

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
TUESDAY, AUGUST 28, 2018 – 7:00 PM

MINUTES

The meeting was called to order at 7:05 PM by Mr. Cook.

Roll Call:

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

Excused: Mrs. Engelhardt, Mr. Perron, Mr. Townsend, Traffic Engineer Rocciola

1. Public Comments:

None.

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

Motion to approve the minutes: Melfi, seconded by Pedrick

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

Nays: (None)

Abstain: Cook, Hain

Motion passed: 6-0-2

3. Resolution: Countryside Plaza Affordable Housing, LLC – Block 35, Lots 20, 21 & 32

Approval of Preliminary & Final Site Plan, Bulk Variances, Waivers and Minor Subdivision

Motion to adopt the resolution: Melfi, seconded by Budney

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

Nays: (None)

Abstain: (None)

Motion passed: 6-0-0

4. Informal: Hunterdon County Chamber of Commerce – Reading-Large House-119 Main Street

Ms. Melfi recused herself from the discussion.

Chamber of Commerce president, Chris Phelan, and discussed the existing building which was being worked on with an intent to create a center for business which they hoped would grow and expand outside of the County. Mr. Phelan discussed that roof options had been explored including repair, installing a gable roof or potentially adding a second floor on the back side of the building noting that the \$1.5 million project was being funded by the Chamber Foundation and Department of Agriculture. Mr. Phelan stated that now would be the time when they would be removing the roof to add a second floor for the project adding that this was a long term commitment to add a space and place for businesses. Conceptual architectural plans and site layout plans were distributed including elevations and floor plans.

Mr. Phelan asked for guidance from the Board, stating that there was enough parking for the first floor but adding the second floor would not meet ordinance standards noting that an additional 12-13 parking spaces would be needed for the second floor. Mr. Phelan stated that the second floor would not be occupied and would have no access other than for fire officials

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until a variance application was submitted and approved adding that the setbacks remained the same and that there was no problem with the height of the building. Mr. Phelan stated that they had until April 2019 to be operational.

The Board discussed whether a site plan would be required and stated that HPC review would be required. Mr. Gianos read the site plan requirements from the ordinance.

5. Completeness: McDonald's Corporation, Inc. – Block 49, Lot 14 and part of Lot 5

The applicant's attorney, Steven Tombalakian, appeared and discussed the completeness review letter prepared by Mr. Clerico and agreed to bring the title forward and update the survey per the title report. Mr. Clerico discussed his review and recommended the other waivers as listed could be granted. Mr. Tombalakian requested that the hearing be scheduled stating that the title and survey would be submitted. After discussion the hearing was scheduled for the September 25, 2018 regular meeting.

Motion to deem the application incomplete: Melfi, seconded by Tilly

Ayes: Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Hain, Tilly

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

6. HPC August 15, 2018 Resolutions:

- 68 Bonnell Street – Tilly

Mrs. Tilly recused herself.

HPC Chair, Elaine Gorman, discussed the application which was approved as presented.

Motion to approve: Melfi, seconded by Greiner

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

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

- 50 Court Street – Flemington Raritan BOE

HPC Chair, Elaine Gorman, discussed the application to repair the front stairway which was replaced with cement with a historic look.

This was a courtesy review for a public entity and no action was taken on the application.

- 50 Park Avenue – Baio/Losavio

HPC Chair, Elaine Gorman, discussed the application to paint with approved historic colors.

Motion to approve: Melfi, seconded by Greiner

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Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

- 9-15 Central Avenue – Graziani

HPC Chair, Elaine Gorman, discussed the application which had a historic front porch which was to be repaired to the original floor planking, the applicant agreed to maintain as much of the original materials as possible and use pressure treated wood to match the existing and steps to be replaced using similar material, vinyl to be removed and lattice installed. The Board discussed.

Motion to approve: Melfi, seconded by Hain

Ayes: Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Hain, Tilly

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

- 51 Church Street – Taylor

HPC Chair, Elaine Gorman, discussed the application which was approved as presented with the use of either composite or azek any use of brick would require more information to be submitted.

Motion to approve: Budney, seconded by Melfi

Ayes: Kenoyer, Greiner, Melfi, Cook, Pedrick, Budney, Hain, Tilly

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

7. Council Items:

Mr. Hain stated that the Borough was in the process of replacing the property maintenance officer and considered having the Planning Board or HPC oversee property maintenance instead of hiring another Borough employee. The Board discussed. Mr. Gianos stated that property maintenance was under the jurisdiction of the Board.

8. Chair Items:

Mr. Cook discussed the sign ordinance which was being revised and would be sent to Council.

The Sign Review Committee reviewed the following sign applications:

- 35 Main Street – Printech

Mr. Cook stated that the sign was changed to a metal sign with a vinyl coating and was internally illuminated adding that the applicant may install a gooseneck exterior light in the future.

Motion to approve: Melfi, seconded by Pedrick

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Nays: (None)
Abstain: (None)
Motion passed: 8-0-0

- Bloomfield Avenue – Kombucha Bar – Awning sign & window sign
Mr. Cook stated that the signs were conforming with the ordinance standards adding that the applicant would wait on the blade sign until the ordinance was revised.

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

- 168 Main Street – Raritan Learning Cooperative
Mr. Cook stated that the application was tabled to the next meeting.

HPC Chair, Elaine Gorman, stated that anything in the historic district was on the historic register. Ms. Gorman discussed that the HPC had added Mrs. Tilly as a member with another member to possibly be added soon.

The Board discussed that there were no agenda items for the next meeting on September 4, 2018 and cancelled the meeting. The next meeting was scheduled for September 25, 2018.

9. Bills

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

10. Adjourn

Motion to adjourn at 8:20 p.m.: Melfi; second: Budney
Ayes: All were in favor
Motion passed: 8-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary