

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, JUNE 27, 2017 – 7:00 PM

MINUTES

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

Roll Call:

Present: Mrs. Engelhardt, Mayor Greiner, Ms Melfi, Mr. Cook, Mr. Doshna, Mrs. Pedrick, Mr. Budney, Mr. Perron, Attorney Gianos, Engineer Clerico.

Excused: Ms. Kenoyer, Mr. Hain, Mr. Townsend, Planner McManus, Traffic Engineer Rocciola

Mr. Cook stated that the agenda order would be changed to accommodate an applicant where completeness for the 70 Church Spice Factory application would be heard after approval of the minutes.

1. Public Comments:

Steven Tuccio, 61 Elwood Avenue, stated that the approval or endorsement of the expansion at the last meeting came down the word need or necessary and asked why this area was not necessary before and what would prevent some other area from becoming necessary in the future and asked the mechanics that would be included to add other areas.

Mr. Gianos stated that the Board could not discuss the approval noting the public hearing had concluded.

Mr. Cook discussed the procedures for any additional areas to be included noting that it was the Borough Council that directs the Board to prepare a study.

2. Approval of minutes for June 5, 2017 regular meeting.

Motion to approve the minutes: Melfi, seconded by Pedrick
Ayes: Engelhardt, Greiner, Melfi, Cook, Pedrick, Perron
Nays: (None)
Abstain: Doshna, Budney
Motion passed: 6-0-2

3. Completeness: 70 Church Spice Factory, LLC - Block 39 Lot 3

Attorney for the applicant, George Dilts, appeared and discussed the completeness review prepared by Mr. Clerico dated June 23, 2017. Mr. Dilts stated that the applicant had submitted an updated traffic study and were waiting for comments from Mr. Rocciola. Mr. Dilts stated that items 3, 19, 27 & 28 involved an updated title search with the revised survey which would be submitted by July 10, 2017 at noon, items 36, 46, 47, 48 & 49 related to the stormwater where the applicant was installing drywells and Mr. Clerico indicated that soil logs would be required Mr. Dilts stated that the soil logs would be submitted by the July 10th deadline and requested that the Board grant temporary waivers for these items and deem the application complete and schedule a public hearing for the July 25, 2017 meeting adding that if these items were not submitted by the July 10th noon deadline the application would need to be wait to a

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later meeting for a public hearing. Mr. Dilts stated that the item regarding the solid waste was not a completeness item as it was on the plans and the applicant would provide testimony at the hearing as to the adequacy of the storage.

Mr. Gianos stated that the applicant offered to grant an extension of time for the Board to act if the items were not submitted by the deadline. Mr. Dilts agreed.

Motion to deem complete subject to the conditions: Doshna, seconded by Melfi

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

Nays: (None)

Abstain: Engelhardt

Motion passed: 7-0-1

Mr. Clerico was excused from the rest of the meeting at 7:15 p.m.

4. Resolution 2017-09:

Resolution of the Planning Board of the Borough of Flemington recommending that the Borough Council designate an area of the downtown in the vicinity of the Union Hotel meets, as more particularly described herein, as “An Area in Need of Redevelopment”, pursuant to the Local Redevelopment and Housing Law

Motion to adopt the resolution: Melfi, seconded by Perron

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

Nays: (None)

Abstain: (None)

Motion passed: 6-0-0

5. HPC Recommendations June 14, 2017:

• 68 Park Avenue-McEwen

HPC Chair Gorman discussed the application to replace and paint the door with the shutters to be painted to match and the stoop and sidewalk to be removed and replaced with concrete and brick.

Motion to approve: Melfi, seconded by Budney

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

Nays: (None)

Abstain: Pedrick, Perron

Motion passed: 6-0-2

• 76 Mine Street-Doug Siebert

HPC Chair Gorman discussed the application to replace the existing slate roof which was leaking with composite gray slate with Yankee gutters to be retained and relined, the roof would include the archways and dormers with trim to be replaced in kind.

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Mrs. Engelhardt stated unlike other applications to replace slate roofing she would vote to approve the application due to the composite roofing material being proposed.

Motion to approve: Greiner, seconded by Melfi

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

• 2 Main Street-Teaberry's- Peterson

HPC Chair Gorman discussed the application to install a new outdoor refrigerator unit in the rear of the building away from public view, color to match the building. The Board discussed.

Motion to approve: Greiner, seconded by Melfi

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

• 74 Park Avenue-Joe Capone

HPC Chair Gorman discussed the application to replace the asphalt shingle roof with a timberline fiberglass roof with and approved color and downspouts to be replaced to match the existing. The Board discussed.

Motion to approve: Greiner, seconded by Melfi

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

6. Council Items:

Mayor Greiner stated that the Council had approved an ordinance at first reading for a section of Park Avenue by Steve's store to become a one-way street. The Board discussed.

7. Chair Items:

HPC comments: HPC Chair, Elaine Gorman stated that HPC applicants

should have a notice provided when approved by the Board so that the work could proceed. The Board discussed that written notice either via email or letter would be sent.

Mr. Cook stated that the next meeting was July 11, 2017 with the public hearing to Amend Master Plan with a revised Housing Element and Fair Share Plan. Mr. Budney asked if the plan was available. Ms. Parks stated that Ms. McManus was still preparing the document. Mr. Perron and Mrs. Pedrick stated they would not be able to attend.

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8. Bills:

Motion to approve: Budney, seconded by Perron

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

Mr. Doshna voted no on an invoice from Clarke Caton Hintz regarding the redevelopment study for the expansion of the area for the Union Hotel stating that it was a lot of money for the study produced, and voted aye on all other bills.

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

9. Adjourn

Motion to adjourn at 7:45 p.m.: Melfi; second: Doshna

Ayes: All were in favor

Motion passed: 8-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary

These minutes were approved on