

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD SPECIAL MEETING
MONDAY, OCTOBER 30, 2017 – 7:00 PM
HUNTERDON COUNTY HISTORIC COURTHOUSE - 75 MAIN STREET

MINUTES

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

Roll Call:

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

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

Mr. Cook discussed the procedures for the special meeting to discuss the Union Hotel Redevelopment Plan (Redevelopment Plan) noting that this was not a public hearing on the Plan and was limited to determine the consistency of the Redevelopment Plan with the Borough Master Plan and for the Board to make recommendations to Council. Mr. Cook stated that although not required by law to hear public comments, it has been the policy of the Board to include and encourage public comment.

Mr. Cook stated that he would like to change move the HPC application items to the beginning of the agenda.

Motion to change the order of the agenda: Melfi, seconded by Greiner.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

1. Approval of minutes for October 24, 2017 regular meeting.

Motion to approve the minutes: Melfi, seconded by Budney

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

Nays: (None)

Abstain: Engelhardt, Greiner, Hain

Motion passed: 7-0-3

2. HPC resolutions from October 25, 2017

- 176 Main Street, Norman Butler – Roof: Application deferred to the next HPC meeting.
- 1 East Main Street, Howard Burger – Signs: Deferred to the next meeting.
- 20 Bloomfield Avenue, James McPherson – Porch

HPC Chair, Elaine Gorman, discussed the application to replace the porch.

Motion to approve: Melfi, seconded by Greiner.

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Nays: (None)
Abstain: (None)
Motion passed: 9-0-0

- 61 Bonnell Street, Jeff Widmer – Renovations/addition

HPC Chair, Elaine Gorman, discussed the application for renovations and addition with approved HPC materials.

Motion to approve: Melfi, seconded by Greiner.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- 200 Main Street, Dan Cassell – Fence

HPC Chair, Elaine Gorman, discussed the application to install a fence with approved HPC materials. Ms. Budney asked if the fence had been reviewed by the zoning officer. Ms. Parks stated that the zoning officer would be notified.

Motion to approve: Melfi, seconded by Greiner.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- 2 Park Avenue, Kelchen -- Porch

HPC Chair, Elaine Gorman, discussed the application to restore and replicate the porch noting that the applicant would come back with details for replicating the porch materials.

Motion to approve: Melfi, seconded by Greiner.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

3. Discussion: Union Hotel Redevelopment Plan

Mr. Cook asked all to speak clearly and loud as it was hard to hear in the Courthouse.

Ms. McManus discussed the role of the Board which was similar to the procedures of a land use ordinance which was adopted by Council where it was introduced at first reading, sent to the Planning Board for consistency review and sent back to Council for a public hearing and final adoption. Ms. McManus stated that the Board should identify items where the Redevelopment Plan was consistent with the Master Plan, where it was inconsistent and provide recommendations to Council and

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acknowledge inconsistencies with no recommendation of changes the Redevelopment Plan. Ms. McManus stated that Redevelopment Plan generally have inconsistencies with the Master Plan.

Ms. McManus discussed the Redevelopment Plan including the uses permitted with adaptive reuse of historic buildings including the Union Hotel and 90-100 Main Street noting that the planting and lighting standards were generally the same as the ordinances or upgraded due to the location of the site. Ms. McManus stated that the architectural design would be consistent noting that the recommendations provided by the HPC had been incorporated into the Redevelopment Plan. Ms. McManus stated that the building setbacks varied along the street and were incorporated into the building design, height of building and sign standards.

Ms. McManus discussed the Board's role and noted that objectives of the Master Plan and land use policies of the Borough were cited in Section 7 on page 27 for the Borough adding that these goals and objectives should be compared with the Redevelopment Plan for consistency. Ms. McManus discussed the DB district purpose to enhance the historic district and encourage redevelopment for underutilized properties. Ms. McManus stated that the plan included the objectives and goals of the Borough Reexamination Report of the Master Plan; the Historic Preservation Element; the Borough Green Building and Environmental Element; the 2017 Borough Housing Plan on Affordable Housing Element as well as regional plans of Hunterdon County, surrounding municipalities and the State Plan which identified Flemington as in a designated town center. Ms. McManus discussed that the Redevelopment Plan included a maximum density of 66 units per acres and a minimum of 51 units per acres; first floor residential uses, bulk standards were revised to increase density and intensity and reduce the primary building setback. Ms. McManus stated that the Redevelopment Plan proposed up to 7 stories in height where the Master Plan indicated conditional approval of 4 stories and suggested that this item would require discussion.

Mr. Cook stated that the Board would go through each item for consistency or inconsistency and either provide recommendations or recommend no change to the plan.

Mr. Cook asked for public comments.

Lois Stewart, 26 Spring Street, asked for clarification on the proposed building heights. Ms. McManus explained.

Joanne Braun, 77 Jefferson Avenue, stated that the Redevelopment Plan was inconsistent with the Master Plan where it proposed 7 stories where 4 stories were allowed and stated it would be out of character with the historic architectural look of a small town feel adding that it was inconsistent to nearly double the height.

Richard Giffen, 9 Mine Street, stated that the proposal of 7 stories was inconsistent along with, demolition of historic buildings and a massive parking garage with the only entrance on a residential street. Mr. Giffen stated that the Borough had not prepared an investigation of the impact of the project and the redevelopment process prepared the plan first and designated the developer second.

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Mr. Giffen stated that the plan removed any HPC oversight and stated that the HPC would have no involvement in the process which was also inconsistent with the Master Plan.

Steven Tuccio, 61 Elwood Avenue, agreed that the scope of the project was inconsistent with the Master Plan and stated his concern with traffic impact and quality of life was inconsistent and asked the Board to consider the project's overall economic impact would burden the tax payer.

Kaitlyn McCormick, 47 Spring Street, stated that it was necessary for the residents to apply to the HPC and stated that it was inconsistent that the developer would not have to apply to the HPC and asked for a breakdown of the areas of increased density and if the density was spread out over the project area.

Elaine Gorman, 34 New York Avenue, stated that a memo had been prepared by the HPC stating that the HPC had been completely superseded the Redevelopment Plan. Ms. Gorman read the HPC memo into the record noting that the HPC was against the demolition of the historic buildings which should be incorporated into the design.

Alan Gano, 33 Reaville Avenue, family owned business in town and supported the plan and would like to see the plan fast tracked to increase economic development.

Chris Englehart, 180 Main Street, agreed that the development would have a negative impact of the quality of life noting that the Master Plan was only 2 years old and stated that this project was the wrong thing to do.

Lois Stewart, 26 Spring Street, stated that the plan was not in compliance with the Master Plan regarding the demolition with no adaptive reuse to provide complimentary infill, was not sensitive to neighboring dwellings, building height, lot coverage, scale was not appropriate and was not in compliance with a 1 foot setback on Spring Street. Ms. Stewart stated that the parking number and size, traffic patterns, garage on a residential street could not be determined with no study prepared and no market study that indicated that the project was necessary adding that many things need to be taken into consideration.

Colleen Rossetti, 36 Pennsylvania Avenue, thanked the Board for being a safety net and stated that the downtown should be vibrant without demolishing the historic character of the town adding that the HPC dictates what color to paint a house and what kind of gutter can be used where the Redevelopment does not require HPC approval which was inconsistent.

Elliot Decker, 25 Rupert Court, stated that it was important that the town maintains the heart and stated that he saw a plan that preserved historical structures with an attention to space and included an education use, affordable housing. Mr. Decker stated that currently the town had empty spaces that were underutilized and in disrepair noting that you would not even perceive the 7 stories as tall from the street.

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Mike Harris, 173 Main Street, stated that the Board has unanimously approved the Master Plan, stated that the site plan would come before the Board and asked for historic preservation over the financial needs of the developer and to look at the density. Mr. Harris noted that the Board had recently approved the Spice Factory application with an increased height and density which included no tax subsidy.

Ms. McManus discussed the density of the site of minimum 51 units per acres to a maximum of 66 units per acres.

Mr. Cook stated that the Board was not here to discuss the economic feasibility but consistency with the Master Plan. Mr. Cook stated that Mr. Rocciola looked at the plan for traffic patterns and circulation and found it consistent with the Master Plan.

The Board discussed in depth where the Redevelopment Plan was consistent and inconsistent with the Master Plan, the Borough's Historic Preservation Element, the Borough's Green Building and Environmental Element, the Redevelopment of the Union Hotel as shown in the Downtown Strategic Plan, relevant discussion items for the DB District and additional considerations not included in the Redevelopment Plan.

9:05 pm - The Board recessed.

9:15 pm - The Board returned.

The Board continued the discussion.

Ms. Parks stated that a copy of the audio file needed to be copied to the hard drive to continue to record the meeting.

10:15 pm - The Board recessed,

10:30 pm - The Board returned.

The Board continued the discussion.

The majority of the discussion at the end of the meeting was in regards to the level of consistency of the Redevelopment Plan to the Master Plan.

The Board agreed that a memo to Council outlining the recommended changes to the Redevelopment Plan be prepared and be attached to the minutes.

Mr. Cook stated that a draft of the recommendations would be circulated and placed on the November 6, 2017 agenda for review and discussion prior to the memo being forwarded to Council.

4. **Council Items:** None.

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5. Chair Items: None.

6. Adjourn

Motion to adjourn at 11:05 p.m.: Melfi; second: Greiner

Ayes: All were in favor

Motion passed: 10-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary