

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, MAY 1, 2017 – 7:00 PM

MINUTES

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

Roll Call:

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

Mrs. Engelhardt entered the meeting at 7:23 p.m.

Excused: Ms Melfi, Mr. Doshna, Mr. Hain, Mr. Budney, Mr. Perron, Engineer Clerico, Traffic Engineer Rocciola

1. Public Comments: Elaine Gorman, 24 New York Avenue, noted that HPC comments were not on the agenda. Mr. Cook explained that this was a work session meeting.

2. Approval of minutes for April 25, 2017 regular meeting.

Motion to approve the minutes: Greiner, seconded by Pedrick

Ayes: Kenoyer, Greiner, Cook, Pedrick, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 5-0-0

3. Work Session Discussion: Borough Ordinances

Mr. Cook stated that this was a work session to try to clean up some of the ordinances including the sign review committee, signs permitted in zones and sign bulk requirements. Mayor Greiner stated that the Board should revisit the ordinance for houses of worship which was begun years ago but never cleared up which would identify areas in the Borough that were appropriate for the use and provide adequate space in the Borough where houses of worship were permitted.

Mrs. Engelhardt entered the meeting at 7:23 p.m.

Mr. Cook discussed ordinance 1401 regarding the powers and jurisdiction of the Sign Review Committee including expanding the review for appearance and aesthetics in all zones in the Borough not just the DB, DBII and TC zones, the timing of the review and meeting frequency and membership makeup of the Committee to not include a member of the business community also noting that an applicant could appeal the decision of the Sign Review Committee to the Planning Board. The Board discussed that if a sign required a variance that the application would still need to come to the Planning Board to request relief and concluded that the application fee would remain at \$100 along with no escrow fee being required for a sign variance.

Lois Stewart, 26 Spring Street, stated she had grave concerns regarding projecting signs.

Mr. Cook discussed cleaning up Ordinance 2631 Signs stating that there was nothing wrong with the text but that it did not match with the signage chart including projecting signs and façade

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, MAY 1, 2017 – 7:00 PM

MINUTES

sign. The Board discussed the permitted signage for zones, maximum heights above the ground and square footages to some flexibility.

Lois Stewart, 26 Spring Street, asked if one property was allowed either a projecting sign or awning. Ms. McManus explained. Ms. Stewart asked if business had any increase in success with the use of blade signs. Mrs. Engelhardt stated that she had heard positive comments. Ms. Stewart asked how many signs each business was allowed. Mr. Cook explained.

The Board discussed monument vs freestanding signs suggesting the Borough combine and discussed directory signs in the Borough and the maximum square footage and heights of each.

Ms. Stewart asked the location of a directory sign. The Board discussed. Ms. Stewart stated that neon signs were not permitted but there were sign like neon and suggested that the language be clear to not permit any signs 'like' neon.

Ms. Gorman stated that there were lights from Coco's restaurant to a tree and asked if this was permitted. The Board discussed and explained that it was not under the Board's jurisdiction.

Mr. Cook stated that the ordinance referring to permitted outdoor dining in front of a building to be changed to include outdoor dining adjacent to the building.

The Board discussed whether to waive parking requirements for a change of use in the DB & DBII zones.

Mrs. Engelhardt discussed the changes to the houses of worship ordinance that was begun in 2013. The Board asked Ms. McManus to follow up with the work that was previous done.

Mr. Cook discussed the ordinance used sic codes to define the permitted/prohibited uses in a zone. Ms. McManus stated that to eliminate the sic codes was a large undertaking and suggested that uses simply be added to the zones at this time including theater and yoga fitness centers as noted in the Master Plan.

Mr. Cook discussed the other recommendations in the Master Plan. The Board discussed that these were not necessary to change at this point.

Ms. McManus stated that she could draft the changes to the ordinances for the Board's consideration.

The Board discussed the use of art and permitting murals in districts. Ms. McManus stated that she would investigate cities where murals were permitted and provide notes to the Board.

Ms. McManus gave a summary of changes including the Sign Review Committee, sign ordinance chart, outdoor dining, houses of worship, adding permitted uses such as theaters, yoga, etc, confirm and identify existing business retail uses in TC zone, keeping parking requirement for

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, MAY 1, 2017 – 7:00 PM

MINUTES

change of use and use of art. Ms. McManus suggested that residential uses be permitted in the DB & DBII zones on the first floor if the residential portion does not take up retail space.

4. Chair Items:

Mr. Cook stated that the next meeting was May 23, 2017. Mr. Townsend stated that he would not be able to attend.

5. Bills:

Motion to approve: Greiner, seconded by Townsend
Ayes: Engelhardt, Kenoyer, Greiner, Cook, Pedrick, Townsend
Nays: (None)
Abstain: (None)
Motion passed: 6-0-0

6. Adjourn

Motion to adjourn at 9:35 p.m.: Greiner; second: Townsend
Ayes: All were in favor
Motion passed: 6-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary