

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, APRIL 24, 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. Perron, Ms. Tilly @ 7:20 p.m., Attorney Gianos, Planner McManus

Excused: Mr. Hain, Mr. Townsend, Engineer Clerico, Traffic Engineer Rocciola

1. Public Comments: None

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

Motion to approve the minutes: Greiner, seconded by Pedrick

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

Nays: (None)

Abstain: Engelhardt

Motion passed: 7-0-1

3. HPC Resolutions from April 18, 2018

- 54 East Main Street, Kerbel Sheriff Partners

HPC Chair Elaine Gorman discussed the application to paint the exterior siding with approved colors from Benjamin Moore historic palette, repair the wood trim as needed in kind, construct a small addition with windows and shutters to match the existing and replace the metal gutters, front stairs to be painted the same as the trim and lattice work to be the same as existing. Ms. Gorman discussed that the applicant had recently received DEP approval.

Motion to approve: Melfi, seconded by Engelhardt

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

- 38 Broad Street - Barrick, Eric

Ms. Gorman discussed the application to replace the clapboard siding with a new exterior siding product 'Boral' instead of the HardiePlank which would remain white with 'Boral' trim to match the existing configuration with the shutters to remain green.

Motion to approve: Melfi, seconded by Perron

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

Nays: (None)

Abstain: Engelhardt

Motion passed: 7-0-1

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- 53 Brown Street - Siebert, Doug

Ms. Gorman discussed the application noting that the house was recently sold and was in rough shape with 2 houses on the property, to replace the roof with black asphalt shingles, replace the shutters and trim with accepted materials to match existing configuration, replace any missing downspouts and paint the exterior including part that was concrete with accepted colors.

Motion to approve: Melfi, seconded by Greiner

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

- 18 Pennsylvania Avenue – Hong, Gema

Ms. Gorman discussed the application to paint the exterior with accepted colors, stain the porch flooring, paint the lattice, trim, doors and ceiling of the porch as well as the concrete foundation with accepted colors with the garage to be painted to match the house. Ms. Gorman noted that this application was the first where the applicant was not required to attend the HPC meeting to receive approval.

Motion to approve: Melfi, seconded by Perron

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

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

- 56 Park Avenue – Rosetti, Brian and Liz

Ms. Gorman discussed the application where a vinyl fence was installed prior to HPC review noting that the fence was a 6 foot high solid privacy fence with gates. The Board discussed.

Motion to approve: Melfi, seconded by Greiner

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Pedrick, Budney

Nays: Cook

Abstain: Perron

Motion passed: 6-1-1

7:20 p.m. Ms. Tilly entered the meeting.

4. Informal Discussion:

- Church Street & Brown Street - Raes & Ingram

Emily Hammer, real estate agent for the applicants, appeared and discussed the property.

Christopher Nusser, engineer for the applicant, appeared and discussed the possible plans for

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the 2800 square foot property that once had a house that had burned down and was since removed leaving a vacant lot. Mr. Nusser discussed that a 3 story building with offices on the first floor and residential above would be a permitted use on the site with some variances necessary including parking for the office use noting that 3 parking spaces would fit on the lot. Mr. Nusser stated that this proposal would be conforming from a use stand point on the undersized lot but noted his concern for the lack of parking for the office space. Mr. Nusser described the surrounding uses in the area which was primarily residential homes and stated that if the proposed building was all residential apartments a use variance would be required. The Board discussed the parking requirements and noted that a use variance could not be discussed informally. The Board explained that any proposed building would need to blend into the neighborhood and since it was in the historic district would need to be reviewed by the HPC.

5. Escrow Return:

Lidl US, LLC requested the return of their remaining escrow funds as the application had been withdrawn without prejudice.

Shammy Shine, LLC requested the return of their remaining escrow funds as the application was ended without submitting any plans. Ms. Parks noted that Shammy Shine had met with Mr. Clerico and Ms. McManus for a pre-application meeting.

Motion to approve the return of both: Melfi, seconded by Perron

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

6. Council Items:

Mayor Greiner stated the Council had introduced the an ordinance to add an entertainment center as a permitted use in the VAS zone noting that this was a result an outgrowth for the Lone Eagle Brewing site. Mayor Greiner stated that the ordinance would be on the next agenda for Board review and provide recommendations to Council.

7. Chair Items:

Mr. Cook discussed the Sign Review Committee's decision regarding the proposed sign for 127 Main Street – Noelia's Fashion & Design. Mr. Cook stated that the SRC approval was contingent upon the sign being in conformance with the current sign ordinance where the maximum permitted height was 12 inches or the applicant could wait for the sign ordinance to be revised.

Mr. Cook stated that he was working with Ms. McManus and the SRC to revise the sign ordinance for such items as: consistency between the text and the sign table; flexibility with projecting signs where no pedestrian traffic was beneath the sign; dimensions of projecting signs; free standing sign height; allowing 'A' frame signs in the business district; eliminate the need of a 'd' variance for sign height and make it a 'c' variance; define canopy signs, etc. Mr. Cook stated that the SRC would review and pass the revised sign ordinance to Council.

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Motion to approve: Melfi, seconded by Engelhardt

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

HPC comments: Ms. Gorman discussed the current membership and vacancies on the HPC.

Chair Items: Mr. Cook discussed the upcoming agenda items for the May 7, 2018 meeting noting that he would not be able to attend the meeting, Mr. Budney also stated that he would not be able to attend.

Mrs. Engelhardt discussed the latest judgment regarding COAH requirements. Ms. McManus discussed the decision and the opinion issued by the court and the affects that it would have on municipalities that did not have a settlement agreement. Ms. McManus stated that new third round obligations could be extrapolated across the State based on this opinion and may accelerate numbers being issued. Ms. McManus stated that this decision would not effect Flemington as they had previously entered into the settlement agreement which was the right thing for the Borough.

8. Bills

Motion to approve: Greiner, seconded by Engelhardt

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

9. Adjourn

Motion to adjourn at 8:00 p.m.: Melfi; second: Perron

Ayes: All were in favor

Motion passed: 9-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary