

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, FEBRUARY 27, 2018 – 7:00 PM

MINUTES

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

Roll Call:

Present: Mayor Greiner, Mr. Cook, Mr. Budney, Mr. Hain, Mr. Perron, Mr. Townsend, Ms. Tilly, Attorney Gianos.

Excused: Mrs. Engelhardt, Ms. Kenoyer, Ms. Melfi, Mrs. Pedrick, Engineer Clerico, Planner McManus, Traffic Engineer Rocciola

1. **Public Comments:** None

2. **Approval of minutes for January 23, 2018 regular meeting.**

Motion to approve the minutes: Greiner, seconded by Tilly

Ayes: Greiner, Cook, Budney, Hain, Townsend, Tilly

Nays: (None)

Abstain: Perron

Motion passed: 6-0-1

3. **HPC Resolution from February 14, 2018**

- 28 Park Avenue – VFW 7856

HPC Vice Chair Don Eckel discussed the application to replace the red panel door with a nicer door than was there with windows.

Motion to approve: Budney, seconded by Greiner

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

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

4. **HPC Resolution from February 21, 2018**

- 12 Park Avenue - Schwade

Mr. Eckel stated that the HPC did not have a quorum for the February 21, 2018 meeting and that the application was deferred to their March 7, 2018 meeting.

5. **Sign Review:**

- 52 Main Street – Aunt Dee Dee’s, Brick & Mortar

Mr. Cook discussed the sign which was approved by the sign review committee which would replace the existing sign and be externally illuminated with the existing goose neck lighting.

FLEMINGTON BOROUGH
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TUESDAY, FEBRUARY 27, 2018 – 7:00 PM

MINUTES

Motion to approve: Hain, seconded by Perron
Ayes: Greiner, Cook, Budney, Hain, Perron, Townsend, Tilly
Nays: (None)
Abstain: (None)
Motion passed: 7-0-0

• 8 Main Street – Aunt Dee Dee’s, Brick & Mortar

Mr. Cook discussed the sign which was approved by the sign review committee which would be consistent with all signs on the building for lettering, colors, font, etc.

Motion to approve: Greiner, seconded by Perron
Ayes: Greiner, Cook, Budney, Hain, Perron, Townsend, Tilly
Nays: (None)
Abstain: (None)
Motion passed: 7-0-0

6. **Council Items:** Mr. Hain stated that Council had adopted the ordinance to permit breweries in the TC zone. Mayor Greiner stated that Council may ask the Board to look at other zones for the use in the Borough.

7. Chair Items:

HPC comments: Mr. Eckel asked if there were any comments from the HPC task force. Mr. Budney stated that an initial set of goals had been discussed along with a timeline including some public outreach both within Flemington and outside towns. Mr. Budney stated that a report could be expected at the March 5 or 27th meeting. Mr. Budney stated that the task force would begin by identifying more soft targets in the spring and move onto hard based targets such as ordinances in the summer.

Chair Items: Mr. Cook stated that there were no items on the March 5, 2018 agenda as the HPC would not meet until March 7, 2018 for the deferred HPC application and suggested that this meeting be cancelled. The Board agreed.

8. **Developer’s Escrow Return:** Lidl US, LLC

Deferred to the next meeting to allow final account balance.

9. Bills

Motion to approve: Greiner, seconded by Hain
Ayes: Greiner, Cook, Budney, Hain, Perron, Townsend, Tilly
Nays: (None)
Abstain: (None)
Motion passed: 7-0-0

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10. Adjourn

Motion to adjourn at 7:16 p.m.: Budney; second: Perron

Ayes: All were in favor

Motion passed: 7-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary