

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD SPECIAL MEETING
RELOCATED TO THE HUNTERDON COUNTY HISTORIC COURTHOUSE – 75 MAIN STREET, FLEMINGTON
TUESDAY, OCTOBER 16, 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, Mr. Budney, Mr. Hain, Mr. Perron, Mr. Townsend, Mrs. Tilly, Mr. Hill, Attorney Gianos, Engineer Clerico, Planner, McManus, Planner Lelie

Excused: Mrs. Pedrick, Traffic Engineer Rocciola

1. Approval of minutes for October 11, 2018 regular meeting.

Motion to approve the minutes: Melfi, seconded by Hain
Ayes: Engelhardt, Greiner, Melfi, Cook, Perron, Budney, Hain, Tilly
Nays: (None)
Abstain: Townsend
Motion passed: 8-0-1

2. 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 & October 11, 2018

The applicant's attorney, George Dilts, appeared stating that the additional items submitted were the HPC memo dated October 3, 2018 and a conditional approval letter from the Hunterdon County Planning Department. Mr. Dilts stated that the meeting would begin with the testimony from the applicant's architect, David Minno, and questions would continue for the traffic engineer Mr. Dean noting that the site engineer, Mr. Cahill would be at another meeting to continue questions.

The applicant's architect, David Minno, was sworn in for testimony and gave his credentials as a licensed professional architect and was accepted as same. An electronic format of the powerpoint to be discussed by Mr. Minno was entered as Exhibit A-10 along with a hard copy of the slides. Mr. Minno stated that the applicant was committed to preserving the bank building and the Union Hotel with the facades to be preserved and the interiors re-purposed and replicated as much as possible to restore and restructure for the new use under the supervision of the State Historic Preservation Office with the existing newer structures to be removed.

Mr. Minno discussed the slide of the Spring Street level of the building with the parking benched into the slope not visible from Main Street adding that no parking was proposed beneath the Hotel of bank foundation. Mr. Minno discussed that townhomes were proposed along Spring Street with front porches and stoops that span the length of the project and identified the common elements such as Bloomfield Avenue residential lobby for delivery and drop off with a main elevator and secondary residential entrance. Mr. Minno identified the trash chutes, compactors and recycling and discussed the trash collection management for the site with no trash to be located on the street. Mr. Minno identified the elevators within the building adding that an elevator was added next to the stairs along Spring Street for accessibility to the plaza.

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Mr. Minno discussed the next slide of the Main Street Plaza Level Plan with access at the pedestrian level from Main Street to include the main retail plaza area, water feature toward the courthouse, new hotel lobby in a new corner of the structure with a hotel restaurant in the existing section of the hotel which ties into the upper level of the parking deck. Mr. Minno discussed the retail space in the northern and southern portion of the ground flood with access off the main plaza with 29,600 square feet of retail noting that the applicant did not have any tenants yet. Mr. Minno discussed the Spring Street side of the upper levels with residential units with 1, 2 and 3 bedrooms with 14 units being low to moderate income affordable housing units all having a lifestyle community with amenity space, co-working area, common areas with a courtyard off Chorister Place for the residents of the building and discussed the education/medical building on parcel B. Mr. Minno discussed the existing paved area behind the hotel noting that you could not build next to the hotel and the area provided an open air space next to the parking deck. Mr. Minno discussed the total unit count and the mix of bedroom counts, affordable housing units, and townhouse duplex units.

Mr. Minno discussed the second the third floor residential slide with the courtyard on Chorister Place with southern exposure which breaks up the streetscape along Chorister and identified the conference area, the porch overlooking Main Street, hotel rooms with a main corridor to elevators and stairwells located in orange and discussed the third level of the residential units and hotel rooms. Mr. Minno discussed the fourth and fifth level slide where the building steps back from Chorister and the fourth floor has a bridge to connect the southern building to the northern building to get to the parking deck where the assigned parking spaces in the upper levels would be located for the residents. Mr. Minno discussed the layout of the fifth floor where the bank building steps back from Main Street with hotel units along the southern edge of the building the roof of the existing hotel remains along Main Street. Mr. Minno discussed the sixth and seventh floor slide with residential and hotel units on the sixth and on the seventh floor a reduced height of the building along Chorister and Spring Street where the units dropped out.

Mr. Minno discussed the Spring Street level and the trash function diagram for the hotel, restaurant and residential units and the function of the trash hauler. Mr. Minno discussed the next unnamed slide at Main Street level and identified the trash locations from the service corridors in back of the retail space in orange.

Mr. Minno discussed the next series of slide of exterior photographs of the project from each street noting the existing and proposed conditions. Mr. Minno discussed the design waivers being requested from the Redevelopment plan including the percentage of window area on walls facing a public street, which did not apply to historic buildings, where 33% glass was proposed on the Main Street southern façade and 27% glass was proposed on the Main Street northern façade due to the location of an elevator where 35% was required and along Chorister where 34% was proposed where 35% was required. Mr. Minno stated that a second design waiver was being requested along Chorister Place where the windows were proposed to be 5'-6" and 6'-6" above the ground level where 2'-0" was required where the slope of Chorister

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prevented the windows being in compliance with the Redevelopment plan. Mr. Minno discussed the signage noting that the tenants were unknown at the time and the applicant would come back on an administrative basis with the professionals, Borough staff for approvals and if outside of the guidelines would seek relief from the Board. Mr. Minno discussed the slide with typical window details in different styles and uses.

8:10 p.m. Ms. Melfi left the meeting.

8:12 p.m. Mr. Melfi returned to the meeting.

Mr. Minno stated that the project would be creating a public amenity with the plaza and hoped to bring a vibrant life and merchants to town similar to downtown Princeton by creating residential units and parking.

8:16 pm the meeting recessed.

8:26 pm the meeting resumed.

The Board asked questions of Mr. Minno. Mr. Minno discussed including the trash removal for the townhomes on Spring Street; the elevator along the plaza access steps on Spring Street; adding an art piece/sculpture in the plaza area; sustainable features and green energy, LEED elements, Mr. Minno agreed to provide LEED scoring sheets but not a certification; exercise area; construction staging; Mr. Minno agreed to provide a rendering/photo of Chorister with the opposing buildings along the street to show scale to the project; discussed how many stories were proposed; the location of the pedestrian bridge; the geotechnical report and the EIS preparation; coordination of the construction agencies both State and local; preservation of historic elements and stabilization of the existing buildings; Mr. Minno agreed to provide the SHPO letters to the Board which would be complied with under their regulations; discussion of the incorporation, the moving offsite of the potting shed building or preservation of its façade; the new superstructure around the hotel and how invasive it would be; Mr. Minno discussed the poor condition of the rear wall of the hotel; discussion of the restructuring of the bank building and the interior; the extent of the refurbishment of the hotel and bank buildings; Mr. Minno stated that the hotel would need to be gutted where it had mold and moisture damage with plants growing in the building where the applicant proposed a structural examination of the bank building which was in better shape to check the fire rating of the existing truss on the upper level to possibly use in the redesign.

Ms. McManus asked the revisions to the plans from those submitted. Mr. Minno discussed. Ms. McManus discussed her September 30, 2018 report and asked if the applicant planned to provide a detailed summary of how the proposed adaptive reuse of the Union Hotel would comply with the standards pertaining to this building under the Redevelopment Plan item 3 of Architectural Design Standards items A-G. Mr. Minno discussed and agreed to provide details as noted in the report and provide a reporting mechanism during construction for compliance with the SHPO regulations and Redevelopment Plan and if during the process cannot comply would bring to a

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subcommittee or Board professional and if not possible would have to come back to the Board adding that the intent was to fully comply. Ms. McManus discussed the rest of her report. Mr. Minno agreed to comply with the items discussed.

8:55 p.m. Ms. Melfi left the meeting.

8:57 p.m. Mr. Melfi returned to the meeting.

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

Mr. Dilts entered the exhibits.

Curtis Leeds stated that there was private conversation between the professionals which be brought to Mr. Cook's attention. Mr. Leeds stated that he thought all conversation should be part of the record.

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

Joann Moore, 28 Maple Avenue, asked to whom the public can provide suggestions on what types of retail goes into the complex such as a theater, concert or plays. Mr. Dilts stated that a meeting would be taking place tomorrow or the public could call his office.

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

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

Ms. Simone asked if how much light would be blocked out by the height of the project. Mr. Minno prepared shadow studies and discussed a slides of January 1, 2018, April 1, 2018 and July 1, 2018 all labeled depict at 11 a.m. on the left of the slide and depict at 4 p.m. on the right of the slide which indicated the shadows at the different times of day and during the year.

10:02 pm the meeting recessed.

10:14 pm the meeting resumed.

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

Mr. Cook discussed whether to continue with questions as it was past 11:00 pm

Mr. Dilts asked if individuals were asking questions that were represented by Ms. Simone and objected if they were represented reading from the Cox book.

Mr. Gianos stated that it was the policy of the Board to allow people to speak and not preclude anyone.

Mr. Dilts stated that the applicant would bring all the witnesses back on October 23, 2018.

Mr. Cook stated that the public hearing on this matter would continue at the regular meeting of the Planning Board on October 23, 2018 at the Hunterdon County Historic Courthouse, 75 Main Street at 7:00 p.m

3. Adjourn

Motion to adjourn at 11:10 p.m.: Melfi; second: Perron

Ayes: All were in favor

Motion passed: 10-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary