

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, AUGUST 10, 2021 – 7:00 PM

MINUTES

The meeting was called to order at 7:05 PM by Mr. Doshna.

**Roll Call:**

**Present:** Mr. Long, Mrs. Engelhardt, Mr. Hain, Mr. Doshna, Mr. Cook, Mr. Campion, Mr. Norton, Ms. Giffen, Mr. Levitt, Ms. Weitzman, Attorney Kaczynski, Planner McManus, Engineer Clerico

**Excused:** Mayor Driver, Mr. Budney, Mr. Hill, 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.

2. **Mayor Comments:** None.

**3. Council Comments:**

Mr. Long discussed that Council had returned to online only meetings for now and that Council had passed Resolution 2021-165 directing the Planning Board to prepare a Preliminary Investigative Report for Liberty Village and clarified that this resolution was an update on the previous resolution to correct the Block and Lots in the study.

4. **HPC Comments:** None

**5. Approval of minutes for the July 27, 2021 regular meeting.**

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

Ayes: Hain, Engelhardt, Doshna, Cook, Levitt

Nays: (None)

Abstain: Long, Campion, Giffen, Norton

Motion passed: 5-0-4

7:07 pm Mr. Long was recused from the next 2 resolutions for use variances and did not participate.

**6. Resolution 2021-11: Application #2020-03 - Lee B. Roth - Block 21, Lot 25 – 91 Main Street**

Ms. Kaczynski had prepared a draft resolution which was being reviewed by the Board professionals.

Mr. Doshna discussed that there was an escrow issue where the resolution would not be sent to the applicant for review and that there would be no vote on the resolution which would give the applicant the ability to appeal until the balance was restored.

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**7. Resolution 2021-12: Application #2020-01 – Premier Outdoor Media - Block 49, Lot 2**

Ms. Kaczynski to try to prepare the lengthy resolution for the next meeting.

7:10 pm Mr. Long returned.

**8. Completeness: Application #2021-03 Captiva Main Street, LLC – Block 5 Lot 1 & 2-35 Main Street**

Mr. Doshna discussed that there were stormwater issues identified in Mr. Clerico's completeness review where the applicant had requested that the application be deemed incomplete and would not appear tonight and agreed to provide the additional information. Deeming the application incomplete tonight would stop the 'clock' where extensions of time for the Board to act would not be necessary.

Motion to deem the application incomplete was made by: Engelhardt, seconded by: Cook.

Ayes: Engelhardt, Cook, Doshna, Long, Hain, Campion, Giffen, Norton, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**9. Chair Items:**

- Mrs. Engelhardt discussed the lateness of the last meeting and suggested hearings be continued after certain appropriate stopping points such as after public comment to not rush the Board's deliberations after 11 pm. Ms. Giffen agreed that separate parts of the hearings should not start beyond 11 pm in order for everyone to participate fully.
- Mr. Doshna discussed the procedures and timeline for the Preliminary Investigative Report (PIR) for Liberty Village to determine whether the property meets the criteria with the public hearing scheduled for September 14, 2021 for presentation of the PIR, the Board makes a recommendation to Council if it meets the criteria as An Area In Need of Redevelopment. Ms. McManus clarified that the designation process was separate and distinct from the redevelopment process with the Board to consider if the site meets the criteria to designate the property as An Area In Need of Redevelopment. A redevelopment committee was formed including the Mayor, Mr. Long, Mr. Johnston, Mr. Norton and Frank Banisch from the FCP. Mrs. Engelhardt would like to have an alternate from the Planning Board on this committee.
- Next meeting: August 24, 2021.

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Resolutions for Roth and Premier Outdoor Media, Mr. Doshna did not hold up the resolution if they are ready the meeting would stay remote, Ms. Kaczynski to prepare the notice for the Redevelopment public hearing which will be held remotely only on September 14, 2021.

Mr. Doshna discussed the Master Plan and requested an updated cost estimate from Ms. McManus, the Borough would apply for the County Economic Development grant adding that the costs need to be lower, the transportation and parking study would be rolled into the Master Plan. Mrs. Engelhardt discussed her frustration with moving forward with the Redevelopment Plan for Liberty Village when the Master Plan has not been updated.

**10. Bills:**

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

Ayes: Engelhardt, Cook, Long, Campion, Giffen, Hain, Doshna, Norton, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**11. Professional Reports:** None

**12. Executive Session:** Not needed.

**13. Adjournment:**

Motion to adjourn made by: Cook seconded by Hain at 7:54 p.m. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary