

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, JULY 5, 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. Doshna, Mr. Budney, Mr. Hain, Mr. Perron, Attorney Gianos, Engineer Clerico, Planner McManus

Excused: Mr. Townsend, Traffic Engineer Rocciola

1. Public Comments: None

2. Approval of minutes for May 24, 2016 regular meeting.

Motion to approve the minutes to be revised as discussed: Budney, seconded by Melfi

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

Nays: (None)

Abstain:

Motion passed: 9-0-0

3. Resolution 2016-07: Eight Main Street Associates, LLC, Block 18 Lot 1, 4 and 37

One (1) Year Extension of Final Site Plan approval from June 30, 2016 to June 30, 2017

Attorney Gianos stated that the applicant's attorney had reviewed the resolution.

Motion to grant the one year extension: Melfi, seconded by Budney

Ayes: Engelhardt, Kenoyer, Melfi, Cook, Pedrick, Doshna, Budney

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

4. HPC resolutions for June 16, 2016:

- 93 Mine Street - Joan Miquel

HPC Vice Chair Linda Swingle discussed the application to replace the driveway with techno block, replace the porch flooring and railings and replace the windows and sliding doors in the rear sun room with acceptable materials and add clapboard all which were approved by the HPC.

Motion to approve, Greiner, seconded by Doshna

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

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- 1 Dewey Avenue - Candace Klymec

HPC Vice Chair Linda Swingle discussed the application to repair the front stoop, tear out the masonry and replace with wood and match the wood on the treads with a white back splash all which were approved by the HPC.

Motion to approve, Melfi, seconded by Greiner

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

5. Update: Fair Share Housing Plan

Mr. Cook stated that Ms. McManus apologized for not being there tonight and that she had prepared a memo for both updates which she discussed with Mr. Cook. The memo included that affordable housing was in the currently in the courts and that there would not be a trial on to set any numbers for the Borough's obligation until at least September 5, 2016 and her recommendation would be to write a plan regardless as the matter could drag on in the courts. The plan could lead to a settlement with the Fair Share Group to limit liability to the Borough.

6. Update: Union Hotel and Global Agway - Redevelopment Plans

Global Agway site: Mr. Cook discussed Ms. McManus's update memo which anticipated a rough redevelopment plan for the Global Agway site by late August and that this plan would leave the design and bulk standards open for any potential developers including items such as height and density.

Union Hotel site: Mr. Cook discussed Ms. McManus's update memo which stated that the developer was working with the Borough and was in the early stages to identify the next steps to move forward.

Mayor Greiner stated that the redevelopment plan was moving along well with the subcommittee and that the architectural plans have been significantly improved to look more like Main Street adding that the developer has been open to input. Mayor Greiner stated that the sewer and water capacity may need to be improved and may include installing larger piping noting that they had met with the State and Council was working on structuring a PILOT program. Mayor Greiner stated that Council was also working on the ability of the Borough to sell 90 Main Street.

Mr. Cook stated that the Planning Board would like to help in the process and provide input early so as not to delay anything down the road.

Mrs. Engelhardt stated that she thought the subcommittee was going to be larger than 3 people and asked if the plan could be reviewed by the Board to provide their feedback and requested that Council open the subcommittee to more people. . Mayor Greiner stated that he was trying to balance the participation in the plan and had no intent to exclude the Board and agreed to

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discuss the subcommittee list further. Mayor Greiner added that the comments on the façade was currently being worked on and that the redevelopment committee had met with the public several times for their input. Ms. Melfi stated that she did not want the developer to have to come to the Board for any variances. Mayor Greiner stated that he had asked Ms. McManus to review parcels outside of the redevelopment area to see if they met the criteria for an area in need of rehabilitation by the July 25, 2016 Council meeting

7. Council Items

None

8. Chair Items

Chairman Cook stated that there were no agenda items for the July 26, 2016 and that if this meeting was cancelled the subcommittee for ordinance review would meet that night. Ms. Parks stated that the Mazzetta use variance application was placed on the August 1, 2016 agenda. Ms. Parks stated that Mr. Cheng for the Burger King application was looking to meet with the subcommittee in early August.

9. Bills:

Motion to approve: Greiner, seconded by Hain

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

Nays: (None)

Abstain: Pedrick

Motion passed: 8-0-1

10. Adjourn

Motion to adjourn at 7:37 p.m.: Greiner; second: Melfi

Ayes: All were in favor

Nays: (None)

Motion passed: 11-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary