

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
RELOCATED TO THE STANGL FACTORY, 4 STANGL ROAD, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, SEPTEMBER 13, 2022 – 7:00 PM

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

Present: Mr. Parker, Mr. Doshna, Mrs. Engelhardt, Mr. Cook, Mr. Budney, Ms. Giffen, Mr. Campion remotely, Ms. Weitzman, Mr. Hill, Mr. Levitt, Attorney Kaczynski, Engineer Clerico, Planner McManus,

Excused: Mayor Driver, Traffic Engineer Troutman

1. **Public Comments:** Alan Brewer 1 Coppermine Village, asked why a Borough employee was voting on the application tonight, Ms. Kaczynski discussed the membership of the Board.

2. **Mayor Comments:** Mayor Driver had sent an email noting that Council had introduced 2 ordinances at their meeting last night to Amend the HPC ordinance and a zone change which would be discussed at the next Planning Board meeting on September 20, 2022.

3. **Council Comments:** None.

4. **HPC Comments:** None.

5. **Approval of minutes for the August 23, 2022 regular meeting.**

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

Ayes: Doshna, Engelhardt, Parker, Cook, Budney, Giffen, Campion, Weitzman, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

6. **Completeness:** 161 Dolce, LLC – Block 14 Lot 37 – 161 Main Street

Mr. Doshna announced that the applicant had requested to defer this item to another meeting to allow time to submit additional documents including revised plans this matter would be scheduled once those documents were submitted.

7:11 pm Mr. Doshna, Mrs. Engelhardt, Mr. Parker, Mr. Cook were recused from the next item on the agenda and left the dais. Mr. Parker did not return.

7. **Public Hearing: Family Promise of Hunterdon County, Inc.** – Block 19, Lots 7 & 8 (8 New York Ave)
Continued from June 14, July 12, July 26, August 9 and August 23, 2022

Attorney for the applicant, Steven Gruenberg, appeared and discussed the continuation of the testimony from June 14 which presented detailed testimony from Ms. Shields from Family Promise and Ms. White from Calvary Church with further testimony being presented from these witnesses. Mr. Gruenberg noted that the application had become quite contentious and would provide exhibits today

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including photos of signs posted on lawns and on cars near the church taken at a July Sunday church service the collection of photos were entered as Exhibit A-4.

Testimony would be provided tonight by Phyllis Jones of Calvary Episcopal Church; Christopher Pickell, Architect and John Madden, Planner. All were sworn in for testimony.

Ms. Jones testified as the chief operating officer of the Episcopal Church overseeing the lower 2 third of the State and responsible for overseeing the congregations with a mission as a disciple of Jesus Christ to love the Lord with all your heart and love your neighbor like yourself helping the needy noting that her bishop was wholeheartedly supportive of Family Promise and share that with the congregations adding that any money received by Family Promise would go toward maintaining the facility and continue to support philanthropic activities noting that the Church does not receive any grant money directly from the State and that all funding was transparent.

Mr. Levitt asked how many churches Ms. Jones managed and how many others do the same partnership for shelter. Ms. Jones managed 136 in total, and this would be the first partnership with Family Promise.

Public questions:

Jeff Marshall, Rex Court, Raritan Township, asked how many others were supportive of Family Promise and transitional housing. Ms. Jones responded.

Cheryl Fontaine, 68 Mine Street, asked how many beds, baths, etc. would there be for 14 people and asked if there would be counselling for the tenants for alcohol, drug addition etc. Mr. Gruenberg directed the first question to the architect and discussed that detailed testimony on the operations had been provided on the screening of applicants. Ms. Fontaine asked if the Borough would be paying for services. Mr. Gruenberg discussed that there was funding through the State. Ms. Kaczynski noted that the meeting can be viewed online through the Borough website.

Alan Brewer, 1 Coppermine Village, asked if the Church received any State grants and if any alternate locations had been sought. Ms. Jones discussed that the Church or the Diesis did not receive money. Mr. Gruenberg discussed that prior testimony had given that the Church was determined to be the best location.

Pat Hilton, Delaware Township, noted that it was important to do what the bible says and asked if the neighbors were asked to sign for the approval of the variance. Mr. Gruenberg and Ms. Kaczynski discussed the procedures of the public hearing and the notice provided per Statute.

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Dan Morgan, 50 Broad Street, asked if the rules had been followed noting that he did not receive a notice of the hearing. Mr. Gruenberg had a copy of the mailing receipt and the certified letter which was returned unclaimed.

Lois Stewart, 26 Spring Street & Emery Avenue, asked if the Church was involved with the Family Promise program including having people sleep over. Ms. Jones responded. Testimony had been provided.

Dominick Aboosamara, asked why the Church did not notify the neighbors; Jones-not required; how many parking spaces; Jones – unknown; what the church attendance was approximately; Jones – 60 people; how many members had been lost due to the pandemic; Jones – in person decline pivoted to zoom services; would the diocese be a direct contact; Jones – fill out a form online and can provide phone contact; asked how Ms. Jones knew Family Promise knows what they are doing; Jones – not directly but all contacts she knew had a good experience with them; asked when the congregation was notified of this plan; Jones – May or June; noted that Mayor said that porches and sidewalk for the Church would be paid by the DCA; Jones – Mayor was wrong.

Scott Gordley, 37 Elwood Avenue, asked if the site was in the historic zone. Question for another witness.

Christina Aboosamara, asked if the neighborly thing would be to discuss with the neighborhood about what was going on; Jones – attorney advised the Church to be quiet; asked who would be a point of contact to facilitate a dialog; Jones – she would be the point of contact.

Christopher Pickell appeared and provided his qualifications as a professional architect licensed in the State of NJ and hearing no objections was accepted as same. Mr. Pickell discussed the architectural plan reflecting the site work on the property which was marked as Exhibit A-5 which included an overly of an old blueprint of the site and located the annex building, parking lot and total number of spaces of 28, lighting on site, noting that there were no real proposed changes where they were redoing the porch and cleaning it up and repaving the parking area and striping. Mr. Pickell discussed the existing annex building which was built in the 1910-1920's style with full basement with not great headroom, ws 1.5 stories and used as a church office at one point, the vestibule in the front porch was to be removed to make more usable which would not increase the footprint of the building. Exhibit A-6 was entered as plan EC-1 existing conditions dated July 29, 2022 identical to the preliminary plan dated April 2022 which depicted the first and second floor to be used a bedrooms and an area for staff members; a kitchen with no stove and a bathroom on each floor. Mr. Pickell discussed that per the State code there was no minimum size for bedrooms and saw no problem with the number of proposed people in the temporary residence for 2 or 3 months at a time noting that Family Promise was overseen by the DCA and would be required to meet all code requirements. Mr. Pickell noted that the historic district

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boundary line ran right up the alley between the Church and the annex building and was therefor not required to be reviewed by the HPC.

Ms. Kaczynski asked if there was a maximum occupancy permitted per the fire or building codes. Mr. Pickell discussed that the State does not regulate how many children people can have and that there was no occupancy associated with a residential use with no distinction between a shelter versus a residence per the building code and the fire code was similar noting that the building was originally built as a house and that there was no occupancy associated with that use.

Mr. Clerico noted that the applicant did not file for site plan but bifurcated the use variance to be followed by site plan and discussed the title report which listed an exception in the title deed of conveyance. Mr. Gruenberg noted that the restriction was for church purposes and there was no deed restriction that would prevent this use and clarified that the applicant did not bifurcate but requested a waiver from site plan with elements to be submitted which Mr. Pickell had submitted and discussed adding that the restriction does not apply as the use meets a worshipful purpose noting that this would not be enforceable by the Borough or the Board.

Mr. Budney asked if the Borough had an overcrowding ordinance. Mr. Gruenberg noted that the ordinance was directed toward apartments which this was not an apartment. Ms. McManus noted that this can be determined during the hearing.

Ms. Giffen asked if there was any maximum on the number of bedrooms and was the number of bathrooms being met. Mr. Pickell discussed that there was not a requirement and opined that it was adequate to have 1 bathroom on each floor for 2 bedrooms and found no problems how this would operate on a daily basis. Ms. Giffen asked if this was overseen by the DCA. Pickell could not say as the applicant dealt with the DCA.

Mr. Budney asked about the exterior work including if the restriping was for this use or for the Church in general; Pickell could not say; and asked if the vestibule was major work; Pickell – no adjusting handyman work done in the past to make the porch more usable.

Ms. Kaczynski asked if the prior use was for the church. Pickell – yes as an office.

