

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, SEPTEMBER 28, 2021 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Mrs. Engelhardt.

Roll Call:

Present: Mayor Driver, Mrs. Engelhardt Mr. Budney, Mr. Hain, Mr. Long, Mr. Cook, Mr. Campion, Ms. Giffen, Mr. Levitt, Ms. Weitzman, Attorney Kaczynski, Planner McManus

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

1. **Public Comments:** None.
2. **Mayor Comments:** None.

3. Council Comments:

Mr. Long discussed that Council approved the renaming of Central Avenue to Central Station and approved the well site.

4. HPC Comments:

Richard Giffen, vice chair of the HPC, discussed that the HPC was working toward the designation as NJ Certified Local Government where John Hatch had given a presentation at their work session meeting and at the Council meeting last night where Council had a first reading of the amended HPC ordinance. Mrs. Engelhardt encouraged everyone to view the Council meeting presentation. Mr. Giffen shared his screen with the presentation and discussed the benefits to be a NJ Certified Local Government which aligned with SHPO and provide opportunities for funding and grants. Mr. Giffen discussed that the changes to the ordinance were required for the certification and that there would be reporting prepared by Mr. Hatch.

A review of the HPC ordinance update would be on the Planning Board's October 5, 2021 meeting for a consistency review with the Master Plan. Mr. Hatch and Mr. Giffen to attend if possible.

5. Approval of minutes for the September 14, 2021 regular meeting.

Motion to approve the minutes was made by: Driver, seconded by: Hain
Ayes: Driver, Long, Campion, Engelhardt, Cook, Hain, Budney, Giffen, Levitt
Nays: (None)
Abstain: (None)
Motion passed: 9-0-0

6. **Resolution 2021-15:** Memorializing Its Recommendation to the Mayor and Council of the Borough of Flemington that Block 35, Lots 22, 23, 24, 25, 31, 53, 54, 69, 70 and 71 Be Declared An Area In Need of Redevelopment

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Motion to adopt the resolution was made by: Cook, seconded by: Hain

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

Nays: Engelhardt

Abstain: (None)

Motion passed: 7-0-1

7:24 pm Mayor Driver and Mr. Long were recused from Resolution 2021-14 and did not participate.

- 7. Planning Board Consistency Review and Recommendations:** Council Ordinance 2021-23: An Ordinance to Amend and Replace the “Union Hotel Redevelopment Plan” as Adopted by Ordinance 2017-206 and Ordinance 2020-16 of the Borough of Flemington

Mrs. Engelhardt discussed the purpose tonight was to determine if the ordinance was consistent with the Master Plan and provide any recommendations to the ordinance to Council.

Ms. McManus discussed that the report found that the ordinance was not inconsistent with the Master Plan where the Redevelopment Plan gave an overview at the end of the report which summarized the findings including highlights from the 2015 Master Plan Reexamination Report with relevant goals and objectives including preserving historic resources, encouraging economic development, using density to enhance the downtown area, encourage redevelopment on Main Street in the DB1 and DB2 districts and removing barriers to success with shared parking citing policies specific to this property as addressed in the Strategic Downton Plan prepared by Terra Noble. Ms. McManus discussed that the Redevelopment Plan included site specific recommendations regarding parking, open space, affordable housing and height.

Ms. McManus clarified the next steps in the process where the Ordinance would go back to Council for adoption and the submission of an amended site plan which with the addition of a 2 story porch on the potting shed would be substantial enough to warrant a site plan.

Mr. Levitt asked if the same consistency review was made for the previous plan and asked if that was also found to be not inconsistent. Ms. McManus replied yes noting that this ordinance would move the Redevelopment Plan more into consistency where the height was lowered.

Mr. Long asked about the first floor residential in the Master Plan. Ms. McManus discussed that first floor residential was currently prohibited where the Master Plan said that this was a rigid requirement

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and recommended the use on side streets or perhaps make a conditional use so as to not inhibit the commercial uses along Main Street.

Mrs. Engelhardt noted that Spring Street, Bloomfield Ave and Chorister had some residential on the first floor and asked if the Redevelopment Plan mirrored the uses on these streets making it not inconsistent with the spirit of the Master Plan. Ms. McManus agreed that the vibrant downtown goals were met with retail uses proposed along Main Street with residential along Spring Street where it was more appropriate to provide infill development that supports the commercial and does not interrupt retail. Ms. McManus discussed the benefits the reduction in height and the stepping back of height in the Plan.

Motion to find the Ordinance not inconsistent with the Master Plan was made by: Budney, seconded by: Long.

Motion to amend the agenda to add Resolution 2021-16 recommending the adoption of the Redevelopment Plan was made by: Budney, seconded by: Campion. All were in favor.

8. Resolution 2021-16: Memorializing the Findings of the Board With Regard to Ordinance 2021-23 Entitled "First Reading, An Ordinance To Replace And Supersede The '2017 Union Hotel Redevelopment Plan' As Adopted By Ordinance 2017-17 And Amended By Ordinance 2020-16

Motion to adopt the resolution was made by: Campion, seconded by: Budney
Ayes: Long, Campion, Engelhardt, Budney, Levitt, Weitzman
Nays: (None)
Abstain: (None)
Motion passed: 6-0-0

7:50 pm Mayor Driver, Mr. Cook, Mr. Hain and Ms. Giffen returned.

9. Chair Items:

Next meetings: October 5, 2021. Consistency Review for the HPC Ordinance.
October 26, 2021 meeting – completeness determination for Captiva Main Street application. Ms. Parks to request extension of time to act on the Padovani application for an additional 60 days.

10. Bills:

Motion to audit the bills was made by: Cook, seconded by: Hain.
Ayes: Driver, Long, Engelhardt, Cook, Giffen, Budney, Hain, Campion, Levitt
Nays: (None)

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Abstain: (None)

Motion passed: 9-0-0

11. **Professional Reports:** Ms. McManus was working on the Liberty Village Redevelopment Plan. Ms. Kaczynski discussed that the Settlement Agreement had been signed and were working to resolve the conditions of the settlement.

12. Adjournment:

8:02 pm. Motion to adjourn was made by: Budney, seconded by: Cook. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary