

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, NOVEMBER 6, 2017 – 7:00 PM

MINUTES

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

Roll Call:

Present: Ms. Kenoyer, Mayor Greiner, Ms. Melfi, Mr. Cook, Mr. Budney, Mr. Hain, Mr. Townsend, Attorney Gianos, Engineer Clerico, Planner McManus.

Excused: Mrs. Engelhardt, Mrs. Pedrick, Mr. Doshna, Mr. Perron, Traffic Engineer Rocciola

1. **Public Comments:** Elaine Gorman, 34 New York Avenue, asked for clarification on the memo prepared by the Planning Board for recommendations to Council on the Union Hotel Redevelopment Plan. The Board explained.

2. Approval of minutes for October 30, 2017 special meeting.

The memo providing recommendations to Council on the Union Hotel Redevelopment Plan are to be attached to the minutes.

Motion to approve the minutes: Greiner, seconded by Hain

Ayes: Kenoyer, Greiner, Melfi, Cook, Budney, Hain, Townsend.

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

3. Discussion: Stothoff – Block 28 Lot 9, Raritan Township Block 33 Lots 1 & 3

The attorney for the applicant, Steven Gruenberg, appeared and discussed the minor subdivision application in Raritan Township and requested an indication from the Borough Planning Board any interest in the application. stating that the parcel in the Borough, Block 28 Lot 9 was an existing parking lot with no proposed improvements adding that the application in Raritan Township would not affect the Borough lot.

The applicant's engineer, Eric Rupnarain, discussed the minor subdivision which included no exterior improvements in the Borough, no construction, no striping and stating that the parking lot in the Borough was used for the building in Raritan Township. The applicant, Richard Stothoff, appeared and stated that the parcels had been used together for 30 years and would continue to function together.

Mr. Gruenberg asked for a letter of no interest unless the Board saw an issue. The Board discussed and authorized Ms. Parks to prepared a letter of no interest as long as there were no substantive changes to the lot in the Borough including such items as curbing or impervious coverage and did not preclude any review for future development.

Motion to authorize a letter of no interest: Melfi, seconded by Hain

Ayes: Kenoyer, Greiner, Melfi, Cook, Hain, Townsend

Nays: (None)

Abstain: Budney

Motion passed: 6-0-1

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4. Public Hearing: Lidl Supermarket, LLC – Block 43 Lots 9.01, 9.02 & 9.03

Mr. Cook stated that the applicant had requested that the public hearing be deferred and announced that the public hearing on this matter would be continued to November 28, 2017 at 7:00 p.m. and that no further public notice would be provided

Motion to continue the public hearing to November 28, 2017: Melfi, seconded by Hain

Ayes: Kenoyer, Greiner, Melfi, Cook, Budney, Hain, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

5. Council Items: None.

6. Chair Items:

HPC comments: None.

Planning Board Memo Re: Union Hotel Redevelopment Plan.

Mr. Cook discussed the memo and read through all of the recommendations to Council. The Board discussed. The Board discussed the recommendation of substantially consistent versus consistent as per the New Jersey's Local Redevelopment and Housing Law concluding that the per the discussion at the October 30, 2017 meeting the Board found that the Redevelopment Plan was substantially consistent.

Ms. Parks discussed the November 28, 2017 agenda and stated that the following meetings were December 4, 2017 and December 12, 2017. Ms. Melfi stated that she would not be able to attend the December 12, 2017 meeting.

7. Adjourn

Motion to adjourn at 7:55 p.m.: Melfi; second: Budney

Ayes: All were in favor

Motion passed: 7-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary