

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD SPECIAL MEETING  
RELOCATED TO THE HUNTERDON COUNTY HISTORIC COURTHOUSE – 75 MAIN STREET, FLEMINGTON  
THURSDAY, OCTOBER 11, 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, Mrs. Tilly, Mr. Hill @8:30 p.m., Attorney Gianos, Engineer Hill, Planner Lelie, Traffic Engineer Rocciola

**Excused:** Mr. Townsend

**1. Public Comments:**

Lois Stewart, 26 Spring Street, asked how long the meeting would go to, Mr. Cook discussed.

Robert Shore, 47 Broad Street, discussed the context for tonight and the level of scrutiny of the development stating that there were many developments in the Borough.

**2. Approval of minutes for October 1, 2018 regular meeting.**

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

**3. 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 - Continued from October 1, 2018**

Mr. Gianos discussed correspondence dated October 9, 2018 from Ms. Simone of Maley Givens which was distributed to the Board alleging conflicts for various Board members. Mr. Gianos stated that he did not believe that any Board members had conflicts and asked by a show of hands of the Board if they had a conflict and noted that no one raised their hand.

The applicant's attorney, George Dilts, appeared entered a thumb drive with the power point presentation as Exhibit A-6 and asked for the continued questions of Mr. Cahill. Mr. Cahill discussed.

Robert Shore, 47 Broad Street, asked if there were enough Board members for the hearing. Mr. Gianos discussed that there was a quorum. Mr. Shore asked questions of Mr. Cahill. Mr. Cahill discussed.

Lois Stewart, 26 Spring Street, appeared. Mr. Dilts objected to Ms. Stewart as being represented by Counsel by Ms. Simone. Ms. Stewart stated that she was there as a private citizen and stated that there would be more lawsuits filed. Ms. Stewart asked questions of Mr. Cahill. Mr. Cahill discussed. Ms. Lelie clarified the street tree requirement.

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Caitlyn Giles, 43 Spring Street, asked questions of Mr. Cahill. Mr. Cahill discussed.

Chris Runyon, 25 Broad street, asked questions of Mr. Cahill. Mr. Cahill discussed.

Joe Beeky, 27 Maple Avenue, asked questions of Mr. Cahill. Mr. Cahill discussed.

Joann Braun, 77 Jefferson Court, asked questions of Mr. Cahill. Mr. Cahill discussed.

Marcia Karrow, 31 Elwood Avenue, asked questions of Mr. Cahill. Mr. Cahill discussed.

9:00 pm the meeting recessed.

9:12 pm the meeting resumed.

Mr. Cook stated that the hearing would move on to traffic testimony and have Mr. Cahill return for additional questions.

The applicant's traffic engineer, Gary Dean, was sworn in for testimony and gave his credentials as a licensed professional engineer and was accepted as same.

Board engineer Ian Hill, Board planner Kendra Lelie and Board traffic engineer Judd Rocciola were sworn in for testimony.

Mr. Dean provided traffic testimony on the circulation and parking using the previous entered aerial exhibits A-4 and A-5 noting the location where traffic counts were collected by his staff adding that traffic recorder machines were also used to monitor traffic over larger periods of time. Mr. Dean collected counts during normal peak hours of commuting in the morning and coming home and discussed the level of existing service on the streets and observed no congestion. Mr. Dean stated that the next step was to estimate traffic generated by the project which was compiled for each component of the development including education, medical, retail, apartment, etc. where a mixed use was estimated not an aggregate of each component. Mr. Dean stated that the study evaluated the impact of Board Street and found that the increase could be handled and found the farther away from the project the impact was less.

The traffic study was entered Exhibit A-12. Mr. Dean stated the estimated traffic levels of the streets noting that because the parking areas were split with separate access points would ease the condition and lower the expected levels, stating that the study took a conservative approach.

Mr. Dean stated that the study used 2 calculations for parking, the shared parking analysis and took guidance from the RSIS which was only used for stand along projects and did not apply to mixed use projects, but used these standards to give a basis for parking. Mr. Dean discussed the peak demands for the mixed uses stating that a total of 770 parking spaces were proposed with a proposed surplus of 108 -152 spaces at different peak times adding that there would be a substantial surplus of spaces at all times. Mr. Dean stated that the weekend traffic was lower than weekday noting that the system works at the highest loading, worst case.

Mr. Dean discussed that he worked with Mr. Cahill's staff to provide pedestrian traffic and walkable development to be part of the community with high visibility cross walks, creating a

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pedestrian corridor, controlled traffic measures on Spring Street and Main Street with pavers similar to the theme in the plaza. Mr. Dean discussed the measures included on Spring Street with on street spaces that can be pulled into instead of backing into the space to not obstruct traffic flow as suggested by Mr. Rocciola. Mr. Dean stated that the project would not have to rely of other Borough public parking with a 15% plus surplus of spaces.

Mr. Rocciola discussed his review letters of the traffic study and testimony provided stating that the study prepared by Mr. Dean in terms of traffic analysis was consistent with industry standards and showed sufficient capacity for the proposed uses which were compatible since they did not have the same peak traffic hours. Mr. Rocciola stated that there would be an increase to the roads surrounding the site and beyond but that the road could easily handle the increase in traffic noting that there were always impacts due to traffic and recommended that the application create an escrow fund to be used by the Borough for traffic calming measures as needed in the future. The applicant agreed to submit \$100,000 escrow for this purpose. Mr. Rocciola stated that the parking worked together for shared parking and did his own calculation and found no problem with the proposed parking supplied on site. Mr. Rocciola recommended that the access aisle to the parking garage have a width of 24 feet where 20 feet was proposed and have 15 radius for the curbs where a 10 foot radius was proposed. The applicant agreed to work with Mr. Rocciola to modify the plan as necessary. Mr. Rocciola discussed the proposed signage for the parking. The applicant agreed to work with Mr. Rocciola to modify the plan as necessary. Mr. Dilts agreed to the other comments in Mr. Rocciola's review.

Ms. Melfi asked if any thought was given to making Chorister Place a one way street from Spring Street to Main Street. Mr. Dean discussed stating that traffic counts had been looked at and noting that the change would require Council approval. Mr. Budney asked if any other streets had been considered to change the direction of traffic/circulation. Mr. Dean stated that it would be a Council decision. Mr. Dilts stated that the applicant would be happy to bring recommendations to Council. The Board discussed. Mr. Dean stated that he did not anticipate that a traffic light would be required for the development. Mrs. Engelhardt asked if any other pending approved developments specifically, the Cut Glass site, were reviewed to evaluate their affects on this site. Mr. Dean stated that he did not review the traffic study and agreed to review and provide comments. The Board discussed the traffic calming options. Mr. Dean discussed.

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

Jeff Cain, 37 Maple Avenue, asked questions of Mr. Dean. Mr. Dean discussed.

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Tony Previte, 54 North Main Street, asked questions of Mr. Dean. Mr. Dean discussed.

Joe Beeky, 27 Maple Avenue, asked questions of Mr. Dean. Mr. Dean discussed.

Robert Shore, 47 Broad Street, asked questions of Mr. Dean. Mr. Dean discussed.

Lois Stewart, 26 Spring Street, asked questions of Mr. Dean. Mr. Dean discussed.

Erin Simone, Esq. appeared for Maley Givens 1150 Haddon Avenue, Suite 210, Collingswood, NJ representing Friends of Historic Flemington. asked questions of Mr. Dean. Mr. Dean discussed.

Marcia Karrow, 31 Elwood Avenue, asked questions of Mr. Rocciola. Mr. Rocciola discussed.

Mr. Cook stated that the next regular meeting was scheduled for October 23, 2018 and asked for a motion to schedule a special meeting on next Tuesday, October 16, 2018 to continue the public hearing on this matter.

Motion to continue the public hearing at a special meeting on Tuesday, October 16, 2018 at the Hunterdon County Historic Courthouse, 75 Main Street at 7:00 p.m.: Melfi, seconded by Greiner.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**4. Adjourn**

Motion to adjourn at 11:15 p.m.: Melfi; second: Perron

Ayes: All were in favor

Motion passed: 10-0-0

Respectfully submitted

Eileen Parks  
Planning Board Secretary