

Planning Board Regular Meeting May 6, 2019

7 p.m. at Borough Hall, 38 Park Ave., Flemington

Convened at 7:02 p.m. Present were: Chairman Todd Cook, Vice Chair Susan Engelhardt, Mayor Betsy Driver, Council Vice President Chris Runion, Edna Pedrick, Brian Budney, Marc Hain, Karen Giffen, Greg Townsend, Jim Hill, Attorney Kara Kaczynski, Planner Beth McManus, and Borough Clerk Sallie Graziano

Members excused: Michael Campion, Board Engineer Clerico, Traffic Engineer Troutman

1. Public Comments: Lois Stewart, 26 Spring St., asked if the public would be able to participate in the discussion of the proposed sign ordinance. Chairman Cook said no, that opportunity would come after the Borough Council holds its first reading on the ordinance. Council would then refer the ordinance to the Planning Board for review, at which point the Planning Board will hold a public hearing. The Planning Board will then make a recommendation to Borough Council, and Council will also hold a public hearing on the ordinance.

2. Mayor Comments: Mayor Betsy Driver said the Opportunity Zone Committee is planning an Opportunity Zone Summit for either June 27 or July 11 at the Stangl Stage. She put a statement about the Courthouse Square development on the borough website, and SHPO sent a letter to the developer that they've met more mitigating conditions for the sale of 90-100 Main St. She attended the Freeholders meeting today to talk about Flemington's narrow opposition to the Category 1 stream category designation proposed for the South Branch of the Raritan River, due to the effect it will have on the RTMUA and thus development in Flemington.

3. Council Items: None.

4. Approval of Minutes from April 30, 2019 special meeting: Corrections made to the spelling of Ms. Engelhardt's name in No. 8, and a typo in No. 2. Moved by Ms. Engelhardt, seconded by Mr. Budney. All board members present voted in favor of adopting the minutes, except for Mr. Hain and Mr. Townsend, who don't vote.

5. Approval of Executive Session Minutes from the April 30, 2019 special meeting: Attorney Kaczynski advised that the board should wait until litigation is finished before acting on the minutes.

6. Discussion of Sign Ordinances: Chairman Cook outlined the process of updating the ordinances. What the board is contemplating incorporates comments made during a previous Borough Council review of the proposed changes. The intent was to correct inconsistencies and glaring errors, and address blade signs. There was discussion of approved sign packages for developments and what that meant; the process for handling sign applications quickly; and the general purpose of the sign review committee as a regulator of aesthetics. They went line by line through the proposed changes.

After a brief intermission, the board reviewed proposed changes to the "Table of Sign Regulations," paying particular attention to Monument Signs, Canopy/Awning Signs and Blade Signs.

7. Chair Items

a. HPC comments: Mrs. Gorman questioned whether the HPC members are appointed by the mayor, or by resolution of Council. Attorney Kaczynski and Mayor Driver advised the Municipal Land Use Law

defines it as the function of the mayor. She asked for clarification of the tracking of how a sign application is handled. Attorney Kaczynski said she would rewrite the section so it's clear.

Mrs. Gorman then asked about a separate proposal to amend Section 1404- Establishment of the Historic Preservation Commission. Ms. Engelhardt said they had suggested some changes in response to Mrs. Gorman's concern about how a sign application is handled. The intent was to state that for applications that would otherwise not require Planning Board review, the Zoning Official shall refer the application to the HPC for a written report, to be submitted to the Zoning Official. The zoning official will make a decision. If the applicant disagrees with the decision, it could be appealed to the Planning Board.

Much discussion followed about other parts of the ordinance that would be affected by some of the proposed wording changes. Chairman Cook said there was too much confusion, and tabled the matter.

b. Sign Review Committee: No items.

c. Next meeting: May 21, 2019

8. Bills: No bills to pay.

9. Executive Session as needed: None needed.

10. Adjournment: Mr. Runion moved to adjourn, seconded by Mr. Budney. All voted in favor of adjournment. The meeting ended at 10:35 p.m.

Attest: _____

Sallie Graziano, RMC, Borough Clerk