

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, JULY 26, 2022 – 7:00 PM

MINUTES

The meeting was called to order at 7:03 PM by Mrs. Engelhardt.

**Present:** Mayor Driver, Mr. Parker, Mrs. Engelhardt, Mr. Budney, Ms. Giffen Ms. Weitzman remotely, Mr. Hill, Mr. Levitt, Attorney Kaczynski

**Excused:** Mr. Doshna, Mr. Cook, Mr. Campion, Engineer Clerico, Planner McManus, Traffic Engineer Troutman

1. **Public Comments:** None

2. **Mayor Comments:** Mayor Driver

Mayor Driver discussed ongoing negotiations with the Captiva/Global Agway Redevelopment; the preparation of an amended Redevelopment Plan for the Nilkanth site and extending the DB district zone ordinance to be introduced by Council in August as well as the Council's approval last night to purchase the property as 200 Main Street to relocate the Borough police department adding that this site would also include a municipal well and playground noting that an amended Redevelopment Plan would be needed to include the existing police building at 100 Main Street in the Union Hotel Redevelopment project.

3. **Council Comments:** None.

4. **HPC Comments:** None.

5. **Approval of minutes for the July 12, 2022 regular meeting.**

Motion to approve the minutes was made by: Hill, seconded by: Levitt

Ayes: Driver, Engelhardt, Budney, Weitzman, Hill, Levitt

Nays: (None)

Abstain: Parker, Giffen

Motion passed: 6-0-2

6. **Public Hearing: Family Promise of Hunterdon County, Inc.** – Block 19, Lots 7 & 8 (8 New York Ave)  
Continued from June 14 and July 12, 2022

Mrs. Engelhardt announced that the matter was continued to the August 9, 2022 meeting and that no further notice would be provided and further that the August 9, 2022 meeting would be held at the Stangl Factory located at 4 Stangl Road, Flemington, NJ 08822 otherwise known as 12 Mine Street by the U.S. Postal Service at 7:00 pm.

Mrs. Engelhardt noted that this location was chosen over the Courthouse due to the acoustics at the Historic Courthouse and there was a much better chance to offer the meeting remotely as well at this location though not guaranteed. The location of the August 9, 2022 meeting would be posted at

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Borough Hall, on the Borough website and published. Ms. Parks noted that an extension of time for the Board to act on this application had been extended by the applicant to September 30, 2022.

**7. Resolution: Captiva Main Street, LLC – Block 5 Lots 1 & 2**

The resolution to be tabled to a future meeting.

**8. Extension of Approval: 54 East Main Street TIC I, LLC & 54 East Main Street TIC II, LLC – 54 Main Street – Block 5 Lot 12**

Ms. Kaczynski asked if there were any conflicts with any Board members regarding this application. None were heard.

Mrs. Engelhardt discussed the application which was approved years ago for a use variance which had DEP issues where the DEP was requiring confirmation that the approval had not expired. Ms. Kaczynski discussed that the use variance would not expire and suggested that a letter to the applicant would be sufficient as there was no action required by the Board and nothing to vote on. Ms. Kaczynski to discuss with the applicant's attorney to provide the letter to provide confirmation of the approval to the DEP to continue work to be done for the remediation of the site.

**9. Chair Items:**

Next meetings: August 9, 2022 – located at Stangl Factory, 4 Stangl Road, Flemington, NJ 08822 at 7:00 pm.

Mrs. Engelhardt discussed the request for the number of hard copies of document to be submitted for an application for the Dolce restaurant, the Board discussed and agreed that for completeness 5 sets would be sufficient with electronic files to be distributed to the Board and Borough departments.

Mrs. Engelhardt discussed the Master Plan subcommittee meeting and would have informal comments to Council on the Redevelopment Plans being prepared.

Mrs. Engelhardt discussed the retirement of the Borough Clerk, Sallie Graziano, and thanked her for the excellent work done for the Borough.

Mrs. Engelhardt asked for confirmation of attendance at the August 9, 2022 meeting of those eligible to vote on the Family Promise application. Mr. Budney, Ms. Weitzman, Mr. Levitt, Mr. Hill would be attending in person, Ms. Giffen had previously announced her absence, Ms. Parks to contact Mr. Campion who was currently on vacation.

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**10. Bills:**

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

Ayes: Driver, Parker, Engelhardt, Budney, Giffen, Weitzman, Hill, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

**11. Professional Reports:** None.

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

**13. Adjournment:**

At 7:31 pm. Motion to adjourn was made by: Parker, seconded by: Giffen. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary