

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, FEBRUARY 9, 2021 – 7:00 PM

MINUTES

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

Roll Call:

Present: Mayor Driver, Mr. Long, Mrs. Engelhardt, Mr. Cook, Mr. Budney, Mr. Hain, Mr. Doshna, Ms. Giffen, Mr. Hill, Mr. Norton, Mr. Levitt, Ms. Weitzman, Attorney Kaczynski, Planner McManus, Engineer Clerico.

Excused: Mr. Campion, Traffic Engineer Troutman

Ms. Kaczynski asked if any Board members had a conflict of interest with any items on the agenda for this evening, none were heard.

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 public comment email.
2. **Mayor Comments:** None.
3. **Council Comments:** Mr. Long received a note from the 2020 Census Bureau that the Borough did a good job on the census and thanked Mr. Budney, Mrs. Engelhardt and Ms. Giffen for their efforts.
4. **HPC Comments:** Mr. Eckel thanked Mr. Doshna for discussing the HPC objectives.
5. **Approval of minutes for the January 26, 2021 regular meeting.**

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

Mr. Cook discussed some typos to be corrected in the minutes.

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

Nayes: (None)

Abstain: (None)

Motion passed: 9-0-0

6. Resolution 2021-06: Public Commenting Policy for Remote/Electronic Planning Board Meetings

Ms. Kaczynski discussed the policy which a version was adopted by Council and the revisions made to adapt to the Planning Board.

Motion to adopt the resolution was made by: Driver, seconded by: Hill.

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

Nayes: (None)

Abstain: (None)

Motion passed: 9-0-0

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7:12 pm Ms. McManus was recused from the next item and stepped away.

7. Discussion: Pleasant Run Structures, LLC – Block 18, Lot 12.03 Raritan Township, Block 5, Lot 15
Flemington Borough – 101 US Highway 31

Attorney for the applicant, Steven Gruenberg, appeared and discussed the project most recently known as Garden Gate where all the improvements were proposed in Raritan Township with a small portion of the property located in the Borough where there would be no development and all impervious surfaces would remain the same. Applicant would display backyard playsets. Mr. Gruenberg discussed that a condition of the approval from Raritan Township was either a site plan review or letter of no interest from the Borough Planning Board and as there was no development in the Borough the applicant was requesting a letter of no interest.

Mr. Clerico discussed that the portion of the site in the Borough was in the flood plain and that the applicant was not proposing to do anything in that portion of the property and recommended that a letter of no interest. Ms. Kaczynski discussed the procedures and that both municipalities have jurisdiction over the matter and that the Board can ask any questions or make a motion to take action.

Mayor Driver asked what lighting was proposed. Mr. Gruenberg responded that the lighting would be maintained and not increasing with a dusk to dawn operation. Mrs. Engelhardt discussed that the Board has done many of these before when the Borough overlaps with Raritan and recommended that the Borough look at including this use.

Motion to agree to provide a letter of no interest was made by: Cook, seconded by: Budney.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

7:20 pm Ms. McManus returned to the meeting.

8. Public Hearing: Flemington Center Urban Renewal, LLC - Block 22, Lots 1-10, 11-14 & Block 24, Lots 1-3 & 24 - Main Street, Bloomfield Avenue & Spring Street

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Ms. Kaczynski discussed that the materials for any application needed to be on the website 10 days prior to a public hearing where pages of the civil engineering plans for this application were not available on the website and that an old version of the architectural plans had been provided therefore the hearing was pushed to the February 23, 2021 meeting and would listed first on the agenda per the Board's bylaws.

Ms. Kaczynski discussed the general guidelines from a statutory perspective in a Redevelopment Area all materials must be submitted to the Board for review and approval and adhere to the same MLUL laws and apply the criteria of the Redevelopment Plan which basically provides zoning and development standards to a specific site where the Board cannot grant use of 'd' variances but can grant 'c' variances and design waivers.

9. Subcommittee Reports:

Sign Review Committee – Mr. Cook stated that the most recent sign review had been installed and looks great and that Robin Lapidus from the FCP had been re-appointed to the SRC.

New Website – Mr. Budney to review as the new website had just been launched.

Parking/Traffic Study – Mr. Hill will have a report to the next meeting delayed due to the snow and will talk with Ms. McManus regarding the Master Plan element.

Master Plan – Mrs. Engelhardt discussed the March 5, 2020 proposal from Ms. McManus including the required elements of goals and objectives and land use plan as well as the optional elements including circulation plan where Mr. Doshna would like a separate proposal from Mr. Troutman as soon as possible as the budget meetings were scheduled; utility service plan may include Mr. Clerico; community facilities plan may be able to written by the Board with some input from Ms. McManus for editing and maps; recreation plan; economic development plan with input from Mr. Doshna and Ms. McManus and coordination with the County economic development; historic preservation plan with input from Mr. Hatch; recycling plan; educational facilities plan Mrs. Engelhardt happy to write with input from Ms. McManus; conservation plan with input from the Borough engineer and the green buildings and environmental sustainability plan.

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Mayor Driver discussed that the Master Plan funding would not come out of the general fund where the Borough would borrow money as an emergency expenditure and suggested working with the Borough engineer since the State is requiring a stormwater management plan by March.

The Board discussed a recently passed law which requires the Master Plan to include climate change in the required Land Use element which would include sea level rise, drought, evacuation routes etc. which the Board can include throughout the other elements Ms. McManus to review if this would change her proposal though the Borough did not seem a vulnerable town.

Mrs. Engelhardt discussed the remaining items in the proposal for public input, surveys, meetings etc. and public participation all totaled the proposal was \$75,000 as listed.

10. Chair Items:

- Mr. Doshna discussed the digital access to the application files and how to handle getting this done with all applicants submitting materials to be placed on the website. Mr. Doshna discussed that all residents without internet access would be able to fully participate by phone. Ms. Kaczynski discussed that the Board was going over and above to make sure everyone was treated equally across the board and to make it clear and easy to make sure the Board has jurisdiction to proceed.
- Next meeting: February 23, 2021. Items on the agenda: ; public hearing Flemington Center Urban Renewal (Union Hotel); public hearing for Lee B. Roth. Other matters pending was the completeness for Premier Outdoor Media.
Mr. Cook asked the order of the February 23, 2021 meeting. Mr. Doshna discussed that following the rules adopted the Board would take old business first which would be the Flemington Center Urban Renewal and 91 Main Street would be second on the agenda.

11. Bills:

Motion to audit the bills was made by: Cook, seconded by: Hain.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

12. Professional Reports: None

13. Executive Session: None needed.

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14. Adjournment:

Motion to adjourn the meeting at 8:33 p.m. was made by: Engelhardt, seconded by: Budney. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary