

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
RELOCATED TO THE HUNTERDON COUNTY HISTORIC COURTHOUSE – 75 MAIN STREET, FLEMINGTON  
TUESDAY, OCTOBER 1, 2018 – 7:00 PM

MINUTES

The meeting was called to order at 7:03 PM by Mr. Cook.

**Roll Call:**

**Present:** Mrs. Engelhardt, Mayor Greiner, Ms. Melfi, Mr. Cook, Mrs. Pedrick, Mr. Budney, Mr. Hain, Mr. Perron, Mr. Townsend, Mr. Hill, Attorney Gianos, Engineer Clerico, Planner McManus

**Excused:** Mrs. Tilly, Traffic Engineer Rocciola

Mr. Cook discussed that the acoustics in the Courthouse were very poor and make every effort to allow everyone to hear the meeting.

**1. Public Comments:**

AC Sikes, Flemington, stated that it was hard to hear the last meeting.

**2. Approval of minutes for September 25, 2018 regular meeting.**

Motion to approve the minutes: Pedrick, seconded by Budney  
Ayes: Engelhardt, Greiner, Cook, Pedrick, Perron, Budney, Hain  
Nays: (None)  
Abstain: Melfi, Townsend  
Motion passed: 7-0-2

**3. Resolution: McDonalds Corp. – Block 49, Lot 14 and part of Lot 5**

Mr. Gianos stated that the resolution would be prepared for the next regular meeting.

**4. Public Hearing: Flemington Center Urban Renewal, LLC - Block 22, Lots 4, 5, 6, 7, 12, 13 & 14 and Block 24, Lots 1, 2 & 3, and 5**

The applicant's attorney, George Dilts, appeared and discussed the application. Mr. Gianos stated that the proofs of notice had been submitted (entered as Exhibit A-1) and after review found that the Board had jurisdiction to proceed with the public hearing. A copy of the developer's agreement dated March 27, 2018 was entered as Exhibit A-, a copy of the Borough Council resolution regarding consistency of the application with the Redevelopment Plan dated August 10, 2018 was entered as Exhibit A-3. Mr. Dilts stated that the applicant had a technical review with the Board professionals on August 17, 2018 and submitted the application on September 7, 2018 with additional supplemental documents being submitted on September 20, 2018 in response to Mr. Clerico's completeness letter. Mr. Dilts stated that the application was deemed complete by the Board at the September 25, 2018 meeting. Mr. Dilts discussed the application which included a hotel, apartments with affordable housing units, retail space and an education/medical facility and discussed that reports had been received from NJDEP and the State Historic Preservation office as well as a report from the Borough Fire Marshal dated September 20, 2018 with a follow up response dated September 26, 2018 adding that the

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applicant agreed to comply with all of the comments from the Fire Marshal. A report from the Board's Traffic engineer Rocciola dated September 28, 2018, Board engineer Clerico dated September 30, 2018 and Board planner McManus dated September 30, 2018. Mr. Clerico and Ms. McManus were sworn in for testimony by Attorney Gianos.

The applicant's engineer, Keith Cahill, was sworn in for testimony and gave his credentials as a licensed professional engineer and was accepted as same. Mr. Cahill discussed a power point presentation and focused on the civil engineering elements of the project stating that a significant portion of the application was the buildings which the architect would provide testimony. An aerial plan of the site was entered as Exhibit A-4 which was sheet C-01 of the plans last revised September 19, 2018 which Mr. Cahill discussed the site of the project and the surrounding properties. A zoomed in aerial photo of the site was entered as Exhibit A-5 sheet C-02 of the plans, Mr. Cahill discussed the 2 main parcels for development as lots located in Block 22 as parcel A and lots located in Block 24 as Parcel B. Mr. Cahill discussed the existing impervious coverage and building setbacks on Parcel B which was owned by Flemington Fur Company. Mr. Cahill discussed the existing conditions on Parcel A which included the Union Hotel, portions owned by Flemington Fur Company, parking lot areas, the pottery barn building, the Tweed Group building with a small parking area and a parcel owned by the Borough at 90-100 Main Street which was the existing police department which had some additional parking for a total of 123 existing parking spaces on Parcel A and discussed the existing impervious coverage on Parcel A and the combined coverage of both parcels. Mr. Cahill discussed the specific existing conditions on each street surrounding both parcels and discussed the existing topography noting that the existing high point was across from Church Street and slopes at approximately 11% toward Spring Street where Main Street was a full story higher than Spring Street. Mr. Cahill discussed the existing lighting, parking area, utility access, overhead wires, sanitary sewer for each building. A series of 18 photographs of the site in the power point presentation was entered as Exhibit A-6 which Mr. Cahill discussed. A rendered site layout plan sheet C-04 last revised August 31, 2018 was entered as Exhibit A-7 which Mr. Cahill discussed the layout of the proposed building, roadways, sidewalk, plaza, landscaping, etc. on Parcel A and discussed the proposed medical office/higher education building and 25 car parking lot on Parcel B accessible by Spring Street and noted the proposed focal point architectural feature at the end of the plaza noting the proposed setback of 10 feet where the existing was 0 feet.

Mr. Cahill discussed the existing conditions of Spring Street and stated that the street would be reconstructed to match the future streetscape along Main Street which was being done by the Borough with 22 proposed parking stalls, pedestrian crosswalks and lined with as many street trees as possible with light fixtures to match what was proposed on Main Street in the streetscape plan. Mr. Cahill discussed the large pedestrian crosswalk proposed across Spring Street which would lead to the plaza with steps and discussed the building frontage for building A along Chorister Place and Spring Street for the proposed 7 story building with 159 apartments with a retail component, the proposed plaza and 2 proposed terrace/amenity areas for residents only stating that the architect would have more details on the building design. Mr. Cahill discussed proposed building B maintaining the existing wall of the Union Hotel which would be a

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100 room hotel in the front along Main Street with retail and residential apartment and would be a big portion of the vertical parking structure below accessed from Spring Street which would be the primary parking for residents with a portion of the parking deck gated off for residential parking only with the rest of the parking available to the general public noting that the project had a total of 700 proposed parking spaces with a portion being a podium parking deck due to the grade difference which would be open to the public. Mr. Cahill stated that the site would be totally ADA accessible and discussed the measures to comply including an elevator in the parking deck to access the plaza from Spring Street and noted that there was no vehicle access onto the plaza with the exception of emergency vehicles. Mr. Cahill discussed the proposed drop off area for the apartment units on Bloomfield Avenue and discussed that an enhanced crosswalk area across from the plaza to Court Street was provided at the request of the Board engineer. A detail plan of the plaza was entered as Exhibit A-8 which Mr. Cahill discussed the specific design criteria and material and agreed to work with the Board professionals on the colors, materials, landscape areas and a design feature along Main Street including a water feature to be in compliance with the Redevelopment Plan and agreed to provide bicycle parking both outside and inside. Mr. Cahill discussed the plaza space with outside seating areas and seasonal outside dining, public space, outside function, fire feature, directional signs and the connectivity from Building A and B from a pedestrian bridge on the second floor above the plaza.

Mr. Cahill stated that the circulation was not changing with the exception of the access points of the alleyways and that Chorister Wash would be oneway the entire length from Main Street to Spring Street. Mr. Cahill discussed the trash pick up for the building and the open areas. and the proposed underground utilities for electric and communications to Parcel A and Parcel B. Mr. Cahill discussed the stormwater management which would be to NJDEP standards noting that the project was reducing the impervious coverage and adding landscape area with no need for a underground detention basin recharge noting that there would be reconstruction of the drainage along the streets with a net decrease in water leaving the site with better water quality.

8:24 pm the meeting recessed.

8:31 pm the meeting resumed.

Mr. Cahill discussed the proposed LED lighting would decorative throughout the space similar to the streetscape plan noting that the lighting in the parking lot on Parcel B were proposed to be 14 feet high which would require a waiver but agreed to make all of the light fixtures at 12 feet if the Board decided. Mr. Cahill stated that 1300 plant materials with 18 different species were proposed and agreed to work with the Board planner to change any species or location or additional landscaping as necessary. Mr. Cahill stated that there was a shortfall on the number of shade trees with none located on Bloomfield Avenue and agreed to work with the Board planner to add more or make a payment in lieu of the shortfall of trees where 9 were required and 7 were proposed. Mr. Cahill discussed a waiver for a 25 foot buffer stating that the plan

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complied with the Redevelopment Plan and discussed a waiver from the lighting standards discussing the safety issue.

Mr. Cook asked why there was no egress from the parking lot on Parcel B onto Bloomfield Avenue. Mr. Cahill discussed that there would be a traffic issue having an egress in close proximity to an intersection with Spring Street. Mr. Cook asked if there would sensors on the parking deck for availability of spaces. Mr. Cahill stated that this needed to be finalized. Mr. Cook asked about the transformer area off of Bloomfield Avenue and if it was gated and the landscaped areas along the plaza and who would maintain these areas. Mr. Cahill discussed.

Mr. Budney asked if there would be testimony on the demolition plan. Mr. Cahill discussed noting that the project would limit the impact to surrounding streets except when the street were being reconstructed. Mr. Budney asked if Bloomfield Avenue would be reconstructed after being used by heavy construction vehicles. Mr. Cahill stated that the condition of Bloomfield Avenue would be looked at after construction but did not anticipate damage.

Mayor Greiner asked if the applicant know what was underneath. Mr. Cahill discussed that test pits were done but did not excavate adding that the redevelopment would comply with State regulations.

Mrs. Engelhardt discussed the EIS prepared by Bohler Engineering and asked if the EIS would be revised to include sequencing of construction, impact on surrounding streets, the effect of the height of the project on neighboring properties , historic landmarks noting that more detail of what was to remain and to be removed was expected in the EIS. Mr. Cahill discussed.

Mr. Dilts stated that the historic preservation reports were included in part of the record and the applicant agreed to all the conditions of the historic preservation.

Mrs. Engelhardt discussed the stairs off Spring Street and noted that ramps could be provided.

Mr. Perron asked the circulation around the project and which roads were one direction asking if directional signage would be provided. Mr. Cahill discussed and agreed to work with Mr. Rocciola on signage.

Ms. Melfi asked if the residential units would be owned or rentals. Mr. Cahill discussed that they would be rental units.

Mr. Hain asked what would prevent damage to existing buildings on adjacent parcels. Mr. Cahill discussed.

Mrs. Engelhardt asked how many access points were on Spring Street. Mr. Cahill discussed that there were 9 access points with design features to hide the parking deck.

Mr. Clerico discussed his review letter dated September 30, 2018. Mr. Dilts stated that there would not be an easement for the plaza but would be accessible to the public. Mr. Cahill stated that he did not anticipate any deviation from the RSIS standards. Mr. Clerico discussed the sequencing of construction being controlled by the construction official and Borough engineer, crosswalk and ramp details to be added to the plan along with all other construction details as

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noted in the report, Mr. Cahill agreed to provide the details. Mr. Clerico requested more design detail for the drop off area on Bloomfield Avenue that the curbing be replaced along the property on Bloomfield Avenue. Mr. Clerico stated that any area in the public right--of-way would need Council approval. Mr. Clerico recommended that Bloomfield Avenue be milled and resurfaced. Mr. Clerico requested more detail on the cross walk on Spring Street and more detail on the drainage along Spring Street. Mr. Cahill agreed to work with Mr. Clerico to his satisfaction.

9:38 p.m. the Board recessed.

9:49 p.m. the meeting resumed.

Ms. McManus discussed her review letter dated September 30, 2018 including the setbacks, adding details of the bike racks, location of the transformer along Chorister Place. Mr. Cahill stated that he was open to discussion and would work with Ms. McManus to provide an alternative if possible and agreed to provide details of the utility access gate by the transformer on Bloomfield Avenue. Ms. McManus stated that the water feature design was critical and suggested that the Board or a subcommittee of the Board provide recommendations on design. Mr. Cahill agreed. Ms. McManus stated that additional trees could be planted or a payment made lieu. Mr. Cahill agreed to work with Ms. McManus and agree to provide lighting details. Ms. McManus stated that discussion of signage and building design would wait for the architect.

Mr. Cook asked for public questions of Mr. Cahill.

Erin Simone, Esq. appeared for Maley Givens representing Friends of Historic Flemington. Ms. Simone asked if Ms. Melfi had a conflict for this application and produced a photo from facebook of Ms. Melfi at dinner with Mr. Benjamin, owner of Flemington Fur and asked if Ms. Melfi should be recused. Ms. Simone stated that Mayor Greiner and Mrs. Pedrick had previously announced support of the application and asked if they should be recused as having pre-judged the application. Mr. Gianos stated that the Board would not discuss at this time. Mr. Dilts requested that Ms. Simone provide a list of the people that were being represented and a list of the contributors. Mr. Simone stated that she would provide.

Ms. Simone asked about the access to the site from Spring Street and discussed RSIS standards in regards to parking calculations. Mr. Cahill discussed. Ms. Simone asked if biking lanes would be provided along Spring Street, the location and number of hydrants for the site, the reconstruction of Spring Street, drainage improvements, runoff from the building, trash maintenance, landscape maintenance, emergency vehicle access to the plaza, the college terminus feature view, trash collection receptacles, landscaping, surrounding uses, car light glare on Bloomfield Avenue, staging sequence of construction, construction vehicles on the street, street closings, loading areas on Main Street, street parking, bus stops for school children, historic landmarks, saving some structures. Mr. Cahill discussed.

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Jeff King, 54 Broad Street, received a notice of the hearing, asked the impact of construction traffic on Bloomfield and Broad Street and impact of the construction to homes along Broad Street. Mr. Cahill discussed.

Warren Buckleitner, 34 Pennsylvania Avenue, stated he loved the town and would like to see the preservation of the buidings, worried about the property owner of the plaza and needing permission to have a concert from the owner.

Motion to continue the public hearing at a special meeting on Thursday, October 11, 2018 at the Hunterdon County Historic Courthouse, 75 Main Street at 7:00 p.m.: Melfi, seconded by Hain.  
Ayes: Engelhardt, Greiner, Melfi, Cook, Pedrick, Perron, Budney, Hain, Townsend  
Nays: (None)  
Abstain: (None)  
Motion passed: 9-0-0

**5. HPC September 5, 2018 resolutions:**

Mr. Cook discussed the applications which were approved as presented.

- 47 Bonnell Street - Macduff

Motion to approve: Melfi, seconded by Perron  
Ayes: Engelhardt, Greiner, Melfi, Cook, Pedrick, Perron, Budney, Hain, Townsend  
Nays: (None)  
Abstain: (None)  
Motion passed: 9-0-0

- 31 Bloomfield Avenue - Ricco

Motion to approve: Melfi, seconded by Perron  
Ayes: Engelhardt, Greiner, Melfi, Cook, Pedrick, Perron, Budney, Hain, Townsend  
Nays: (None)  
Abstain: (None)  
Motion passed: 9-0-0

**6. Council Items:**

None.

**7. Chair Items:**

HPC Comments – None

The special meeting would be held Thursday, October 11, 2018 would be held at the Hunterdon County Courthouse 75 Main Street at 7:00 pm. The next regular meeting would be held on Tuesday, October 23, 2018.

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**8. Bills**

Motion to approve the bills: Budney, seconded by Hain

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**9. Adjourn**

Motion to adjourn at 10:40 p.m.: Melfi; second: Perron

Ayes: All were in favor

Motion passed: 10-0-0

Respectfully submitted

Eileen Parks  
Planning Board Secretary