

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, MARCH 27, 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. Perron, Ms. Tilly, Attorney Gianos, Engineer Clerico, Planner McManus

Excused: Mr. Townsend, Traffic Engineer Rocciola

1. **Public Comments:** None

2. Approval of minutes for February 27, 2018 regular meeting.

Motion to approve the minutes: Hain, seconded by Perron

Ayes: Greiner, Cook, Budney, Hain, Perron

Nays: (None)

Abstain: Engelhardt, Kenoyer, Melfi, Pedrick

Motion passed: 5-0-4

3. HPC Resolution from March 14, 2018

- 12 Park Avenue - Schwade

HPC Vice Chair Don Eckel discussed the application to replace the existing windows with matte finished vinyl windows.

Motion to approve: Melfi, seconded by Hain

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

Nays: (None)

Abstain: Engelhardt, Kenoyer

Motion passed: 7-0-2

4. HPC Resolution from March 20, 2018

- 61 Bonnell Street - Widmer Addendum

HPC Vice Chair Don Eckel discussed the application to replace the rear siding which could not be seen from the street with aluminum siding, paint color to match the front.

Motion to approve: Melfi, seconded by Hain

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

Nays: (None)

Abstain: Kenoyer

Motion passed: 8-0-1

5. Sign Review:

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- 127 Main Street – Noelia's Fashion & Design

Mr. Cook discussed the proposed 20" X 30" projecting sign.

Lois Stewart, 26 Spring Street, asked if the sign conformed with the ordinance.

The Board discussed the sign ordinance where the text of the ordinance did not agree with the sign chart so that it was inconclusive if the sign was conforming or not and noted that the ordinance would need to be revised so that they agreed. Mr. Cook stated that the proposed sign dimensions would be consistent with the existing signs along Main Street. Mr. Cook requested that Ms. McManus look into the sign ordinance.

After discussion the Sign Review Committee would need additional information regarding the proposed sign including the materials, height, etc and would contact Jeff Klein.

6. Informal Discussion:

- Conclave Brewing - 47 Maple Street

Jim Robinson from Coldwell Banker Commercial, Jim Galaini owner of the property and Carl Alfaro owner/operator of Conclave Brewing appeared. Mr. Alfaro discussed that he was currently located at 12 Minneakoning Road in Raritan Township and would like to expand his operation by moving his business to the 47 Maple Avenue, Industrial Park site. Mr. Alfaro stated that the brewery use was allowed in the TC zone. An aerial photo of the property was distributed to the Board. Mr. Alfaro stated that his current facility was approximately 1,000 sf which allowed him to brew 3-5 barrels in house 2 times a week with a 200 sf small tap room for the public and he was running out of space adding that he could not produce enough beer to meet the demand. Mr. Alfaro explained that the new facility would be approximately 5,500 sf allowing 10 barrels to be brewed in house 2 times a week increasing production to meet demand with a 1,000-1,200 sf tap room for the public with the rest of the space for production operation and storage. Mr. Alfaro stated that the tap room was currently open Thursday & Friday 6 pm to 8 pm and Saturday 1 pm to 5 pm where in the new facility the tap room would be proposed to be open Thursday & Friday 4 pm to 9 pm, Saturday noon to 6 pm and Sunday noon to 6 pm. Mr. Alfaro stated that no changes to the exterior were proposed.

Mr. Galaini stated that a sign at the entranceway may be proposed on Emery Street noting that a sign application had previously met opposition. Mr. Galaini stated that the proposed sign would be more of a directory sign for other tenants in the complex as well as Conclave on Emery with no sign proposed on Maple Avenue. The Board discussed the sign requirements and noted that the sign would be a separate issue from the proposed brewing facility.

The Board discussed the tap room including that no food would be served, seating, parking, any outside patios in the future, expansion of public space, etc. Mr. Delaney stated that parking in front of Conclave would be available as the law firm tenant was closed when the tap room would be open. The Board discussed that a parking calculation for the entire site would need to

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be prepared and reviewed by the zoning officer, Jeff Klein, who could make a decision on whether the brewing facility would meet the requirements for site plan waiver. Mr. Gianos read the exemptions from site plan review.

Mr. Cook stated that it appeared that the zoning map was incorrect in the delineation of the TC zone and the lot line delineation for a portion of the subject property. Mr. Clerico supplied the previous site plan for the property where the property was identified as one parcel and all in the same zone.

Lois Stewart, 26 Spring Street, noted that the zoning map indicated that a separate lot was located on Emery Avenue and she would like proof that this portion was not zoned residential and was not a separate lot. Ms. Stewart stated her concerns about traffic and headlights and stated concerns for any proposed sign in a residential zone. The Board discussed noting that any proposed signage would be a separate issue.

7. Council Items:

Mr. Hain stated that Council had received a letter from Flemington Center for Urban Renewal, LLC, the designated redeveloper of the Union Hotel area, which he read. The letter included that the redeveloper, despite good faith efforts, was not able to acquire the properties required for the project and was asking the Council to review and begin the process of condemnation for these properties including the Union Hotel and the remainder of lots in the redevelopment area. The Board discussed including what actions would be required of the Board.

Mayor Greiner stated the Council had introduced the budget at their last meeting including the Planning Board budget which was increasing by \$12,000 more than last year for the redrawing of the Historic District Map as suggested by the HPC. The Board discussed.

8. Chair Items:

HPC comments: Mr. Eckel stated that the HPC was sponsoring a presentation at the Courthouse on April 14, 2018.

Chair Items: Mr. Cook stated that there were no items on the April 2, 2018 agenda and suggested that this meeting be cancelled. The Board agreed. The Board discussed the possible agenda items for the April 24, 2018 meeting.

9. Bills

Motion to approve: Hain, seconded by Greiner

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

10. Adjourn

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Motion to adjourn at 8:07 p.m.: Melfi; second: Perron

Ayes: All were in favor

Motion passed: 10-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary