

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, JANUARY 9, 2017 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Board Attorney William Gianos.

Roll Call:

Present: Mrs. Engelhardt, Mayor Greiner, Ms. Melfi, Mr. Cook, Mrs. Pedrick, Mr. Doshna, Mr. Budney, Mr. Hain, Mr. Perron, Mr. Townsend, Attorney Gianos, Planner McManus

Excused: Ms. Kenoyer, Engineer Clerico, Traffic Engineer Rocciola

1. Oaths of Office:

Oath of office forms were signed and witnessed by Attorney Gianos for the following Board members and alternates:

Class	Years	Name	Expires
I	1	Phil Greiner - Mayor	12/31/2017
II	1	Mary Melfi	12/31/2017
III	1	Marc Hain	12/31/2017
IV	4	Todd Cook	12/31/2020
IV	4	Edna Pedrick	12/31/2020
Alternate #1	2	Jeff Perron	12/31/2018

2. Nomination for Chairman

Todd Cook was the only nominee for chair and was unanimously elected. Nomination made by Melfi, seconded by Hain.

3. Nomination for Vice Chairman

Susan Engelhardt was the only nominee for vice chair and was unanimously elected. Nomination made by Melfi, seconded by Hain.

4. Chair remarks

Chairman Cook discussed the work the Board accomplished in 2016 and looked forward to progress being made in 2017

5. Mayor's remarks

Mayor Greiner listed the major projects to be accomplished in 2017 and thanked the Board for their continued dedication.

Motion to move the HPC resolutions agenda item up in the order was made by Melfi, seconded by Budney. All were in favor.

6. HPC resolutions for December 21, 2016:

- 115 Main Street – 115 Main Street Associates, LLC

HPC Chair Elaine Gorman discussed the application stating that the building was significant and that the application was approved as presented with acceptable materials.

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Motion to approve: Greiner, seconded by Engelhardt.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- 41 Spring Street – Christina Edzenga

HPC Chair Elaine Gorman discussed the application to replace windows noting that the ordinance required external mullions. Ms. Parks stated that the applicant had called with the intention to be present at the meeting to discuss the added expense of the external mullions.

After discussion the Board made a motion to table the application to later in the meeting. Motion by Doshna, seconded by Engelhardt. All were in favor.

- 103-105 Broad Street – Shawn Junio

HPC Chair Elaine Gorman discussed the application to renovate the existing garage to historically match the house with acceptable materials.

Motion to approve: Melfi, seconded by Doshna.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- 37 Court Street – Buza

Ms. Melfi recused herself from the application.

HPC Chair Elaine Gorman discussed the application to replace the siding, gutters, trim and shutters with acceptable materials.

Motion to approve: Hain, seconded by Melfi (recused from the vote).

Ayes: Engelhardt, Greiner, Cook, Doshna, Pedrick, Budney, Hain, Perron, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

Motion to move the 6 NMS, LLC resolution agenda item up in the order was made by Melfi, seconded by Greiner. All were in favor.

- **7. Resolution:** 6 NMS, LLC, Block 14 Lot 11, 6 North Main Street to grant front yard variance to construct ramp.

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Mr. Gianos stated that the resolution made been sent to the applicant for comments which had been deferred at the applicant’s request from the November 30, 2016 meeting. The Board discussed the resolution.

Motion to approve the resolution: Doshna, seconded by Greiner.

Ayes: Engelhardt, Greiner, Melfi, Doshna, Pedrick, Budney

Nays: (None)

Abstain: (None)

Motion passed: 6-0-0

8. Executive Session:

At 7:30 p.m. a motion to enter into Executive Session to discuss professional contracts was made by: Melfi, seconded by: Doshna. All were in favor.

Mr. Gianos and Ms. McManus left the meeting and did not return.

At 7:45 p.m. a motion to exit out of Executive Session to discuss professional contracts was made by: Melfi, seconded by: Doshna. All were in favor.

9. Resolution PB-2017-01: Open Public Meetings Act

Mr. Cook discussed an additional meeting date added to the schedule for November 28, 2017 which was the regularly scheduled fourth Tuesday of the month which fell after Thanksgiving instead of only scheduling one meeting in November.

The meeting schedule, which will be published in the official newspaper, the Hunterdon County Democrat and transmitted to the weekly alternate, the Courier News, is as follows:

Month	Meeting Dates
January	9, 24
February	6, 28
March	6, 28
April	3, 25
May	1, 23
June	5, 27
July	11, 25
August	7, 22
September	5, 26
October	2, 24
November	6, 28
December	4, 12
January 2018 reorg	8

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Motion to approve the 2017 meeting dates as shown above per resolution PB-2017-01 was made by: Melfi, seconded by Doshna.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

10. Resolution PB-2017-02: Appointments for professional services

Motion to approve resolution PB-2017-02 to re-appoint the professionals as listed for 2017 discussed was made by: Doshna, seconded by Hain.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

11. Resolution PB-2017-03: Board secretary position

Motion to approve resolution PB-2017-03 to re-appoint Eileen Parks as Board Secretary for 2017 was made by: Doshna, seconded by Hain.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

12. Approval of minutes for December 5, 2016 regular meeting.

Motion to approve the minutes: Engelhardt, seconded by Greiner

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

Nays: (None)

Abstain: Perron

Motion passed: 8-0-1

13. HPC resolution for December 21, 2016:

- 41 Spring Street - Christina Edzenga

Since the applicant did not appear during the meeting the Board discussed tabling the application to the next meeting to allow the applicant time to appear.

Motion to table the application to the next meeting: Doshna, seconded by Engelhardt
All were in favor.

14. Chair Items

Mr. Cook appointed the sign review committee including: Todd Cook, Mary Melfi, Jeffrey Doshna and Diane Potter from the HPC. Mr. Cook stated that he would be looking to revise the ordinance regarding the sign review committee this year.

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Mr. Cook discussed a Board technical review committee which would be formed as needed for each application.

Mr. Cook stated that the next meeting was schedule for January 24, 2017 and discussed the agenda items for an informal discussion for the DeSapio (Post Office) application, the deferred HPC resolution for 41 Spring Street and a discussion of the Global Agway Redevelopment Plan which Mr. Cook asked to have distributed to the Board for their review in advance of the January 24, 2017 meeting.

15. Council Items

Mayor Greiner stated that the Council would have the Global Agway Redevelopment Plan on their next agenda on January 23, 2017.

16. Bills:

Motion to approve: Greiner, second: Engelhardt

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

17. Adjourn

Motion to adjourn at 8:15 p.m.: Melfi; second: Budney

Ayes: All were in favor

Nays: (None)

Motion passed: 9-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary