

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, AUGUST 6, 2018 – 7:00 PM

MINUTES

The meeting was called to order at 7:04 PM by Mrs. Engelhardt.

Roll Call:

Present: Mrs. Engelhardt, Ms. Kenoyer, Mayor Greiner, Ms. Melfi, Mrs. Pedrick, Mr. Perron, Mr. Budney, Mrs. Tilly, Attorney Gianos, Engineer Clerico, Planner McManus

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

1. Public Comments:

None.

2. Approval of minutes for July 24, 2018 regular meeting.

Motion to approve the minutes: Melfi, seconded by Perron

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

Nays: (None)

Abstain: Engelhardt

Motion passed: 7-0-1

3. Informal: Stothoff - Block 28 Lot 9

The applicant's attorney, Steven Gruenberg, appeared and discussed the application that was primarily located in Raritan Township with a parking lot in the Borough noting that the applicant had a 30 page resolution from Raritan Township which included as a condition to receive a letter of 'no interest' from the Board. Mr. Gruenberg stated that a small portion of the parking lot was shown on the lighting plan to replace the acorn style lights with modern LED lighting with house side shields which would improve and modernize the lighting which was reviewed by the Raritan Board professionals noting that the lot would be deed restricted to not be sold separately from the other lots. The Board discussed the lighting changes.

Lois Stewart, 26 Spring Street, stated that currently the light were not on and asked if the lights would be turned off at night.

Mr. Gruenberg stated that the building was currently not operating or occupied and that the lights would be off no later than 11:00 pm per the resolution from Raritan.

A motion authorize Ms. Parks to write a letter of 'no interest' regarding the application was made by: Melfi, seconded by Perron. All were in favor.

4. Public Hearing: Countryside Plaza Affordable Housing, LLC

Continued from July 24, 2018. Mrs. Engelhardt stated that she did not receive a copy of the recording and could not listen to the prior meeting and was not eligible to vote.

The applicant's attorney, Donald Scholl, appeared and discussed the application. The applicant's architect, Peter Cucci, was sworn in for testimony and after stating his credentials as a licensed professional architect was accepted as same. Rendered exterior elevations and floor plans were entered as Exhibits A- 6 through A-11. Mr. Cucci discussed the exhibits stating that the

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proposed building included 5309 square feet on the 'brewery' side and 8721 square feet on the 'food court' side of the building which would have similar architectural features as the existing Lone Eagle Brewing building adding that the first floor would be used for brewing operations and canning on one side and a food court with a common kitchen and toilets on the other side which would also have access to an outside patio with a small porch with fire pit feature and outdoor seating. Mr. Cucci stated that there would be a stone chimney feature for any duct work, the siding, windows and stone would be as close as possible to the existing building with the shingles to be the same. Mr. Cucci stated that there would be no seating on the brewery side and that there would be two levels of seating on the food court side with a second floor balcony with shared office, retail space and arcade space noting that there would be a combination of seating on the first floor including 37 stools and 68 chairs with tables and the second floor would have a combination of 7 stools, 25 chairs with tables and counters for a total of 107 seats in the building with 16 seats located in the outdoor patio area. Mr. Cucci stated that there would be a fencing area for the possible distillery noting that the ABC laws require outside areas to be fenced. Mr. Cucci discussed the building height of 34'-6" which met the ordinance.

Mr. Cucci discussed the signage calculations as shown on Exhibit A-10 noting that the signs would have simple lettering with similar fonts on the façade signs which could easily be replaced from tenant to tenant and would be illuminated by the canopy lighting and discussed that there would be a main logo sign of the entrance with goose neck lighting to illuminate this sign. Mr. Cucci stated that there would be 9 tenants including the brewery, 6 food court, the arcade and the distillery. There were 10 proposed façade signs in the front of the building with a total of 108.75 square feet where 100 square feet was allowed requiring a variance with 2 additional sign on the rear of the building one for the distillery (7 SF) and a rear entrance sign (15 SF) and proposed 2 directory signs to identify tenants in the building which would be 2.5 ft x 3.5 ft = 1260 square inches where 72 square inches were allowed requiring a variance for the additional 1188 square inches. Mr. Cucci discussed the parking requirements which included 59 spaces required for indoor uses with an additional 6 spaces required for the outdoor seating for a total of 65 required stating that additional testimony would be provided by the traffic engineer.

Applicant, Ren Mortara, was sworn in for testimony. Mr. Mortara stated that a gate was to be provided for the distillery fenced area noting that the egress would be regulated by the ABC.

Ms. McManus questioned the purpose of the second directory sign for the brewery side. Mr. Mortara stated that the sign would indicate that the entrance was not for the public. Ms. McManus suggested a smaller sign about 3 square feet to read employees only - no access. Mr. Mortara agreed to change this directory sign to a façade sign for a total of 3 façade signs in the rear with 25 square feet proposed where 8 square was permitted. Mr. Cucci clarified that the remaining directory sign would be 1260 square inches where 576 square inches was allowed. Ms. McManus stated that the number of signs in front may create a visually cluttered signage and asked if the sign could be reduced. Mr. Mortara stated that the tenants needed to have the visibility.

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Mrs. Engelhardt stated that the consistency of the architecture was bland for the eclectic part of the Borough and suggested allowing multiple fonts for the signs to provide some interest and suggested that the architectural elements such as color, veneer and texture be stepped up to add some character to the building.

Mayor Greiner discussed the common kitchen which would have access from the brewery and asked who would use the kitchen. Mr. Mortara discussed the usage was not known at the time and how much each tenant might need a kitchen noting it was an optional area in the future.

Lois Stewart, 26 Spring Street, asked the size of each sign and stated her concern about the length of the signs.

The applicant's traffic engineer, Michael Lublanecki, was sworn in for testimony, gave his credentials and was accepted as a professional engineer specializing in traffic engineering. Mr. Lublanecki stated that he had spoken to Mr. Rocciola regarding the comments in his most recent review letter noting that the application initially required 59 spaces but with the addition of the patio seating now required a total of 65 parking spaces with 35 spaces proposed on-site 30 more spaces were required with 18 off-street parking available leaving a 12 space deficit. Mr. Lublanecki discussed the parking occupancy study he prepared which evaluated the number of occupied spaces at specific periods of time with Friday and Saturday nights being the most critical in demand stating that he was there on June 22, 2018 from 6-9 pm during one of the busiest nights as an event was taking place and surveyed the area in a worst case scenario. Mr. Lublanecki stated that he consulted with Mr. Rocciola about the times to conduct the survey at lunch and evening. An aerial photo of the parking occupancy survey areas was entered as Exhibit A-12 which identified areas A-G as the closest parking areas and added areas H & I which were not too far to walk to the subject area. Mr. Lublanecki stated that there were 118 spaces in area A-G and on June 22, 2018 found 29 spaces available in areas A-G and an additional 26 spaces in area H & I for a total of 55 spaces unoccupied not counting Liberty Village. The Board discussed. Mr. Lublanecki discussed the items in Mr. Rocciola's letter noting that the applicant did not want to designate employee parking in the best and closest spaces and discussed the accessible spaces. Mr. Lublanecki stated that the stop lines and signage would be brought to regulation standards and 'oneway' signs would be installed and signs would be ordinances into the Borough according to Chapter 39 for enforcement noting that the loading area would be self regulated where a truck would be able to be moved. The applicant agreed to having no exclusive off-street parking. Mr. Scholl stated that the parking ordinance allowed for shared parking to be taken into consideration noting that they made the parking survey conservative by not including Liberty Village.

Ms. Melfi stated that resident Ken Thompson had been present and asked if Mr. Thompson's concerns had been worked out. Mr. Scholl stated that yes the concerns were satisfied and that a 6 foot high fence was agreed to be install along with signage for a private lane - no parking be installed.

8:45 pm the meeting recessed.

8:52 pm the meeting resumed.

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The applicant's planner, Jeffrey Doshna, was sworn in for testimony, Mr. Doshna provided his credentials as a professional planner and was accepted as same. Mr. Doshna discussed the application noting that no 'd' variances were required for the proposed uses on either lot. Mr. Doshna reviewed the bulk standards for the existing undersized lot for area, depth and setbacks noting that the brewery use needed to be located on a separate lot from the food court which required the minor subdivision. Mr. Doshna discussed the maximum impervious coverage was 0.80 where 0.68 was proposed on Lot 20 and 0.86 proposed on Lot 32 but if the project was taken as one complex the impervious would be under the maximum 0.80 and would meet the intent of the ordinance. Mr. Doshna discussed the parking relief where 65 spaces were required and 35 spaces were proposed on-site with an additional 18 striped street spaces were located in front of the property leaving 12 spaces required noting that the ordinance accounts for this type of parking. Mr. Doshna discussed the Re-exam of the Master Plan which encouraged the walkability of sites in town adding that there would be no substantial negative impact to the public good in granted the relief of 12 parking spaces and discussed the loading space and the signage relief required.

Mr. Doshna discussed the landscape plan stating that the applicant was planting more trees than required and maintaining as much of the existing trees as possible noting that the applicant needed relief from providing a landscape island for every 10 parking spaces and from providing a berm buffer from a residential use noting that a 6 foot high fence would be provided and the applicant would work with the Shade Tree Commission. Mr. Doshna discussed the lighting relief required along the frontage of Stangl Road noting that there would be no impact to residents and that the lights would be on a timer adding that an additional bicycle rack would be provided. Mr. Doshna stated that per Ms. McManus's letter the AC units or any other equipment would be screened either be landscaping or fencing and would work with the Shade Tree Commission.

Mr. Clerico discussed the parking variance relief and if the spaces along Stangl Road should be counted. Mr. Doshna discussed and opined that the testimony supported the relief for 30 parking spaces. Ms. Melfi suggested that the relief be requested for the 30 spaces not 12. Mr. Budney discussed the parking island relief and asked if there were any design features to help shade the parking. Mr. Doshna stated that additional shade trees were proposed as well as the porous pavement and planting of hedge along the site.

Lois Stewart, 26 Spring Street, asked the species of the landscaping. Mr. Rupnarain discussed.

Mr. Scholl listed the variances requested including lot width, lot depth, front yard setback, side yard setback, impervious coverage, parking requirement, loading space, number of façade signs, front façade sign area, rear façade sign area, rear directory sign area, design waivers for landscaping and lighting and discussed the conditions agreed to by the applicant.

Mrs. Engelhardt discussed the architectural design changes as suggested. The Board discussed. The applicant agreed to revise the architectural design in terms of varying color, adding stone veneer to the entrance archway to the satisfaction of the Board planner.

Lois Stewart, 26 Spring Street, thanked the applicant for a well designed plan.

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Motion to close the public hearing: Melfi, seconded by Tilly

Ayes: All were in favor

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

Motion to approve the minor subdivision and preliminary and final site plan and variances subject to conditions as discussed: Melfi, seconded by Tilly

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

Nays: (None)

Abstain: Engelhardt

Motion passed: 7-0-1

5. Council Items:

None.

6. Chair Items:

The Board discussed the agenda items for the next meeting on August 28, 2018.

7. Bills

Motion to approve the bills: Perron, seconded by Tilly

Ayes: Engelhard, Kenoyer, Greiner, Melfi, Pedrick, Perron, Budney, Tilly

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

8. Adjourn

Motion to adjourn at 9:50 p.m.: Melfi; second: Greiner

Ayes: All were in favor

Motion passed: 8-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary