

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
TUESDAY, APRIL 25 2017 – 7:00 PM

MINUTES

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

**Roll Call:**

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

Excused: Mr. Doshna, Mr. Hain, Engineer Clerico, Traffic Engineer Rocciola

**1. Public Comments:** None.

**2. Approval of minutes for April 3, 2017 regular meeting.**

Motion to approve the minutes: Melfi, seconded by Budney  
Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney  
Nays: (None)  
Abstain: Perron, Townsend  
Motion passed: 7-0-2

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

Mr. Gianos discussed the applicant's request for a second 1 year extension as permitted under statute which would extend the approvals of the application from July 1, 2017 to June 30, 2018. The Board discussed.

Mr. Gianos stated that a draft resolution had been prepared by the applicant's attorney which included reservation extensions from the Borough's Water and Sewer Departments for capacity which the Board did not have the authority to extend and suggested that that language be struck from the resolution. The Board discussed.

Motion to grant the second one year extension: Melfi, seconded by Budney  
Ayes: Engelhardt, Kenoyer, Melfi, Cook, Pedrick, Budney, Perron  
Nays: (None)  
Abstain: (None)  
Motion passed: 7-0-0

Mr. Cook asked for a motion to adopt the resolution to be amended as discussed.

Motion to adopt the resolution: Melfi, seconded by Budney  
Ayes: Engelhardt, Kenoyer, Melfi, Cook, Pedrick, Budney, Perron  
Nays: (None)  
Abstain: (None)  
Motion passed: 7-0-0

Mr. Townsend name was called for a vote in error.

**4. Extension: Eight Main Street Associates, LLC – Block 18 Lots 1, 4 & 37**

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MINUTES

Mr. Gianos discussed the applicant's request for a second 1 year extension as permitted under statute which would extend the approvals of the application from July 1, 2017 to June 30, 2018. The Board discussed.

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

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

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

Mr. Cook asked for a motion to adopt the resolution.

Motion to adopt the resolution: Melfi, seconded by Budney

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

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

Mr. Townsend name was called for a vote in error.

**5. HPC Recommendations:**

**March 15, 2017:**

- 32 Broad Street - Cascio

HPC Chair, Elaine Gorman, discussed the application to install vinyl fencing in the rear yard of the application noting that the applicant was to return for fencing that could be seen from the street. The Board discussed.

Motion to approve: Greiner, seconded by Townsend

Ayes: Kenoyer, Greiner, Melfi, Cook, Budney, Perron, Townsend

Nays: Pedrick

Abstain: Engelhardt

Motion passed: 7-1-1

Mrs. Engelhardt stated that the fence was already installed and suggested that the applicant's be made aware that the resolution should be adopted by the Planning Board prior to installing any improvements. The Board discussed.

**April 19, 2017:**

- 18 Pennsylvania Avenue - Gema and Bryan Hong

HPC Chair, Elaine Gorman, discussed the application to restore the enclosed porch including some of the flooring, railing, lattice and lower panels to be installed with tempered glass. The Board discussed.

FLEMINGTON BOROUGH  
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TUESDAY, APRIL 25 2017 – 7:00 PM

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Motion to approve: Engelhardt, seconded by Greiner

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Perron, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- 16 North Main Street - Thomas Marsh

HPC Chair, Elaine Gorman, discussed the application to replace the rear porch, railing, columns, trim and tread to match the front porch with acceptable vinyl material to be painted white with green lattice. The Board discussed.

Motion to approve: Engelhardt, seconded by Greiner

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Perron

Nays: (None)

Abstain: Townsend

Motion passed: 8-0-1

- 61 Bonnell Street - Jeffrey Widmer

HPC Chair, Elaine Gorman, discussed the application to replace the windows with wood, vinyl coated windows. The Board discussed.

Motion to approve: Engelhardt, seconded by Greiner

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Perron, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- 181 Main Street - Gerald Papariello

HPC Chair, Elaine Gorman, discussed the application to remove and replace a railroad tie wall with a stone wall to make it more historic in appearance with materials. The Board discussed.

Motion to approve: Engelhardt, seconded by Greiner

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Perron, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**6. Council Items:**

Mayor Greiner stated that the Affordable Housing settlement had been approved by the courts which put the Borough in a good position and thanked Ms. McManus and Mr. Firkser for their efforts.

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Mayor Greiner asked Ms. McManus the status of the report regarding the expansion of the redevelopment designation for the Union Hotel. Ms. McManus stated that she was reviewing relevant case law and site conditions and anticipated the report would be completed in early to mid May and would be ready for public hearing the first meeting in June which was June 5, 2017. The Board discussed the notice requirements.

**7. Chair Items:**

Mr. Cook stated that the Board would need to move the venue for the June 5, 2017 meeting to the Historic Courthouse. Ms. McManus stated that the report would be available for public review mid May well in advance of the public hearing.

HPC comments: Ms. Gorman distributed a pamphlet regarding preserving history and discussed. Ms. Gorman stated that the HPC was busy and would have 5 applications for the May meeting and discussed that the HPC anticipated that their new website would be up and running in the next 2 weeks. Mayor Greiner asked if the HPC resolutions could be posted on the website for the Board to review.

Ms. Melfi asked if the Board members could be assigned a Borough email address to simplify packet information for the meetings. Mayor Greiner stated that he would see that the Board would be assigned historicflemington.com email addresses.

Mr. Cook stated that the next meeting was scheduled for May 1, 2017 (Monday) and suggested that the Board use this meeting as a workshop to review ordinance revisions and asked the Board to come prepared with lists and suggestions.

**8. Bills:**

Motion to approve: Engelhardt, seconded by Pedrick

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Perron, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**9. Adjourn**

Motion to adjourn at 7:50 p.m.: Melfi; second: Perron

Ayes: All were in favor

Motion passed: 9-0-0

Respectfully submitted

Eileen Parks  
Planning Board Secretary