

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, DECEMBER 13, 2022 – 7:00 PM

MINUTES

Prior to the meeting the oath of office was administered to Dennis Schoeb as Planning Board member Alternate 4, which was vacant.

The meeting was called to order at 7:07 PM by Mr. Doshna.

Present: Mayor Driver, Mr. Parker, Mr. Doshna, Mrs. Engelhardt, Mr. Cook, Mr. Champion-remote, Ms. Giffen, Ms. Weitzman-remote, Mr. Hill, Mr. Levitt, Dennis Schoeb-remote, Attorney Kaczynski, Planner McManus,

Excused: Traffic Engineer Troutman, Engineer Clerico

1. Public Comments: None

2. Mayor Comments: Mayor Driver made changes to appointments with Mrs. Engelhardt resigning effective tomorrow, December 14, 2022 and Mr. Levitt promoted from Alternate 2 to fill her Class IV seat which expires December 31, 2023 and appointment of Don Eckel to the Alternate 2 expiring in 2023 and appointed Dennis Schoeb to the vacant Alternate 4 vacant position expiring in 2023. Mayor Driver also made appointments to the HPC for Mr. Levitt, Jessica Hand and Jeff Hoff.

Mayor Driver noted that this was her last Planning Board meeting as Mayor and discussed the applications approved during her term including: 144 Main Street which would be back on tax rolls as Millies Bruncheonette; the Union Hotel in its current form which took considerable compromise and took care of the law suit and the building was being built; approving Aunt Mary's dispensary; with a second dispensary to come online but would not be as quick; got rid of parking minimums downtown; extended the downtown business zone; the overlay south of Route 12 was created; streetscape was done along with Elwood Ave, Dewey with Hopewell Avenue in progress and Main Street ongoing; the Stangl Road area was growing with the open container ordinance a big hit; discussed development with water allocations used for political items where town took some back to release capacity; created a small business friendly policy and adopted Redevelopment Plans for the guitar boy property and passed the redevelopment agreements for Cardinal Capital and Captiva as well as Liberty Village. Mayor Driver thanked the Planning Board volunteers.

3. Council Comments: Mr. Parker discussed moving here 7 years ago and saw the possibilities, noting that the Mayor did a remarkable job moving this forward and had made a difference to the Borough.

4. HPC Comments: 2 resolutions were distributed to the Board.

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5. Approval of minutes for the December 6, 2022 regular meeting.

Mr. Cook corrected from the last meeting that the large building (guitar boy) was not in the historic district and that the train depot was in the historic district and was contributing, this did not effect the minutes but was a correction.

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

Ayes: Driver, Doshna, Cook, Engelhardt, Giffen, Weitzman, Levitt

Nayes: (None)

Abstain: Campion, Hill

Motion passed: 7-0-2

6. Resolution: Family Promise of Hunterdon County, Inc. – block 19, Lots 7 & 8

Ms. Kaczynski discussed the resolution which had been distributed to the applicant, professionals and the Board members.

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

Ayes: Hill, Giffen, Weitzman, Levitt

Nayes: (None)

Abstain: (None)

Motion passed: 4-0-0

7. Resolution – Aunt Mary's dispensary

Approval of Minor Site Plan was deferred to the next meeting.

Ms. Giffen asked why a resolution was ready to be passed at the last meeting for recommendations to council on amended Redevelopment Plan and one could not be prepared for this matter for the Aunt Mary's Dispensary, Ms. Kaczynski discussed.

8. Public Hearing: Master Plan

Mr. Doshna discussed that all notice requirements had been met to be on the agenda for next week for public hearing and possible adoption.

Ms. McManus presented the Master Plan which was Planning Board document which provide guidance on policy and the framework for all ordinances in the Borough and informs land use policy.

Referenced studies included 3 prepared by the FCP: Flemington Action Plan, South End Study, Housing Study and the recent 2022 Master Plan Survey for public input. This Master Plan included three elements: Goals and Objectives; Land Use Element; and Economic Development Element.

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Where the first 2 were mandatory elements and discussed the outreach responses where: 80% of respondents wanted more restaurants & entertainment; 59% improved walking and biking connections; 57% more passive recreation options, walking paths etc. 2022 Master Plan recommendations included: encouraging commercial activity; physically enhancing commercial areas; simplifying land use development.

Recommendations include enhancing commercial activity with more permitted uses; VAS district to be amended to permit additional entertainment uses; TC district permitted uses to be revised to add recreational and community centers and gathering spaces, theaters, and higher education uses due to changing market conditions with more entertainment options consistent with 2015 Master Plan. VAS district to permit live/work units; PO district should be eliminated; lands south of route 12 to be reevaluated; permitted uses in public schools/park district should be expanded to include recreational opportunities and community spaces.

Recommend to physically enhance commercial area in the Borough – DB district front yard setback distance to require consistency with adjacent lot setbacks; continue to require/encourage cross access easements; set of standard signage, lighting, circulation, landscape, and streetscape regulations districts including in the VAS zone where there was a unique location and character. Also recommend that the Borough permit/encourage public art, murals and sculptures in nonresidential and multi-family area and to create a cohesive corridor connecting Main Street to Stangl Road.

Simplify land development ordinance: VAS district purpose be amended; O/SS overlay be eliminated, and standards incorporated into the HR district; Borough to restructure permitted uses in various zones and districts. Update lighting standards, reevaluate impervious cover standards.

Addressing zoning and land use inconsistency including the Herman Kapp senior residences should be rezoned, Spice Factory site rezoned to reflect existing approvals and encourage revitalization through zoning. Martin Village along Allen Street the existing SC zone, should be rezoned TH district; the veteran's memorial statue should be rezoned from PO to DB district which was an oversight in this Master Plan.

Board questions:

Mr. Schoeb how does the Master Plan guide the Board and Council to revise land use ordinances; Ms. McManus discussed.

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Mayor Driver discussed the veteran's monument and rezoning from public to park. Ms. McManus just did not get to it and cannot change this now noting that the TC zone has some uses that are already permitted.

Ms. Giffen discussed that the Board only had a few days to review the Master Plan and asked what date was this available and was this put on the website Ms. McManus was not sure when the Borough Administrator posted the Master Plan; it was sent to HPC.

Mr. Cook asked when the process started. Ms. McManus started in February 2022 with subcommittee input.

Mrs. Engelhardt asked if there was any requirement to provide to HPC & EC. Ms. Kaczynski discussed that they are provided the Master Plan but the Board does not have to wait for comments back from them and there was no obligation to obtain comments noting that there were no changes to the HPC or Environmental Commission in the elements.

Mr. Doshna asked if the recommendations would have any implication on preservation of historic site or districts. Ms. McManus discussed that the HPC recommendations did not change.

Mr. Cook asked what did was done to reach out to the public. Ms. McManus discussed.

Public questions: none

Public comment: none

Motion to close the public hearing was made by: Driver, seconded by: Cook.

Ayes: Driver, Parker, Doshna, Engelhardt, Cook, Campion, Giffen, Weitzman, Hill.

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

Board discussion:

Mayor Driver would have really liked the sustainability element included as the stormwater regulations are changing.

Mr. Cook asked how to try to make this process better, noting that the subcommittees worked on this since February and did not mean other Board members were involved.

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Ms. Giffen thought it still seemed rushed and was not available to public with enough time adding that she appreciated the time spent but that a special meeting was scheduled to hold this hearing. Ms. Kaczynski noted that this was not a special meeting and was approved and published in January.

Mr. Parker discussed that we need to find a way to communicate.

Ms. Giffen discussed that once we had the full document it seemed rushed and did not have the document available.

Mrs. Engelhardt - have been looking to address some of these issues over the past years based on past applications and noted that the Board can always update the Master Plan and other elements at any time.

Mr. Doshna thanked the subcommittee to accomplish a lot of stuff that have been talking about for a long time and finally getting words down on the page which was delayed with the pandemic effect, where engagement with the public has been a challenge and thanked Ms. McManus and her firm noting that there was still more work to be done to address climate issues.

Motion to adopt the Master Plan Elements was made by: Cook, seconded by Parker.

Ayes: Driver, Parker, Doshna, Cook, Weitzman, Hill

Nayes: Giffen

Abstain: Campion, Engelhardt

Vote: 6-2-1

9. Chair Items:

- Next meeting January 10, 2023 reorganization meeting: Agenda items to include the resolution for Aunt Mary's Dispensary, LLC application; and announcement of the continuation of the public hearing for Dolce to a scheduled meeting in 2023.
- 2023 Meeting dates were distributed for review.

10. Bills:

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

Ayes: Driver, Parker, Doshna, Engelhardt, Cook, Campion, Giffen, Weitzman, Hill.

Nayes: (None)

Abstain: (None)

Motion passed: 9-0-0

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11. Professional Reports: None.

12. Executive Session: None.

Mrs. Engelhardt thanked the consultants, the Chair, Mayor, and all of the Board members old and new appreciating everything that has been done and looked forward to serving the as a Council member.

13. Adjournment in Executive Session:

At 8:31 pm. Motion to adjourn was made by: Cook, seconded by: Engelhardt. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary