

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD VIRTUALLY VIA www.GOTOMEETING.COM
TUESDAY, JULY 14, 2020 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Mr. Cook.

Roll Call:

Present: Mayor Driver, Mr. Long, Mrs. Engelhardt, Mr. Cook, Ms. Giffen, Mr. Budney, Mr. Hain, Mr. Norton, Attorney Kaczynski, Attorney Gianos

Excused: Mr. Campion, Mrs. Pedrick, Mr. Hill, Engineer Clerico, Planner McManus, Traffic Engineer Troutman.

Mr. Cook stated that the meeting was being held virtually in accordance with guidelines set by the State and had been properly noticed in conformance with the Open Public Meetings Act.

Motion to amend the agenda to move item 6 to item 1 to allow Attorney Gianos to leave the meeting was made by: Ms. Giffen, seconded by: Engelhardt. All were in favor.

- 1. Public Hearing:** Application #2019-07 - Block 45 Lot 5 -
Shammy Shine/Route 12 Wash & Gas – Site Plan

Attorney Gianos appeared for the Board as Ms. Kaczynski recused herself from the application stating that he had reviewed the notice of hearing documents and found that the Board had jurisdiction to proceed. Mr. Gianos announced that at the request of the applicant the public hearing would be continued to the August 11, 2020 agenda and that no further notice would be provided.

Motion to continue the public hearing to August 11, 2020 was made by Budney, seconded by: Hain. All were in favor.

- 2. Public Comments:** None. Ms. Parks discussed that no public comments had been submitted as of 3:00 pm to either the planning board email or the Borough's publiccomments email.

- 3. Mayor Comments:**

Mayor Driver discussed that the Overlay District Ordinance was approved at last night's Council meeting and stated that the Ordinance to amend the Global Agway Redevelopment Plan was introduced and asked Ms. McManus to draft a letter for the next meeting on July 28, 2020 for the Board to review the Plan for a consistency review as the Council was going to notice for a hearing on the matter for the August 10, 2020 Council meeting.

Mayor Driver discussed that Jack Cust was now the owner of the Union Hotel property as of last month.

- 4. Council Comments:** Mr. Long had nothing further to add.

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5. HPC Comments:

Don Eckel, chair of the HPC, discussed that the HPC had revised the historic district map and discussed the procedures for adopting the revised map going forward including notifying any property owners where their classification would change and discussed that the map could be adopted at the time of the Master Plan. Mr. Eckel discussed that the HPC application form was to be changed to remove the resolution to avoid having signatures required back and forth between the applicant and instead have an approval letter to be copied to the Board and the zoning officer. The Board discussed.

6. Approval of minutes for the May 19, 2020 regular meeting.

Motion to approve the minutes was made by: Hain, seconded by: Giffen.

Ayes: Giffen, Engelhardt, Cook, Budney, Hain, Norton

Nays: (None)

Abstain: Driver, Long

Motion passed: 6-0-2

7. Discussion:

- Rules on Citizen Input During Planning Board Meetings:

Mr. Cook asked if everyone had a chance to read the latest revisions that he sent out late today. Ms. Kaczynski discussed a revision regarding having an objector provide proofs and to give all of the names and entities if representing a group. Mayor Driver discussed time limits for speaking and if the Rules needed to include that a member of the public cannot give their time to other people. The Board discussed time limits and trying to eliminate duplicate questions.

- By-Laws and Rules of Procedure of the Planning Board:

Mr. Cook discussed the By-Laws by section including vacating a seat on the Board for excessive absences noting that 3 consecutive unexcused absences would be reason to remove a Board member. Mayor Driver suggested that the definition of the Class members be included. Mr. Cook noted that draft included a position of officer of the secretary which would be a member of the Board elected where Flemington had a Board secretary and discussed an acting chair person when the Chair and Vic-Chair are either not present or recused to be selected by majority vote during the meeting. Mr. Cook discussed Board committees and the timing of meeting where the meeting would convene at 7 pm, no new business after 10:30 pm and conclude by 11 pm where the curfew could be extended by the Chair. Mr. Long to work with Councilperson Giles McCormick to put the adopted document on the website.

Mr. Cook asked the Board to review one more time prior to the adoption scheduled for July 28, 2020.

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8. Chair Items:

Mrs. Engelhardt stated that Boston Market had closed and discussed that there were troubles with that intersection where the Mayor had spoken to the NJDOT which suggested the Borough write a summary of concerns on traffic and planning and signage noting that it was encouraging that DOT was willing to listen and would update any progress.

- Next meeting – July 28, 2020

Items for the next agenda would include the completeness for Premier Outdoor Media, LLC; public hearings for the Cody Hurilla application; consistency review for Ordinance 2020-12: Amended Global Arway Redevelopment Plan; vote on adoption on Citizen Input Guidelines and the By-Laws.

9. Bills:

Motion to audit the bills: Engelhardt; second: Hain

Ayes: Driver, Long, Engelhardt, Giffen, Cook, Budney, Hain, Norton

Nayes: (None)

Abstain: (None)

Motion passed: 8-0-0

10. Professional Reports: None

11. Executive Session: None

12. Adjournment:

Motion to adjourn the meeting at 8:05 p.m. was made by: Giffen, seconded by: Hain. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary