

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, OCTOBER 27, 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. Campion, Mr. Cook, Mr. Budney, Mr. Hain, Mr. Doshna, Ms. Giffen, Mr. Norton, Attorney Kaczynski, Planner McManus, Mr. Hatch.

Excused: Mr. Hill, Engineer Clerico, Traffic Engineer Troutman.

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

2. **Mayor Comments:**

Mayor Driver discussed that stabilization measures would begin soon on the Union Hotel to address safety issues.

3. **Council Comments:**

Mr. Long discussed that he met earlier with Robin Lapidus and the Stantec group's planner to discussed the Opportunity Zone grant including the charettes noting that Ms. Lapidus wanted to set up conferences with all the Board members with the Stantec Group for their input and would meet with as many people in Flemington as possible in the next 6 months adding that the discussion would effect next year's Master Plan goals.

4. **HPC Comments:**

HPC Chair Mr. Eckel discussed that Wendy Orr was a new member of the HPC and discussed that there were new initiatives being worked on including HPC guideline revisions. Mr. Eckel clarified the resolution for 27 Church Street regarding window design where the resolution spelled out the differences and was not expecting an appeal as the property owners were happy with the outcome.

5. **Approval of minutes for the October 6, 2020 regular meeting.**

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

Ms. Kaczynski and Mrs. Engelhardt had minor revisions to the minutes.

Ayes: Driver, Long, Campion, Engelhardt, Cook, Budney, Hain, Doshna, Giffen

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

6. **Resolution 2020-08: Planning Board Consistency Review and Recommendations Regarding Ordinance 2020-16 - An Ordinance to Amend and Supplement the "2017 Union Hotel Redevelopment Plan" as Adopted by Ordinance 2017-206 of the Borough of Flemington**

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Ms. Kaczynski noted that the same four (4) Board members would be recused from the resolution that were recused from the review of the ordinance and asked if any other Board member had a conflict with the matter and instructed the recused members, Mayor Driver, Mr. Cook, Mr. Hain and Ms. Giffen were not have any discussion on this matter noting that they did not have to leave the meeting.

7:15 pm Mrs. Engelhardt chaired the meeting.

Motion to adopt the resolution was made by: Doshna, seconded by: Budney.

Ms. Kaczynski and Mrs. Engelhardt had minor revisions to the minutes.

Ayes: Long, Campion, Engelhardt, Budney, Doshna, Norton

Nays: (None)

Abstain: (None)

Motion passed: 6-0-0

7. Resolution 2020-09: Flemington Center Urban Renewal, LLC – One (1) Year Extension

Preliminary/Final Major Site Plan Approval for Block 22, Lots 4, 5, 6, 7, 8, 9, 10, 12, 13 and 14; Block 24, Lots 1, 2, 3 and 5.

Mayor Driver, Mr. Cook, Mr. Hain and Ms. Giffen remained recused for this item.

Attorney Kaczynski discussed that the resolution had been reviewed by the applicant's attorney with no revisions being submitted.

Motion to adopt the resolution was made by: Budney, seconded by: Doshna.

Ayes: Long, Campion, Engelhardt, Budney, Doshna, Norton

Nays: (None)

Abstain: (None)

Motion passed: 6-0-0

7:20 pm Mayor Driver, Mr. Cook, Mr. Hain and Ms. Giffen returned to the meeting.

8. Public Hearing: Amendment to the Master Plan - Historic District Map Revisions

Ms. Kaczynski stated that she had reviewed the notice of hearing and found that the Board had jurisdiction to proceed into a public hearing to amend the Master Plan including revisions to the

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classification and designation to properties within the historic district with Ms. McManus to make recommendation on the consistency of the revisions with the Master Plan.

John Hatch discussed the history of the revisions given to the Hunterdon County Historical Society, review of the historic maps and other data having been completed and suggestions received and included in the revisions to make changes to the road alignment; added all cemeteries to be significant, added the Hunterdon County jail and changed the classification of several properties which Mr. Hatch listed. Mr. Hatch stated that the revisions did not include any changes to the boundary of the historic district.

Mrs. Engelhardt asked how the date of significance was determined. Mr. Hatch explained the settlement of the Borough in the 18th century, waves of local, State and national trends and the Borough being fully developed by early 20th century and being effected by the great depression and the Lindbergh kidnapping trial in 1935 where there was a clear break. Mr. Hatch used the Sandburg maps and aerials to show the development of the Borough. The Board discussed and clarified the proposed revisions. Mr. Cook opened the hearing to the public and heard no comments. Ms. McManus discussed that the revisions were consistent with the Master Plan.

Mr. Cook asked if the historic map would need to be revised under a Master Plan amendment in the future or if language could be changed to make the process simpler. Mr. Doshna was reluctant to make it easier to change the map citing long term planning and meaningful engagement in the process as so much was tied to these designations where property owners wanted stability. The Board discussed and concluded to keep the process the same.

Motion to close the public hearing was made by: Engelhardt, seconded by: Campion.

Ayes: Driver, Long, Engelhardt, Campion, Cook, Budney, Hain, Doshna, Giffen

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

Motion to approve the revisions was made by: Driver, seconded by: Hain.

Ayes: Driver, Long, Engelhardt, Campion, Cook, Budney, Hain, Doshna, Giffen

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

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9. Chair Items:

Mr. Cook noted that the Opportunity Zone was previously discussed and encouraged the Board to participate with Robin Lapidus from the FCP and Stantec. Mrs. Engelhardt noted that Board members could contact her with any questions.

- Next meeting – November 10, 2020

There were no current items for the next agenda. Mayor Driver suggested to not cancel the meeting yet, Mr. Cook would review closer to the meeting date.

10. Bills:

Motion to audit the bills: Driver; second: Giffen

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

Nays: (None)

Abstain: Doshna

Motion passed: 8-0-1

11. Professional Reports: Attorney Kaczynski discussed that there were 2 pending litigation matters involving the Union Hotel to appear before the judge tomorrow morning for a case management conference so updates would be coming.

Mrs. Engelhardt discussed the compliance of the Kensho application. Mr. Cook noted that an amendment to the agenda should be made to go back to chair items for any additions per the adopted by-laws.

12. Executive Session: None

13. Adjournment:

Motion to adjourn the meeting at 8:16 p.m. was made by: Budney, seconded by: Doshna. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary