

*** 3/05/16 ***

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, FEBRUARY 23, 2016 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Board Chair Todd Cook.

Roll Call:

Present: Mrs. Engelhardt, Ms. Kenoyer, Mayor Greiner, Mr. Cook, Mr. Hain, Mr. Budney, Mr. Doshna, Mr. Brewer, Attorney Gianos, Engineer Clerico, Planner McManus,

Excused: Ms Melfi, Mrs. Pedrick, Traffic Engineer Rocciola

1. Public Comments: None

2. Approval of minutes for January 5, 2016 reorganization meeting.

Motion to approve the minutes: Budney, seconded by Hain
Ayes: Engelhardt, Kenoyer, Greiner, Cook, Doshna, Budney, Hain, Brewer
Nays: (None)
Abstain: (None)
Motion passed: 8-0-0

3. Approval of executive minutes for January 5, 2016 reorganization meeting.

Motion to approve the minutes: Budney, seconded by Greiner
Ayes: Engelhardt, Kenoyer, Greiner, Cook, Doshna, Budney, Hain, Brewer
Nays: (None)
Abstain: (None)
Motion passed: 8-0-0

4. Completeness: Mazzetta, Gerald & Kay, Application 2016-01: Use Variance

Attorney Gianos discussed the application and the procedures for the application, stating that this meeting was determine completeness only.

Mr. Clerico discussed his review letter dated February 18, 2016 noting that the site had a long history of applications to the Board. Mr. Clerico stated that although some items were not submitted many of the checklist items were already on file from previous applications and stated that it was at the Board's discretion if sufficient information was submitted for completeness and if anything additional needed to be supplied prior to a public hearing.

The Board discussed if any additional information would be needed. Mr. Doshna asked if the building had sufficient square footage for a residential single family dwelling. Mr. Gianos stated that testimony would be provided at the time of public hearing and that the building would need to meet all current building codes under the jurisdiction of the construction official. Mrs. Engelhardt asked the history of the building, Mr. Mazzetta discussed.

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Mr. Gianos recommended that the applicant provide testimony from a professional planner at the public hearing for the use variance requested which was required to meet higher criteria to grant. Mr. Gianos stated that the intention was not increase cost but to allow the Board the proper testimony to determine whether approval could be granted.

Mr. Gianos stated that the application would be placed on the April 4, 2016 to allow time for the applicant to contact a planner have adequate time to provide proper notice of the public hearing.

Motion to grant waivers & deem the application complete: , seconded by Engelhardt
Ayes: Engelhardt, Kenoyer, Greiner, Cook, Doshna, Budney, Hain, Brewer
Nays: (None)
Abstain: (None)
Motion passed: 8-0-0

5. HPC Application: 30 Maple Avenue, Liszt

HPC member Jamie Wright discussed the application to replace the side door replicating the original features of the door and replacing the majority of the windows with one over one muntins. Ms. Wright stated that the HPC had no issues with the application adding that although the HPC recommended wood replacement windows the vinyl replacement windows were approved due to the additional cost and that the applicant wanted to replace all of the windows at once since there was evidence of lead paint and the applicant had small children. Ms. Wright stated that the decorative windows were to be restored and that the applicant would come back to the HPC to discuss colors.

Motion to approve, Greiner, seconded by Hain
Ayes: Kenoyer, Greiner, Cook, Hain
Nays: (None)
Abstain: Engelhardt, Doshna, Budney, Brewer
Motion passed: 4-0-4

6. Council Items

Mayor Greiner discussed the ordinance subcommittee which needed to get moving again noting that everyone had a very busy schedule recently and asked if Councilman Hain could ask the subcommittee to provide dates to meet.

Mr. Cook stated that he would like to have ordinances in place by the end of the summer and offered that the Master Plan review subcommittee could provide a list to prioritize ordinances to help facilitate the process if Council wanted them to do so.

Mr. Hain stated that he was not sure how far along Council was, Mrs. Engelhardt stated that it was not far along and that she would like to meet with Ms. Tabussi to go over her notes from the last meeting and help map out the next steps.

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7. Chair Items

Chairman Cook stated that he would like to revise the ordinance which assigned members to the sign review committee to rewrite the member designated by the BID. Mr. Cook stated that there were no applications reviewed last year where the zoning officer had reviewed the sign applications. Mr. Cook stated that the sign review committee would review any application first and suggested that if there were no variances required the review committee should have the authority to approve a sign without coming to the Board to avoid delays. Mr. Gianos noted that the review committee could not approve any variances which would be required to come to the Planning Board. The Board discussed. Mayor Greiner asked if digital signs could be permitted in the HR zone for properties that front on the highway, the Board discussed.

Mr. Hain discussed the concept redevelopment plan for the Union Hotel presented by Jack Cust at the Council meeting held on February 22, 2016 stated that there would be more detail in the near future. Mayor Greiner stated that Mr. Cust had been approved as the new redeveloper for the area and that formal steps would begin to prepare a redevelopment agreement and redevelopment plan for the Union Hotel and surrounding area.

Mr. Doshna asked the role of the Board in this process, Mayor Greiner explained. Mr. Gianos stated that the site plan would come before the Board for review adding that the MLUL was in full effect during the process and that the HPC would review the plan in the same manner as any other site plan. Ms. McManus stated that the redevelopment standards prepared by Council would have input from the Board and once adopted would act in a similar manner to the zoning ordinance for this particular site. The Board discussed.

Lois Stewart, 24 Spring Street, asked who would be responsible for the redevelopment agreement. Mr. Gianos explained.

Mr. Doshna updated the Board on the redevelopment committee meeting for the Global Ag site stating that it was an efficient meeting and would be meeting again on March 2 adding that it was moving along.

8. Bills:

Motion to approve: Greiner, seconded by Engelhardt
Ayes: Engelhardt, Kenoyer, Greiner, Cook, Doshna, Budney, Hain, Brewer
Nays: (None)
Abstain:
Motion passed: 8-0-0

Mr. Brewer approved all bills with the exception of invoice 16-00153 for NJPO mandatory class
Mr. Brewer was scheduled to attend 2/27/16.

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9. Adjourn

Motion to adjourn at 8:15 p.m.: Hain; second: Doshna

Ayes: All were in favor

Nays: (None)

Motion passed: 8-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary

These minutes were approved at the April 4, 2016 meeting.