a monthly Borough-wide civic newsletter titled "The Frenchtown Sun," and that the earmarked $12,000 from the NJDHS Age-Friendly grant budget modification shall be used for the production and distribution of the newsletter starting April 2026 with an estimated budget as such: Printing and postage ($9,750); email address hosting ($150); online newsletter hosting ($150); password management ($180); online domain hosting ($50); miscellaneous costs ($120); supplies, equipment and software ($1,600); and

BE IT FURTHER RESOLVED, that Borough Common Council reserves the right to determine the members of the editorial team, the number of members, and the term of appointment; an initial editorial team of the following residents will support publication of the newsletter for its initial 12 month pilot period: Maria Whelen (editor); Rick Epstein (assistant editor); Randi Eckel (production manager); Ted Brandston (online content manager); Jeanne Herb (project manager); John Gattuso (media design); and Amelia Rodriguez (student assistant), and that Borough Councilman John Dougherty shall serve as liaison to the newsletter team; and

BE IT FURTHER RESOLVED, that the Borough Common Council is under no obligation to further fund the Sun in the future; The newsletter project manager, in consultation with the Borough Council newsletter liaison and the Borough Administrator, is authorized to file a May 2026 funding application to the Fargo Family Foundation not to exceed $30,000 for the purpose of continued publication of the newsletter once NJDHS funding is exhausted and for the team's efforts to plan sustainable production and management of the newsletter after its initial 12-month pilot period.

2

Dated: April 8, 2025

ATTEST and AFFIX SEAL

Samantha M. Gravelle, RMC
Borough Clerk

Borough of Frenchtown

Brad Myhre, Mayor

3

K. Borough Council Resolution Establishing Muncipal Trust

STATE OF NEW JERSEY
COUNTY OF HUNTERDON
BOROUGH OF FRENCHTOWN

RESOLUTON #2026-89

A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR *AGE-FRIENDLY FRENCHTOWN* REQUIRED BY N.J.S.A. 40A:4-39

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when such revenues are not subject to reasonably accurate estimates in advance; and

WHEREAS, *N.J.S.A. 40A:4-39* provides for the receipt of funds by the municipality, including but not limited to donations, contributions, grants, and other program-related revenues, to support municipal initiatives such as **Age-Friendly Frenchtown**, and to provide for the operating costs and program expenses to administer this act; and

WHEREAS, *N.J.S.A. 40A:4-39* further provides that the dedicated revenues anticipated from the **Age-Friendly Frenchtown Trust Fund** are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Frenchtown, County of Hunterdon County, State of New Jersey, as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to establish an **Age-Friendly Frenchtown Trust Fund** as a dedication by rider, pursuant to *N.J.S.A. 40A:4-39*, and to accept and expend funds therein, including donations, grants, and program revenues, for the purposes of supporting Age-Friendly Frenchtown initiatives.
2. The Municipal Clerk of the Borough of Frenchtown, County of Hunterdon, is hereby directed to forward two (2) certified copies of this Resolution to the Director of the Division of Local Government Services for approval.

Dated: May 6, 2026

Attest:

Samantha M. Gravelle, RMC
Borough Clerk

Borough of Frenchtown:

By: _____
Michele Liebtag, Council President

CERTIFICATION

I, Samantha M. Gravelle, Municipal Clerk of the Borough of Frenchtown, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Borough Council on this 6th day of May, 2026.

Samantha M. Gravelle, Municipal Clerk



Frenchtown Age-Friendly Action Plan

June 2026