

*** 4/18/16 ***

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, APRIL 4, 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, Ms. Melfi, Mayor Greiner, Mr. Cook, Mrs. Pedrick, Mr. Hain, Attorney Gianos, Engineer Clerico

Excused: Mr. Budney, Mr. Doshna, Planner McManus, Traffic Engineer Rocciola

- 1. Public Comments:** Elaine Gorman, HPC Chair, discussed the Nilkanth application and items of the HPC memos which had not yet been provided. Mr. Cook explained that it was not appropriate to discuss an application without their attorney present.

Andrew Ward of Princeton Construction appeared, stating that he was the contract purchaser of the Global Agway site at 35 North Main Street and introduced himself to the Board. Mr. Gianos discussed the procedures for Mr. Ward to have an Informal discussion regarding the site and suggested that Mr. Ward appear at the April 26, 2016 meeting with an outline of what he proposed for the site.

- 2. Approval of minutes for February 23, 2016 regular meeting.**

Motion to approve the minutes: Melfi, seconded by Greiner

Ayes: Engelhardt, Kenoyer, Greiner, Cook, Hain

Nays: (None)

Abstain: Melfi, Pedrick

Motion passed: 5-0-2

Chairman Cook changed the order of the agenda.

- 3. Extension:** DiBianca Family Associates, LLC, Block 43, Lot 11

One (1) Year Extension of Final Site Plan approval through June 30, 2017

Attorney, Donald Scholl, appeared for the applicant and discussed the extension request including that the applicant had been moving forward with some of the conditions of the resolution. Mr. Scholl stated that the Permit Extension Act had not been extended and that the applicant was now requesting the first one year extension of approvals allowed by the MLUL.

Motion to the one year extension: Melfi, seconded by Engelhardt

Ayes: Engelhardt, Kenoyer, Melfi, Greiner, Cook, Hain

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

- 4. Completeness: 41 Route 31, LLC, Application 2016-02: Preliminary & Final Site Plan**

*** 4/18/16 ***

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MINUTES

The applicant's attorney, Alex Fisher, appeared for the applicant and discussed the application, stating that he had submitted the deeds for the property as well as the tax & utility payment certification. and clarified the name of the owner as Flemington Memorial Park Association satisfying checklist items 3, 11, 20, 27 & 28 .

The applicant's engineer, Robert Freud, P.E. appeared and discussed the application Mr. Clerico discussed his completeness review letter dated March 25, 2016. Mr. Clerico stated that he suggested establishing the location of the boundary line in two phase where phase one would use Hunterdon County and State GIS information which could be taken care of quickly and phase two would include locating existing monumentation and field surveying the area. Mr. Freud discussed location of the Municipal boundary line stating that there was no well established location of the line. Mr. Clerico stated that the applicant should prepare a project cost estimate to determine the amount of review escrow for checklist item #33, Mr. Freud agreed. Mr. Freud requested a permanent waiver for checklist item #40 providing an LOI from the DEP as it was not applicable to the site. Mr. Freud requested partial waivers for checklist items 42 & 44 noting that additional topography & spot elevations would be provide in the area of the Borough ball fields. Mr. Freud stated that the DPW was investigating the location of the storm sewer asking for a temporary waiver for item #46 and stated that he would revise the profiles that show conflicts of the storm sewer & utility lines to indicate the coverage over the pipe and asked for a temporary waiver for checklist #50. Mr. Freud stated that a mounted rendering and building isometrics would be provided at the public hearing and asked for a temporary waiver for checklist items 65 & 67

Summary:

Checklist items 3, 11, 20, 27 & 28 have been complied with prior to the completeness hearing.

Permanent waiver granted for checklist item: 40

Temporary waivers granted for checklist items: 19, 21, 33, 46, 50, 65 & 67

Partial waivers granted for checklist items: 42 & 44

Mr. Clerico discussed the Municipal Boundary line stating that the GIS line was verified by the County and was as good as it can get at the moment to move forward and was State established. Mr. Freud discussed that difficulty and expense of surveying almost a mile to verify the boundary line stating that the monuments in the rights-of-way were probably long gone and asked how far the applicant would need to go to establish the line noting that the lot in the Borough and in Raritan Township were in a common ownership. The Board discussed the boundary line location at length and agreed that the State established GIS line was satisfactory.

Mr. Cook stated that the Board could create a site plan review subcommittee to help identify discussion items to allow the process to move quickly. Ms. Melfi stated that she would be interested in being on the subcommittee given her history with the site. Mr. Fisher thanked the Board and stated that the applicant's professionals would make themselves available at a time convenient to the subcommittee.

*** 4/18/16 ***

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Mr. Clerico stated that he would need to look at the overall project as it pertained to storm water by statute and asked if review of the other elements of the site plan should be confined to the Borough or as an overall project. The Board discussed. Mr. Cook asked Ms. Parks to reach out to Raritan Township and to provide them with the minutes of the meetings and review letters.

Motion to grant waivers as discussed and to deem the application complete: Melfi, seconded by Hain

Ayes: Engelhardt, Kenoyer, Melfi, Greiner, Cook, Pedrick, Hain

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

Mr. Gianos stated that the applicant could be placed on the agenda for public hearing for the April 26, 2016 meeting. Mr. Fisher agreed to notice for the April 26, 2016 meeting.

5. Council Items

None

6. Chair Items

Chairman Cook accepted the resignation of Alan Brewer and thanked him for his contributions to the Board and wished him success as a member of the Council. Mr. Cook discussed the progress of the master plan ordinance subcommittee.

7. Bills:

Motion to approve: Engelhardt, seconded by Greiner

Ayes: Engelhardt, Kenoyer, Greiner, Cook, Doshna, Budney, Hain, Brewer

Nays: (None)

Abstain:

Motion passed: 8-0-0

Mrs. Engelhardt discussed an invoice for the Global Ag redevelopment plan and asked if the funds were coming out of the Planning Board budget. Mayor Greiner explained. Mrs. Engelhardt asked who from the Board was on the subcommittee for the redevelopment plan and asked that the Board be updated on the progress of the redevelopment plan. Mr. Greiner explained. Mr. Hain stated that he would have an update for the next meeting.

*** 4/18/16 ***

FLEMINGTON BOROUGH
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8. Adjourn

Motion to adjourn at 8:30 p.m.: Melfi; second: Greiner

Ayes: All were in favor

Nays: (None)

Motion passed: 7-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary

These minutes were approved on April 26, 2016