

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, JANUARY 23, 2018 – 7:00 PM

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. Townsend, Ms. Tilly, Attorney Gianos.

Excused: Mr. Perron, Engineer Clerico, Planner McManus, Traffic Engineer Rocciola

1. Public Comments:

Lois Stewart, 26 Spring Street, asked if a property was in the TC zone and if they could place signs for a commercial business in a residential zone, noting that she owned a property on Emery Avenue. Ms. Stewart stated that her property was on the opposite corner of a commercial site that had a driveway that exited on Emery Avenue and discussed the traffic from this site into a residential zone.

Peggy Toth, Emery Avenue, stated that the driveway had been chained off at one time and that there had not been a chain across the drive in some years.

Caine Fowler, 12 Minneakoning Road, stated that he would clear up any questions regarding easements, signage, etc.

The Board discussed and noted that questions should be directed to the zoning officer.

2. Approval of minutes for January 8, 2018 regular meeting.

Motion to approve the minutes: Melfi, seconded by Hain
Ayes: Engelhardt, Greiner, Melfi, Cook, Budney, Hain, Townsend, Tilly
Nays: (None)
Abstain: Kenoyer, Pedrick
Motion passed: 8-0-2

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

Mr. Cook read the written request from the applicant to dismiss the application without prejudice and that the applicant did not plan to appear at any public hearing.

4. HPC Resolutions from January 17, 2018

- 176 Main Street - Norman Butler

HPC Chair Elaine Gorman discussed the application to replace the roof, roof gutter and molding all with approved materials.

Motion to approve: Melfi, seconded by Budney

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Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Hain, Townsend
Nays: (None)
Abstain: (None)
Motion passed: 9-0-0

- 37 Main Street, Rose Mannino (Jack's Pizza)

HPC Chair Elaine Gorman discussed the application to replace front glass tiling with thin brick veneer noting that the applicant was unable to find anyone that could replicate the glass tiling.

Motion to approve: Melfi, seconded by Budney

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Hain, Townsend
Nays: (None)
Abstain: (None)
Motion passed: 9-0-0

- 61 Park Avenue– Robert Shore

HPC Chair Elaine Gorman discussed the background of the application and read the ordinance regarding painting the exterior of buildings in the historic district. Mr. Budney stated that an application to the HPC was only necessary when there was a change in color. Ms. Gorman stated that there was a change in color which was noticed when it was brought to her attention that work was being done to the building as she drove by the house. Ms. Gorman stated that she asked Mr. Shore to submit an application to the HPC which he did but that he never attended the HPC meeting either in December or January after repeated emails being sent to him to request his appearance.

Mr. Cook stated that there was an inherent problem in town and with the HPC and that it was not working the way the Board wanted it to work. Mr. Cook stated that the Board did not have enforcement powers and neither did the HPC which was advisory to the Planning Board.

Mrs. Engelhardt stated that she had interviewed the applicant and reviewed the application, which was incomplete, the application included painting the existing siding, trim and doors adding that the colors were not intended to change with the exception of the shutters from black to dark blue.

Mr. Shore appeared and discussed the painting of the house which had gray dingy dirty siding and stating that he chose a paint chip from the Sherwin Williams historic palette that most closely matched the existing color of the siding and chose a dark blue for the shutters which were previously black adding that he did not think he had to come to the HPC. Mr. Shore stated that he was away when Ms. Gorman drove by the house and told his painters to stop the work at the house. Mr. Shore stated the colors that he chose from the historic palette.

Mrs. Engelhardt clarified that Mr. Shore did not go to Jeff Klein, the zoning officer, prior painting to discuss whether he was required to submit an application.

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The Board discussed the application and the paint colors as presented by Mr. Shore. The Board did not accept the recommendations of the HPC to deny the application since further information regarding the paint colors was presented.

Motion approve the application as submitted: Engelhardt, seconded by Pedrick

Ayes: Engelhardt, Kenoyer, Cook, Pedrick, Budney, Hain

Nays: (None)

Abstain: Greiner, Melfi, Townsend

Motion passed: 6-0-3

Mayor Greiner stated that he abstained since he was sitting as a Board member tonight, but was also Mayor.

5. **Ordinance 2018-01:** Revised to permit brewery uses in the TC zone.

The Board discussed the ordinance noting that allowing breweries in the TC zone had been previously discussed in 2015 with the adoption of the ordinance to permit the use in the VAS zone and during the Master Plan reexamination as well as during the Global Ag Redevelopment Plan. The Board discussed and found that the use was consistent with the Master Plan.

The Board directed Ms. Parks to prepare a letter to Council recommending that the ordinance be adopted as presented.

6. **Council Items:** Mr. Hain stated that Council had approved the conditions of the SHPO letter regarding the 90-100 Main Street property so that it could be sold to the redeveloper of the Union Hotel who had no objections to the conditions. Mayor Greiner summarized the conditions.

7. **Chair Items:**

HPC comments: Ms. Gorman introduced Don Eckel who was recently appointed a vice chair of the HPC.

Chair Items: Mr. Cook stated that, other than the Union Hotel, the second most discussed issue asked of him by residents was why they needed to go to the HPC to simply improve their homes, adding that most residents found the process difficult. Mr. Cook asked for volunteers to create a task force to make the HPC process easier to access and more resident friendly. Mrs. Engelhardt, Mrs. Pedrick, Mr. Budney and Mr. Townsend all volunteered. The Board discussed and noted that the HPC had been losing members. Mayor Greiner suggested that the task force have a mission statement to define the direction it would take.

Ms. Gorman addressed the Board on the task force and comments from the Board.

Don Eckel, vice chair of the HPC, provided input on the task force stating that they should have clear objectives.

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Robert Shore addressed the Board regarding the task force and historic preservation in the Borough.

Mr. Cook discussed the next meeting on February 5, 2018 noting that there were no agenda items and that the meeting may be cancelled.

Mrs. Englehardt asked if the meeting was cancelled, that the task force meet on that night.

8. Bills

Motion to approve: Greiner, seconded by Hain

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

9. Adjourn

Motion to adjourn at 8:25 p.m.: Engelhardt; second: Budney

Ayes: All were in favor

Motion passed: 10-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary