

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

MINUTES

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

Roll Call:

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

Excused: Mrs. Engelhardt, Ms. Kenoyer, Mr. Hain, Engineer Clerico, Traffic Engineer Rocciola

Mr. Cook stated that attorney, Steven Gruenberg, had requested that the agenda item for Dallas/Bellin Flemington, LLC be moved up. Motion to move agenda item #3 to #1 made by: Melfi, seconded by Doshna. All were in favor. Motion passed: 8-0-0

1. Extension: Dallas/Bellin Flemington, LLC – Block 38 Lots 3.01, 5, 6, 7 & 20, Block 39 Lot 2

Attorney Gianos discussed the request for extension of preliminary and final site plan approvals to December 1, 2017 noting that the applicant's attorney, Steven Gruenberg, was present for any questions.

Motion to grant the extension: Melfi, seconded by Doshna

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

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

Attorney Gianos stated that the resolution for the extension had been prepared and distributed.

Motion to adopt the resolution: Doshna, seconded by Melfi

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

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

2. Public Comments: None

3. Approval of minutes for July 11, 2017 regular meeting.

Motion to approve the minutes: Melfi, seconded by Doshna

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

Nays: (None)

Abstain: Pedrick, Perron

Motion passed: 6-0-2

4. Resolution 2017-10: Adoption of the Revised Housing Element and Fair Share Plan component of the Master Plan.

Motion to adopt the resolution: Doshna, seconded by Pedrick

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Ayes: Greiner, Melfi, Cook, Doshna, Pedrick, Budney, Perron, Townsend
Nays: (None)
Abstain: (None)
Motion passed: 8-0-0

5. Public Hearing: 70 Church Spice Factory, LLC - Block 39 Lot 3

Mr. Gianos stated that the proofs of notice had been submitted which he had reviewed and found that the Board had jurisdiction to proceed with the public hearing. Mr. Gianos stated that the applicant's attorney had requested that the Board continue the public hearing to the September 5, 2017 regular meeting to allow the applicant's team to address the Board professionals review letters. The Board discussed.

Motion to continue the public hearing to September 5, 2017: Melfi, seconded by Doshna
Ayes: Greiner, Melfi, Cook, Doshna, Pedrick, Budney, Perron, Townsend
Nays: (None)
Abstain: (None)
Motion passed: 8-0-0

Mr. Gianos announced to the public that the hearing on this matter would be continued to the September 5, 2017 meeting and that no further notice would be provided.

6. HPC Recommendations from July 19, 2017:

- 25 Broad Street – Chris Runyon

HPC member Richard Giffen discussed the application to replace the doors.

Motion to approve: Melfi, seconded by Greiner
Ayes: Greiner, Melfi, Cook, Doshna, Pedrick, Budney, Perron, Townsend
Nays: (None)
Abstain: (None)
Motion passed: 8-0-0

- Hunterdon County Bus Shelter – Jim Gilligan

Mr. Giffen stated that this was a courtesy review for the County where the HPC had provided a letter which was distributed to the Board. The Board discussed.

- 180 Main Street – Charlie Lachner

Mr. Giffen stated that the application was not complete and was deferred to another meeting.

- 48 Broad Street – Dave Schmitt (Addendum#1)

Mr. Giffen stated that the applicant did not appear at the meeting and was deferred to another meeting.

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- 37 Pennsylvania Avenue – Craig Blanton

Mr. Giffen discussed the application to replace the existing asphalt roof with same.

Motion to approve: Melfi, seconded by Greiner

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

- 35 Pennsylvania Avenue – Walt Fedyna

Mr. Giffen discussed the application to replace the existing asphalt roof with same.

Motion to approve: Melfi, seconded by Greiner

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

- Broad Street – Evans & Parker

Mr. Giffen discussed the application to paint the house a blue from the historic palette.

Motion to approve: Melfi, seconded by Greiner

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

- Maple Avenue – Andrew Gulluci

Mr. Giffen discussed the application to install a fence that was not seen from Maple Avenue but could be seen from Elwood Avenue.

Motion to approve: Melfi, seconded by Greiner

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

Nays: (None)

Abstain: Budney

Motion passed: 7-0-1

HPC Comments: Mr. Giffen stated that the HPC had 3 vacancies and were presently interviewing potential candidates and would then forward to the Mayor for review.

7. Discussion of Ordinances: Regarding the Revised Housing Element and Fair Share Plan.

Ms. McManus discussed the housing element ordinance that were introduced at the Council meeting last night which were in the appendices housing element and fair share plan approved at the July 11, 2017 Board meeting.

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Ms. McManus stated that the first ordinance would establish an affordable housing liaison for the Borough creating a position in the municipality adding that this position would be required to hold office hours in the building and would be the point person for any affordable housing unit. Ms. McManus stated that this position would require minimal hours as all other housing administration was performed either by herself or by an outside consultant contracted by the Borough to qualify families, provide a lottery, and maintain a list, etc. The Board discussed.

Ms. McManus stated that the second ordinance would establish a set aside for any future multi-family developments where the ordinance would require 15% set aside for rental units and 20% for sale units. The Board discussed.

Ms. McManus stated that the ordinances were consistent with the Master Plan

Motion to recommend that Council adopt the ordinances was made by: Doshna, second: Budney.

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

8. Council Items: None

9. Chair Items:

Mr. Cook discussed the agenda items for the next meeting on August 7, 2017.

10. Bills: None

11. Adjourn

Motion to adjourn at 7:30 p.m.: Melfi; second: Greiner

Ayes: All were in favor

Motion passed: 8-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary