

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, JANUARY 24, 2017 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Vice Chair Engelhardt.

Roll Call:

Present: Mrs. Engelhardt, Ms. Kenoyer, Mayor Greiner, Mr. Budney, Mr. Doshna, Mr. Hain, Mr. Perron, Mr. Townsend, Attorney Gianos, Engineer Clerico, Planner Kendra Lelie, Traffic Engineer Rocciola

Excused: Ms Melfi, Mrs. Pedrick
Chairman Cook entered at 7:25 p.m.

1. Public Comments: None

2. Approval of minutes for January 9, 2017 reorganization meeting.

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

3. Approval of executive minutes for January 9, 2017 reorganization meeting.

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

Motion to change order of agenda items to allow time for applicant to arrive was made by Doshna, seconded by Hain. All were in favor .

4. HPC Application: 41 Spring Street - Christina Edzenga

HPC chair, Elaine Gorman, discussed the application to replace the windows stating that the HPC ordinance required the installation of external mullions on the windows visible from the street to provide divided light on the applicant's dwelling.

The applicant, Christina Edzenga, appeared and discussed the application stating that she had amended her application to the County Rehabilitation Fund for additional funding for the installation of the exterior mullions which had been rejected by the County for funding which found that the external mullions were cosmetic. Ms. Edzenga stated that the letter dated January 23, 2017 from the County rejecting the additional funding was submitted to Ms. Parks today which was distributed to the Board. Ms. Edzenga discussed that the proposed windows had internal mullions similar to the HPC recommendation adding that the windows would be similar to those in the neighborhood and specifically the other side of her duplex which had recently installed similar replacement windows without the external mullions. Ms. Edzenga

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stated that the replacement of the windows was a necessity to keep the house warm but for financial reasons was asking to not install the external mullions as recommended.

The Board discussed the application and the timeline of the submission to both the County for funding and to the HPC for review.

Mrs. Engelhardt stated that she would reach out to the County to discuss the HPC recommendations when reviewing funding applications.

Motion to reject the recommendation contained in the HPC resolution dated December 21, 2016 which recommended the installation of exterior mullions along with the proposed replacement windows and approve the windows to be installed without exterior mullions, Doshna, seconded by Hain

Ayes: Engelhardt, Kenoyer, Greiner, Doshna, Budney, Hain, Perron, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

5. Informal Discussion: DeSapio Real Estate Development - 15 Main Street, Block 17 Lot 14

The applicant's attorney, Gaetano DeSapio, and the applicant, Anthony DeSapio, appeared and discussed the revisions to the handicap access to the Post Office.

Mr. Clerico discussed the question of whether the proposed changes qualify as a field change or require an amendment to the site plan noting that there was concern from the Board regarding the landscaping during the site plan application and discussed whether the change would require a variance as a structure similar to the recent 6 NMS, LLC application.

Mr. Anthony DeSapio stated that the access was a sidewalk, not a ramp, as there was no slope and that he would relocate or replace the landscaping to the satisfaction of the Board professionals.

Chairman Cook entered at 7:25 p.m.

The Board discussed the proposed changes including concerns of changes to the elevation of the building and the landscaping. Mr. Clerico stated that the plan provide did not show any grades. Mr. DeSapio stated that the plan was conceptual only and agreed to provide a plan with more detail. Mr. DeSapio stated that no changes to the elevation were proposed and that a handrail would not be required to be installed for a sidewalk with a slope of less than 3%. Mr. Gianos stated that he had spoken to the zoning/construction official who was in favor of the changes.

HPC chair, Elaine Gorman, asked if the changes would require the applicant to return for HPC review. Mr. Gianos stated that there were no changes to the façade of the building for the HPC to review adding that only changes to the landscaping were proposed.

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Mr. Clerico stated that revised detailed plan of the sidewalk with grades and landscaping should be submitted for review to the satisfaction of the Board professionals and that an asbuilt plan should be provided once the work was completed. The applicant agreed.

Mr. Gianos asked Ms. Parks to notify the zoning/construction official by phone of the decision of the Board.

6. Discussion: Borough of Flemington Global Agway Redevelopment Plan

Block 5 Lots 1 & 2 and Block 14 Lot 1

Ms. Lelie gave an overview of the plan discussed the procedure for the redevelopment discussion which included a consistency review with the Borough's Master Plan and any recommendations from the Board which would be forwarded to Council.

Ms. Lelie stated that the TC zone was the underlying zoning for the area and that the goal of redevelopment plan was to provide for more intense residential use with compact residential components along with an area for a gateway main gathering area of approximately 4000 square feet of public space along with uses for the historic train depot building. Ms. Lelie stated that the development regulations in the plan would take the place of the ROSH zone for Block 14 Lot 1 and that the TC zone would remain in place for the existing buildings only on Block 5 Lots 1 and 2 providing hybrid zoning. Ms. Lelie stated that the existing approvals for Block 14 Lot 1 would remain valid. Ms. Lelie stated that the plan would increase the density to a maximum of 30 dwelling units per acre with a maximum height of 3 stories where the existing ROSH zone allowed stories and with building placement close to the street with access for vehicles by alleyway and parking lots to be screened and further that the architectural design language was taken from the HPC ordinance. Ms. Lelie found that there was consistency with the 2015 Master Plan to support the redevelopment plan.

Mr. Townsend stated that he started on the subcommittee as a resident with his residence close to the site and continued with that perspective during the process. Mr. Townsend stated that it was quickly determined to not have retail uses on the site and to focus on a gateway concept with architecturally creative design and a public space.

Mr. Doshna discussed the history of the site including the train depot in an otherwise mostly residential area adding that the subcommittee tried to thread the residential areas together and bring increased residential density in appropriate locations with a density and height to be unique on its own and also provide a transition to the existing residential areas. Mr. Doshna stated that the site had some environmental constraints and needed to offer densities to make the site attractive to developers but still be consistent with the surrounding area. Mr. Townsend stated that the building height was a big discussion point for the committee. Mrs. Engelhardt discussed not limiting the height to 3 stories on Block 14 Lot 1 adding that this was an opportunity to increase the height and would like to encourage the Council to allow 4-5 stories on Block 14 adding that the Master Plan reflects the encouragement of increased height where appropriate and suggested a feature point on the site in include a 5 story tower. Mrs.

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Engelhardt stated that it would be important to attract developers and suggested that the redevelopment plan provide mixed uses such as higher education and medical uses and suggested that the plan prohibit having a pad site.

Mr. Doshna stated that the Master Plan recommended a focus of economic development on the core of Main Street and promote residential away from the core noting the many vacancies in the retail buildings. Mrs. Engelhardt stated that the Board should recommend to Council that the redevelopment plan be promoted to developers and offered to assist in the marketing.

Mr. Rocciola discussed the design requirements and suggested that driveway restrictions be included in the redevelopment plan so that a developer would be aware of the restrictions prior to having a plan designed. Mr. Rocciola stated that there should be no driveways permitted on Main Street to or from Block 5 Lots 1 and 2 as it was too close to the intersection with Walter Foran Blvd. Mr. Rocciola stated that the only access to Block 5 along Walter Foran Blvd. should be across from George Wilson Blvd. Mr. Rocciola stated that cross access should be required between Block 5 Lot 1 and Block 5 Lot 2 so that if the lots were in separate ownership to gain full access to both lots. Mr. Rocciola stated that there should not be a cut through drive from Walter Foran Blvd. to Hopewell Avenue to prevent vehicle traffic passing through the site. Mr. Rocciola stated that the access driveway on Main Street to Block 14 Lot 1 should be as far away as possible from the Walter Foran Blvd signaled intersection with a right turn in only and right turn out only.

The Board discussed and agreed that the traffic design restrictions should be included in the plan. Mr. Gianos stated that the design restrictions would not be considered substantive changes and could be added to the redevelopment and allow Council to move forward with a second reading for adoption of the plan.

Elaine Gorman, New York Avenue, suggested that the Board consider revising the plan and submit the revisions to Council. Mayor Greiner explained.

Mayor Greiner asked if the Board's recommendation should be provided in a written or verbal format. Mr. Gianos stated that it could be done either way. Mr. Cooks suggested that the Board's recommendations should be in a letter and should include whether the redevelopment plan was consistent with the Master Plan, the traffic design restriction to be added and a list of bullet points to be given to Councilman Hain prior to the public hearing for the second reading at Council on February 13, 2017.

Mr. Hain discussed his concerns with the proposed uses of the train depot building which had contained a heavy use of pesticides over the years.

9:15 p.m. the Board took a break.

9:30 p.m. the meeting resumed.

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Mr. Cook read a draft of the letter to Councilman Hain outlining the recommendations of the Board to the Council regarding the Global Agway Redevelopment Plan including that the redevelopment plan was consistent with the Master Plan and the traffic design restrictions per Mr. Rocciola. The Board discussed and provided input on the comments including the future increase the building height on Block 14 Lot 1 and promoting marketing the plan to potential developments.

Motion to approve the recommendations to Council: Doshna, seconded by Budney
Ayes: Engelhardt, Kenoyer, Greiner, Cook, Doshna, Budney, Hain, Perron, Townsend
Nays: (None)
Abstain: (None)
Motion passed: 9-0-0

7. Council Items

Mr. Hain stated that the Hineline property was ready to be sold noting that the Borough had worked with the DEP to reach a point that it could be sold.

8. Chair Items

Chairman Cook stated that the February 6, 2017 meeting had no agenda items and would be cancelled and discussed that there were agenda items for the February 28, 2017 meeting asking the Board if anyone was not available to attend that meeting.

9. Bills:

Motion to approve: Doshna, seconded by Greiner
Ayes: Kenoyer, Greiner, Cook, Doshna, Budney, Hain, Perron, Townsend
Nays: (None)
Abstain: Engelhardt
Motion passed: 8-0-1

10. Adjourn

Motion to adjourn at 10:15 p.m.: Hain; second: Doshna
Ayes: All were in favor
Nays: (None)
Motion passed: 9-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary

These minutes were approved on February 28, 2017