

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, JANUARY 8, 2016 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Board Attorney William Gianos.

Roll Call:

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

Excused: Ms. Kenoyer, Mrs. Pedrick, Engineer Clerico, Traffic Engineer Rocciola

1. Oaths of Office:

Oath of office forms were signed and witnessed by Attorney Gianos for the following Board members and alternates:

Class	Years	Name	Expires
I	1	Phil Greiner - Mayor	12/31/2018
II	1	Mary Melfi	12/31/2018
III	1	Marc Hain	12/31/2018
IV	4	Jeffrey Perron	12/31/2021
Alternate #1	2	Gregory Townsend	12/31/2018
Alternate #2	2	Kimberly Tilly	12/31/2019

2. Nomination for Chairman

Todd Cook was the only nominee for chair and was unanimously elected. Nomination made by Budney, seconded by Melfi.

3. Nomination for Vice Chairman

Susan Engelhardt was the only nominee for vice chair and was unanimously elected. Nomination made by Budney, seconded by Hain.

4. Chair Remarks

Chairman Cook thanked the Board for their efforts in 2017 and acknowledged the contributions of Jeffrey Doshna over his past term and many years of service in the past. Mr. Cook stated that he was proud of the evolution of the town and the Board and that 2018 would be a busy year which he hoped would be productive.

5. Mayor's remarks

Mayor Greiner provided a recap of the year, thanked Mr. Doshna and welcomed Kim Tilly to the Board and looked forward to 2018.

6. Resolution PB-2018-01: Open Public Meetings Act

The list of dates in the agenda (based on the first Monday/fourth Tuesday norm) was presented.

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, JANUARY 8, 2016 – 7:00 PM

MINUTES

The meeting schedule, which will be published in the official newspaper, the Hunterdon Democrat and transmitted to the weekly alternate, the Courier News, is as follows:

Month	Meeting Dates
January	8, 23
February	5, 27
March	5, 27
April	2, 24
May	7, 22
June	4, 26
July	2, 24
August	6, 28
September	4, 25
October	1, 23
November	5, 27
December	3, 11

Motion to approve the 2018 meeting dates as shown above per resolution PB-2018-01 by Melfi, seconded by Hain

Ayes: Engelhardt, Greiner, Melfi, Cook, Perron, Budney, Hain, Townsend, Tilly

Nays: (None)

Abstain: (None)

Motion passed 9-0-0

7. Resolution PB-2018-02: Appointments for professional services

Motion by Melfi, seconded by Hain, to re-appoint the professionals as listed for 2018

Ayes: Engelhardt, Greiner, Melfi, Cook, Perron, Budney, Hain, Townsend, Tilly

Nays: (None)

Abstain: (None)

Motion passed 9-0-0

8. Resolution PB-2018-03: Board secretary position

Motion by Melfi, seconded by Hain, to re-appoint Eileen Parks as Board Secretary for 2018

Ayes: Engelhardt, Greiner, Melfi, Cook, Perron, Budney, Hain, Townsend, Tilly

Nays: (None)

Abstain: (None)

Motion passed 9-0-0

9. Approval of minutes for December 4, 2017

Motion to approve the minutes: Melfi, seconded by Hain

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

Nays: (None)

Abstain: Engelhardt, Tilly

Motion passed: 7-0-2

10. Informal Discussion: Erin Newton, 19 Church Street

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, JANUARY 8, 2016 – 7:00 PM

MINUTES

Mr. Cook discussed the procedures for an informal discussion.

Ms. Newton appeared, stating that she had not yet secured the property but was interested if it was feasible to develop the property with a mixed use which was permitted in the DBII zone. Ms. Newton noted that the property was a non-conforming lot located on the corner of Church Street and Brown Street where a house had burned down leaving it a vacant lot. Ms. Newton distributed a plan of the lot and a rough draft architectural plan for discussion purposes.

Ms. McManus stated that the property was a corner lot where there would be 2 front yards and 2 rear yards. The Board discussed.

The Board discussed the property noting that several variances were likely needed including but not limited to setbacks, parking, impervious coverage, etc. depending on the specifics of the application and noted that since the property was in the historic district advised Ms. Newton that she should discuss the application with the HPC.

11. Approval of Resolution 2018-04: 70 Church Spice Factory, LLC, Block 39 Lot 3

Use Variances, Bulk Variances, Design Waivers and Preliminary Site Plan

Motion to approve the resolution: Melfi, seconded by Perron

Ayes: Melfi, Cook, Perron, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 4-0-0

12. Approval of Resolution 2018-05: A2B Realty, LLC, Block 8 Lot 13

Approval of Variance for Front Yard and Denial of Variance for Square Footage of Sign

Motion to approve the resolution: Melfi, seconded by Perron

Ayes: Melfi, Cook, Perron, Budney, Townsend

Nays: (None)

Abstain: (None)

Motion passed: 5-0-0

Mrs. Engelhardt stated that she was present and eligible to vote on the resolution and stated that the resolution was acceptable as presented.

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

Continued from the October 2, November 6 & 28, 2017.

Motion to defer the application to the January 23, 2018 meeting at the request of the applicant was made by: Engelhardt, seconded by Melfi

14. HPC Applications:

The HPC applications were not heard at the HPC meeting and were deferred.

15. Chair Items

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, JANUARY 8, 2016 – 7:00 PM

MINUTES

Chairman Cook welcomed Ms. Tilly to the Board. Mr. Cook stated that the next meeting was January 23, 2018. Ms. Parks stated that revised plans for the Lidl application had not been received which was the only item on the agenda. Mr. Gianos stated if the applicant was to defer again, the meeting would need to be opened to provide an announcement to the public. Mr. Cook stated that there also may be HPC applications that could be taken care of at the meeting.

16. Council Items

Mayor Greiner discussed that the State Historic Preservation Office had advised the Borough of their approval of the sale of 90 Main Street to the redevelop noting that the approval contained preconstruction conditions including archeological identifications, documenting existing buildings before anything was taken down and how the work will be done inside the building to preserve the façade all of which the redeveloper had indicated were feasible.

Mayor Greiner stated that an ordinance to allow breweries in the TC zone may be an item for the January 23rd meeting.

17. Adjourn

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

Ayes: All were in favor

Nays: (None)

Motion passed: 9-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary