

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

MINUTES

The meeting was called to order at 7:00 PM by Mr. Doshna.

Roll Call:

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

Excused: Mrs. Engelhardt, Mr. Cook, Mr. Townsend, Planner McManus, Traffic Engineer Rocciola

1. **Public Comments:** Lois Stewart, 26 Spring Street, asked that the Board take careful consideration regarding the proposed grocery store, 70 Church Spice factory and Union Hotel applications where it pertains to permeable surfaces and water infiltration into the ground to clean the surface runoff water adding that these should have better access for the water to access ground. Ms. Stewart stated that the second consideration for the Board should be increasing the number of trees in parking lots noting that there has been an increased temperature in town resulting in an increase in electric bills and a heat island effect adding that the trees clean the air that we breath.

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

Motion to approve the minutes: Budney, seconded by Melfi

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

Nays: (None)

Abstain: Kenoyer, Hain

Motion passed: 6-0-2

3. Completeness: Lidl Supermarket, LLC – Block 43 Lots 9.01, 9.02 & 9.03

The applicant's attorney, Damian Del Duca, appeared and discussed the application. Also present if necessary were Scott Logan of Lidl Supermarket, Ben Crowder, PE, applicant's engineer and Cory Chase, the applicant's traffic engineer. Mr. Del Duca stated that he had had a conversation with Mr. Clerico and the applicant agreed to provide the items suggested in his review letter and would like to set up a public hearing date noting that the items would be provided by a date set by the Board to provide the Board professionals time to review.

Mr. Clerico discussed the application and his review letter dated August 3, 2017. Mr. Del Duca agreed to provide these items. Mr. Clerico stated that he would defer to the Board whether an Environmental Impact Statement(EIS) should be provided. Mr. Budney, member of the Environmental Commission, stated that the Commission would need an EIS to review.

Mr. Clerico recommended that the Board grant Temporary Waivers for checklist items 57, 65, 67 & 68; Grant Conditional Partial Waivers for checklist items 7 & 44, and Deem the application to be incomplete until items 3, 19, 27, 28, 29, 36, 37, 38, 39, 40, 41, 42, 46, 47, 48, 49 & 52 have been addressed.

Mr. Del Duca stated that the applicant intended to supply the additional items by September 5, 2017 which would give the Board's professionals 27 days to review the additional materials and

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requested that the Board schedule a public hearing for October 2, 2017 conditioned upon the submission of these items.

Mr. Budney stated that this would allow time for the Environmental Commission to hold a meeting in September to review the application and provide comments to the Board.

Motion to deem the application incomplete and schedule public hearing for October 2, 2017 conditioned as discussed: Melfi, seconded by Budney

Ayes: Kenoyer, Greiner, Melfi, Doshna, Pedrick, Budney, Hain, Perron

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

4. Completeness: A2B Realty, LLC - Block 8 Lot 13 – Sign Variance

Mr. Doshna stated that the attorney was not present for this application noting that this application was sent to the Board from the sign review committee since it was a substantial application and would require a variance.

Mr. Gianos stated that the attorney for the application was not present to provide testimony on the completeness of the application and suggested that the Board give some direction to Ms. Parks to direct to the applicant on how to proceed with the application. Mr. Clerico discussed the documents that had been submitted including a rendering of the proposed sign, a copy of the old site plan with dimensions for the proposed free standing sign and portions of the original architectural plans for the proposed façade signs noting that nothing was certified by a professional. Mr. Clerico stated that he would defer to Ms. McManus to review.

Mr. Gianos suggested that the Board deem the application incomplete and to request Ms. McManus to determine the information to be submitted to prepare an adequate review.

Motion to deem incomplete: Melfi, seconded by Budney

Ayes: Kenoyer, Greiner, Melfi, Doshna, Pedrick, Budney, Hain, Perron

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

5. Informal Discussion: NORWESCAP, Inc. – Block 8 Lot 13

Mr. Gianos discussed the application noting that as a corporation the applicant would be required to be represented by an attorney and stated that they would need to file a variance application which would require significant documentation and discussed the procedures for the application. Mr. Gianos stated that there was another pending application on this site noting that adequate parking would be required for all permitted tenants for the building.

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6. HPC Recommendations from August 2, 2017:

- 180 Main Street – Carr

HPC member Richard Giffen discussed the application to replace the yankee gutters with same and replace the trim which would be identical to the existing and painted white.

Motion to approve: Melfi, seconded by Greiner

Ayes: Kenoyer, Greiner, Melfi, Doshna, Pedrick, Budney, Hain, Perron

Nays: (None)

Abstain: Doshna

Motion passed: 7-0-1

7. Council Items:

Mr. Hain stated that the Borough had a public hearing with the State Historic Commission on August 16, 2017 at East State Street, Trenton, NJ regarding the Union Hotel Redevelopment project.

8. Chair Items:

HPC comments: Mr. Giffen stated that the HPC had interviewed and accepted 2 candidates for the HPC and would forward the names to the Mayor.

Mr. Doshna discussed the next meeting on August 22, 2017. Ms. Parks stated that there were no current agenda items. Mr. Giffen stated that the HPC had 2 applications.

9. Bills: None

Motion to approve: Budney, seconded by Pedrick

Ayes: Kenoyer, Greiner, Melfi, Doshna, Pedrick, Budney, Hain, Perron

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

10. Adjourn

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

Ayes: All were in favor

Motion passed: 8-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary