

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, DECEMBER 4, 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, Mrs. Pedrick, Mr. Budney, Mr. Hain, Mr. Perron, Mr. Townsend, Attorney Gianos, Planner McManus.

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

1. **Public Comments:** None.

2. **Approval of minutes for November 28, 2017 regular meeting.**

Motion to approve the minutes: Melfi, seconded by Pedrick

Ayes: Greiner, Melfi, Cook, Pedrick, Budney, Hain

Nays: (None)

Abstain: Kenoyer, Perron, Townsend

Motion passed: 6-0-3

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

Attorney for the applicant, Steven Gruenberg, appeared and discussed the request for the second one year extension of preliminary and final site plan approvals to December 1, 2018.

Motion to grant the extension: Melfi, seconded by Townsend

Ayes: Kenoyer, Melfi, Cook, 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: Melfi, seconded by Townsend

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

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

4. **Resolution: A2B Realty, LLC** – Block 8 Lot 13

Tabled to another meeting pending review.

5. **Informal Discussion: Flemington Revitalization Partnership** - Block 22, Lot 5

Attorney, Lindsay Cameron, appeared for the applicant and discussed a concept plan for 80 Main Street, stating the building was currently fully occupied. Ms. Cameron stated that the property was within a Redevelopment Plan and that the applicant wanted to get some feedback on the proposed concept plan.

The applicant's architect, Jeff Fleisher, appeared and discussed the concept plan with retail on the first floor and residential on the second floor all which would conform with the DB zone

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, DECEMBER 4, 2017 – 7:00 PM

MINUTES

ordinance adding that the applicant has been working on the plan for 2 1/2 years. Mr. Fleisher stated that the existing building had 3 stories in the front of the building with 2 stories in the back where the concept plan proposed adding a third story to the back of the building, Mr. Fleisher provided a rendered concept site plan and elevations of the building which would restore the façade to the original. Mr. Fleisher stated that affordable housing units would be provided and discussed having residential units on the first floor.

Mr. Gianos stated that any residential units on the first floor would be a use variance and could not be discussed informally by the Board.

Mr. Fleisher discussed the number of parking spaces and noted that the concept would be conforming to the ordinance.

Mr. Cook explained that the property was governed by the Redevelopment Plan and would approval from the Borough Council and read the statute.

6. Council Items: None

7. Chair Items:

HPC comments: None.

The Board discussed the 2018 meeting dates and the 2017 Annual Zoning Report.

Ms. Parks stated that there were no agenda items of the December 12, 2017 meeting.

Motion to cancel the December 12, 2017 regular meeting: Melfi, Second: Budney

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

Motion to move the bills up in the agenda: Melfi, Second: Greiner. All were in favor.

8. Bills

Motion to approve: Greiner, seconded by Budney

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

Ms. Parks stated that a request to return developers escrow had been submitted by McDonald's Corporation and that there were no outstanding invoices from any of the Board professionals.

Motion to return the review escrow for McDonald's Corporation: Melfi, Second: Kenoyer

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, DECEMBER 4, 2017 – 7:00 PM

MINUTES

9. Executive Session: Discussion of Professional Contracts

Motion to move into executive session at 7:30 pm: Melfi seconded by Greiner
Ayes: Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Hain, Perron, Townsend
Nays: (None)
Abstain: (None)
Motion passed: 9-0-0

Mr. Gianos & Ms. McManus left the meeting and did not return.

Motion to move into executive session at 7:49 pm: Melfi seconded by Perron. All were in favor.

10. Adjourn

Motion to adjourn at 7:50 p.m.: Melfi; second: Perron
Ayes: All were in favor
Motion passed: 9-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary