

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, JANUARY 25, 2022 – 7:00 PM

MINUTES

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

**Roll Call:**

**Present:** Mayor Driver, Ms. Giles-McCormick, Mr. Doshna, Mr. Cook, Mr. Campion, Mr. Budney, Ms. Giffen, Mr. Hill, Mr. Levitt, Ms. Weitzman, Mr. Parker, Attorney Kaczynski

**Excused:** Mrs. Engelhardt, Engineer Clerico, Planner McManus Traffic Engineer Troutman

1. **Public Comments:** None.
2. **Mayor Comments:** Mayor Driver discussed that there would be an upcoming presentation from a potential developer on the Nilkanth site to Council.
3. **Council Comments:** Ms. Giles-McCormick discussed that Council designated the redeveloper of the Liberty Village Redevelopment Area after a presentation from George Vallone of Hoboken Brownstone. Ms. Giles-McCormick & Mayor Driver discussed the appointment of special resolution compliance engineer of Robert Clerico, to ensure that all the conditions of the Planning Board resolutions were being met noting that the compliance review would be charged to inspection escrow which would be posted by the applicant.
4. **HPC Comments:** Mr. Doshna noted that the HPC had reorganized with the same members for 2022.
5. **Approval of minutes for the January 11, 2022 reorganization meeting.**

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

Ayes: Driver, Giles-McCormick, Doshna, Campion, Cook, Budney, Giffen, Weitzman, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**6. Discussion: 2021 Annual Report**

Ms. Kaczynski discussed the procedures regarding the required annual report and the recommendations which could lead to ordinance changes based on the frequency of similar variances being granted by the Board. Mr. Doshna read notes from Mrs. Engelhardt including no raised crosswalks/traffic devices, review of the new cannabis ordinance, review of branding by FCP, address parking structures, review solar panel ordinance, encourage pocket parks, benches and trees, indoor bike storage for multifamily development, parking minimums, clubs/theater social services, billboards, public art, outbuildings, outside dining, circulation element, approval process diagram, and strengthen sustainable policies and read Ms. McManus recommendations into the record including affordable housing, private garages, downtown parking requirements to send to Council for review. Mr. Doshna asked if there were any patterns from the report to send to Council.

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Mr. Budney recommended that ADU housing be reviewed for a permitted use in some zones noting that this may be more a Master Plan item since there were no applications before the Board in 2021.

Mr. Cook clarified that there was time factor to send recommendations to Council which could be done at anytime.

Mr. Doshna discussed that the Board approved 2 digital billboards which were not a permitted use in any district and asked for recommendations on any changes. The Board discussed concluding that no changes should be made at this time adding that applicants should be required to come to the Board for review of the particular circumstances for each billboard application and provide the required proofs to grant a 'd' variance.

Mr. Hill discussed that there was a lot of discussion on how far tenants should walk for off-street parking and recommended that distance for residential off-street parking should be reviewed by Council and in the Master Plan.

Mr. Levitt suggested that the report include the type and number of variances that were granted so that there was a clear record. The Board discussed and agreed to identify the variances in the 2022 report.

Mayor Driver recommended strengthening the stormwater management and sustainability element especially with new development.

**7. Resolution 2022-04: Adoption of the 2021 Annual Report**

Ms. Kaczynski discussed the ordinance amendments to be recommended to Council including to better address the stormwater management and sustainability element, affordable housing in the DB 1 & 2 districts, private garages, review the walking distance of residential parking including safety issues and noted that billboards should remain as a nonpermitted use in all zones.

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

Ayes: Driver, Giles-McCormick, Doshna, Cook, Campion, Budney, Giffen, Weitzman, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**8. Resolution 2022-05: Lee Roth – 91 Main Street, Block 21 Lot 25**

Ms. Kaczynski to prepare for the next meeting.

**9. Chair Items:**

Next meetings: February 8, 2022. Resolution for Roth application.

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Mr. Doshna discussed that revised plans were pending submission from Captiva and was hopeful for approval from the County on the grant for the Master Plan and would send an email to Mr. Hance for budgeting for the remainder of funds.

Mayor Driver would not be attending the February 8, 2022 meeting.

Ms. Giffen asked if there was required additional training for Board members. Mr. Doshna discussed that the mandatory class was all that was required. Ms. Parks to forward the NJPO schedule for mandatory classes and for experienced members to the Board.

**10. Bills:**

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

Ayes: Driver, Giles-McCormick, Doshna, Cook, Campion, Budney, Giffen, Weitzman, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**11. Professional Reports:** Ms. Kaczynski discussed the land use section of bar association were having discussions on recommendations to continue meeting virtually while executive orders were in place and if a hybrid of in person and virtual meetings be established.

**12. Executive Session:** None needed.

**13. Adjournment:**

7:53 pm. Motion to adjourn was made by: Hill, seconded by: Giffen. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary