



Mayor and Common Council Borough of Flemington

August 22, 2016

St. Magdalen Parish Hall

I. Open House for the public to review updated architectural renderings of the hotel redevelopment area

Regular Meeting Agenda (7:30 PM Start)

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

This meeting was held at St. Magdalen's parish hall, and was attended by 468 people, plus borough staff and council.

Flag Salute

Attendee Name	Title	Status	Arrived
Alan P. Brewer	Councilman	Present	
John Gorman	Councilman	Present	
Marc Hain	Council Vice President	Present	
Brooke Liebowitz	Councilwoman	Absent	
Michelle Oberst	Councilwoman	Present	
Brian Swingle	Council President	Absent	
Phil Greiner	Mayor	Present	

1. PRESENTATION OF THE CURRENT STATUS OF PLANS FOR THE HOTEL REDEVELOPMENT AREA - JACK CUST

Jack Cust, Jr. Summarized his efforts in developing a plan to renovate the Union Hotel area, then showed new drawings that incorporate features addressing concerns expressed by residents. Among the changes:

- Elevations of buildings fronting Main Street are stepped down in scale to 3 or 4 stories, with buildings behind having higher elevations, up to 7 stories.
- The facade of a new hotel to be built will mimic the front porch facade of the existing Union Hotel, and it will bear the name, Union Hotel. The hotel will have 100 rooms.
- The new medical/education building replacing Flemington Fur is smaller.
- In the retail area, there are no plans for national tenants with big box names.

Mr. Cust outlined work that has been done so far.

- Preliminary traffic studies have been done, and Mr. Cust will present a traffic plan to the planning board when the development plans are submitted.
- All the properties needed to complete the project are either under contract or available:

The Potting Shed building and the Union Hotel are under contract.

80-82 Main St. Is in bankruptcy and available.

Mr. Cust has a verbal agreement with Flemington Furs.

Purchase of the Police station from the borough is subject to development approvals.

Jack Raker showed a PowerPoint presentation of the project. He noted that developers have researched archived photos of Main Street and integrated that into the scale and size of the buildings. At Spring and Main streets, townhomes will be created on the lower two floors, with stoops. There will be covered nooks in the plaza area.

A copy of the PowerPoint presentation is included with these minutes.

A question-and-answer session followed, with area residents asking varied questions about:

Commuter options available in Flemington - Mr. Cust said a traffic plan will be presented when the development plans are submitted to the planning board

How a liquor license can be shared among restaurants - Mr. Cust said that the license can be shared as long as the restaurants share the same lot and block description.

A mix of accommodations for families seeking less expensive options - Mr. Cust said a range of accommodations is planned.

Mr. Cust's experience as a developer - Mr. Cust said he's developed more than 1 million square feet in New York and New Jersey, and his companies employ 1,400 people.

Competition among N.J. colleges - Mr. Cust said he's retained a company to do a programming gap analysis, to identify programming and courses that aren't available in the area.

Communication with existing businesses - Mr. Cust said as the project develops, he will be communicating with borough officials and the Flemington Community Partnership.

2. Public Comments -- Session I (up to approximately 3 minutes each, for a maximum of approximately 30 minutes)

Area residents were mixed in their reactions to Mr. Cust's revised plans. Two local business owners applauded the plans, with one saying Main Street "is the heart of our town. It's empty and vacant," and another recalling bumper-to-bumper traffic that's petered out so "it's like a retirement community here." Robert Shore, of Broad Street, urged the council to consider merging police departments with Raritan Township.

A Raritan Township resident asked about progress at the Flemington Cut Glass site, and was told by Mayor Greiner that 59 units are approved, but the plan is not moving ahead right now.

A Maple Avenue resident urged careful consideration of Mr. Cust's project, with an eye toward variance requests, noting that people whose homes are on Broad Street would be backing up to residential housing units and be impacted. William Deni, a Flemington lawyer for 45 years, criticized opponents of Mr. Cust's plans, asking, "Where have you been the last 8 years, as we've been seeing the deterioration of Flemington?" He said if Mr. Cust's development doesn't happen, "Flemington will be history."

Karen Becker of Raritan Township said the plans should be scaled back further, so they don't take away the small-town feel of Flemington.

3. Mayor's Report (up to approximately 3 minutes)

- I participated in a fundraising event Sunday, which was a kickball game between our police officers and the local police explorers. These are young men, age 15 and up, with an interest in law enforcement or other public service. I was impressed with how many of these young men are already doing other community volunteer work such as with the fire department. I want to commend Cpl. Louis Hribik and Ptl. Corey Garrabrant for organizing the event and donating their time to lead the explorer program; I also thank the other police officers and the explorers who participated.
- Our primary legal firm, Greenbaum, Rowe, Smith & Davis, had several of its attorneys attain peer recognition by being named to the latest annual edition of 'Best Lawyers in America'. They are Barry Goodman, Rob Beckelman, and Tom Denitzio, all of whom we use from time to time. Congratulations to Barry and Rob, who are here tonight.
- There will be a fundraising walk for Kimi Goetz on Saturday, 9/24, starting at 9:00 AM.

4. Council Members' Reports (up to approximately 3 minutes each)

Councilman Brewer

Report waived for time constraints.

Councilman Gorman

Report waived for time constraints. John expressed his desire to see something happen with development downtown.

Council Vice President Hain

Report waived for time.

Councilwoman Liebowitz

Absent

Councilwoman Oberst

Report waived for time

Council President Swingle

Absent

5. Approval of Minutes

Motion To: **Approve Minutes: Aug. 8, 2016 Regular Council Meeting**

RESULT:	APPROVED [3 TO 0]
MOVER:	Michelle Oberst, Councilwoman
SECONDER:	Marc Hain, Council Vice President
AYES:	Alan P. Brewer, Marc Hain, Michelle Oberst
ABSTAIN:	John Gorman
ABSENT:	Brooke Liebowitz, Brian Swingle

6. CONSENT AGENDA

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

7. RESOLUTION 2016-130: AUTHORIZING A REFUND OF A STREET OPENING PERMIT FEE TO VINLUX VENTURES AT 32 BROAD STREET

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marc Hain, Council Vice President
SECONDER:	John Gorman, Councilman
AYES:	Alan P. Brewer, John Gorman, Marc Hain, Michelle Oberst
ABSENT:	Brooke Liebowitz, Brian Swingle

8. RESOLUTION 2016-131: AUTHORIZING A REFUND OF A STREET OPENING PERMIT FEE TO BARBICHE CONSTRUCTION AT THE OLD EGG AUCTION ON PARK AVENUE

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marc Hain, Council Vice President
SECONDER:	John Gorman, Councilman
AYES:	Alan P. Brewer, John Gorman, Marc Hain, Michelle Oberst
ABSENT:	Brooke Liebowitz, Brian Swingle

9. RESOLUTION 2016-132: ACCEPTING THE RESIGNATION OF SERGEANT WILLIAM SVARD FROM THE POLICE DEPARTMENT AND AUTHORIZING THE SEARCH FOR A REPLACEMENT OFFICER

RESULT:	ADOPTED [3 TO 0]
MOVER:	Marc Hain, Council Vice President
SECONDER:	John Gorman, Councilman
AYES:	John Gorman, Marc Hain, Michelle Oberst
ABSTAIN:	Alan P. Brewer
ABSENT:	Brooke Liebowitz, Brian Swingle

10. RESOLUTION 2016-133: RESOLUTION APPOINTING DEPUTY REGISTRAR OF VITAL STATISTICS

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Marc Hain, Council Vice President
SECONDER: John Gorman, Councilman
AYES: Alan P. Brewer, John Gorman, Marc Hain, Michelle Oberst
ABSENT: Brooke Liebowitz, Brian Swingle

11. RESOLUTION 2016-136: APPOINTING LT. JERRY ROTELLA AS ACTING CHIEF OF THE FLEMINGTON POLICE DEPARTMENT AS OF SEPTEMBER 1, 2016

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Marc Hain, Council Vice President
SECONDER: John Gorman, Councilman
AYES: Alan P. Brewer, John Gorman, Marc Hain, Michelle Oberst
ABSENT: Brooke Liebowitz, Brian Swingle

12. REGULAR AGENDA

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

13. RESOLUTION 2016-134: EXTENDING THE DESIGNATION OF JOHN J. CUST, JR., AS THE REDEVELOPER OF THE EXPANDED HOTEL REDEVELOPMENT AREA

RESULT: **TABLED [UNANIMOUS]** **Next: 9/12/2016 12:00 AM**
MOVER: John Gorman, Councilman
SECONDER: Alan P. Brewer, Councilman
AYES: Alan P. Brewer, John Gorman, Marc Hain, Michelle Oberst
ABSENT: Brooke Liebowitz, Brian Swingle

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

Marcia Karrow said the council should not use the county's Comprehensive Economic Development Strategy (CEDs) as its marketing study for the proposed project, since it is a county-generated document that wasn't voted on by anyone in Flemington. She also asked when a public discussion would be held on zoning in the area. Mayor Greiner said the process is moving in sequence. After a redeveloper's agreement is negotiated, and redevelopment standards are written, that's when zoning issues will be addressed.

Lois Stewart asked why the Terra Nova plan was never pursued. Mayor Greiner said the planning board went through the master plan process and incorporated areas into the master plan.

Joann Braun of Raritan Township said she has thousands of signatures from people wanting development without demolition; Councilman Brewer invited her to submit any petitions she has to council.

People who spoke regarding Mr. Cust's plans:
 John Griffith of Raritan Township

Donna Marciano of Mine Street, Flemington
Sharon Whit tuck of Raritan Township
Lisa McEwen (Sp?), 2 Fisher Court, Raritan Township
Jeannette Sank, 180 Main St., Flemington
Joanne Elacqua, 7 Laurelt on Trail, Raritan Township
Russell Hoffman, Delaware Township
Diane (?) Conrad, Raritan Township
Janet Quadrone, 69 Bonnell St., Flemington
Cynthia _____, 191 Pine Bank Road, Raritan Township
Rich Cornielson, Raritan Twp., owns 134 Main St., Flemington
New Flemington resident, who moved in 3-4 years ago
Bill Corfield, architect, Raritan Township
Adrian Fasarro, 23 Maple Ave., Flemington
Robert Shore, 47 Broad St., Flemington
Chelsea Silvering, 53 Bonnell St., Flemington
Joann Braun, 77 Jefferson Court, Raritan Township
Steve Tuccio, 61 Elwood Ave., Flemington
Lois Stewart, Spring Street, Flemington
Jim Tredesky, Raritan Township
Marilyn Waser, 148 Locktown-Flemington Road
Tyra Fisher, Bonnell Street, Flemington
Don Hargess, Bissell Road, Lebanon; owns property in Flemington
Robin Boyle, 61 Main St. Business, Flemington
Robert Shore (2nd appearance)
Resident of Clark Circle, Raritan Township
Jeff Kane, 31 Maple Ave., Flemington
William Deni, Mine Street and Church St., Flemington
George Muller, (Flemington Cut Glass former owner)
Tony Previte, 45 N. Main St., Flemington
Donna Cocco, Main Street business owner, Flemington
Karen Becker, 706 Clark Circle, Raritan Township
Joey Novick, Flemington
Edna Pavers, Flemington
Marcia Karrow
Lois Stewart, Flemington (2nd appearance)
Joann Braun, Raritan Township (2nd appearance)
Beryl Doyle, Raritan Township
Tony Previte, N. Main St., Flemington (2nd appearance)
Ron Van Horn, business owner of 56 Main St., Flemington

15. Attorney's Report

No report.

16. Payment of the Bills

Motion To: **Pay The Bills**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michelle Oberst, Councilwoman
SECONDER:	Alan P. Brewer, Councilman
AYES:	Alan P. Brewer, John Gorman, Marc Hain, Michelle Oberst
ABSENT:	Brooke Liebowitz, Brian Swingle

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

1. RESOLUTION 2016-135: A RESOLUTION ALLOWING THE BOROUGH COUNCIL TO RETIRE INTO EXECUTIVE SESSION FOR LEGAL ADVICE RELATED TO THE FLEMING HOUSE

RESULT:	ADOPTED [3 TO 0]
MOVER:	Alan P. Brewer, Councilman
SECONDER:	Michelle Oberst, Councilwoman
AYES:	Alan P. Brewer, Marc Hain, Michelle Oberst
ABSENT:	Brooke Liebowitz, Brian Swingle
RECUSED:	John Gorman

Adjournment

Motion To: **Adjourn**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michelle Oberst, Councilwoman
SECONDER:	Alan P. Brewer, Councilman
AYES:	Alan P. Brewer, John Gorman, Marc Hain, Michelle Oberst
ABSENT:	Brooke Liebowitz, Brian Swingle