Tara Boyle, 30 New York Avenue, asked how the rooms were considered bedrooms with no closets. Mr. Pickell responded.

Patricia Hilton, Raritan Township, asked if the plumbing had been updated and if the sewer was public. Mr. Pickell – the building will have to pass all inspections including plumbing and electric will all have to be up to code to have a safe facility and yes there was public sewer.

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Alan Brewer, 1 Coppermine Village, asked if Mr. Pickell was experienced with Homefront Living conditions size of rooms, bathrooms etc. and asked if he was aware of the rules of habitation in a correction facility to prevent overcrowding noting the quality of living provided for 2 people per room at a school for the deaf. Mr. Pickell responded.

Marc Hain, 28 New York Avenue, noted that it was said that there were no outside changes and asked if permits were issued for the windows that were changed; Pickell was not aware; asked if the building would be ADA accessible; Pickell – not required; asked if there will be window AC units; Pickell – yes; asked if there would be appliances in the rooms; Pickell – there will be no appliances in the room with no stove in the kitchen, food would be brought in.

William Taylor, Church of Christ Grace United, 7 Scarlett Oak Road, asked if there was any law prohibiting from having temporary guests in their house; Pickell – no law restricting guests.

Cheryl Fontaine, 68 Mine Street, asked if there would be 14 people there for 3 months; Pickell – that was the maximum number of people.

Christina Aboosamara, asked the size of the play area in the building; Pickell – the play area that was added was small; asked if the children could access the fire escape; Pickell -will have to meet code; asked how can you guarantee the safety of the children in a parking lot with 28 spaces that does get crowded; Prior testimony provided regarding Family Promise staff and daycare services.

Nicole Barrick, 38 Broad Street, asked if there was limitation in the occupancy ordinance. Pickell was not aware of one.

Donna Drews, 26 Sandhill Drive, Raritan Township, asked if the ordinance related to rental properties; Pickell – would not apply to this property.

Dominick Aboosamara, asked if the Church would be a landlord to Family Promise; Gruenberg – Family Promise would have a lease agreement with no tenants in terms of people being serviced. Mr. Aboosamara cited an ordinance 9.4.6. Mr. Gruenberg was not aware of the citing. Mr. Aboosamara asked if the parking was adequate and if the annex met the code for egress, plumbing the sewerage. Pickell – would be required to meet code for egress and plumbing.

Jenn Danek, 36 New York Avenue, asked where the tenants would do their laundry. Gruenberg – prior testimony that laundry would offsite.

Catherine Hathworthy, Route 31, Readington, Township, would like someone from Family Promise to answer questions. Mr. Gruenberg noted that detailed testimony from Family Promise was heard at the June 14, 2022

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Joe Perk, Raritan Township, grew on New York Avenue, noted that the building was old and asked if the standards would be maintained for plumbing, electrical, etc. Pickell – will comply with the rehabilitation code.

Susan Engelhardt, 36 Broad Street, asked if the building was considered a R5 single family house per code; Pickell – essentially a single-family home that best fits the code and would need to be verified by the code official adding that it was considered permanent not transient. Engelhardt – asked if there was new construction in July and if permits were pulled. Pickell – there was some handyman stuff done, no new walls – no permits that would need to be pulled.

8:57 pm – The meeting recessed.

9:10 pm – The meeting resumed – all Board members and professionals with the exception of Mr. Parker returned. Mr. Doshna, Mrs. Engelhardt and Mr. Cook remained recused.

John A. Madden Jr. appeared and provided his qualifications as a professional planner licensed in the State of NJ and hearing no objections was accepted as same. Mr. Madden provided his analysis of permitted uses in the zone and how this use qualifies as an inherently beneficial use where the applicant applied for a d1 use variance in the residential single family district, the applicant was part of a nationwide organization for housing of the displaced families for various reasons with an extensive history in Hunterdon County to help families find permanent housing in a few months and provide counselling and life skills. Exhibit A-7 was entered as an aerial photo. Mr. Madden discussed that the site complies with all the bulk standards of the residential zone and the application was supported by master plan in preservation of historic residential character and adaptive reuse of the building cited in master plan of this 120-year-old building which was not in the historic district noting that it was interesting building as an example of a late century Queen Anne building. Exhibit A-8 photographs of the existing annex house from May this year was entered showing the property from the road including the existing porch; photo of the Family Promise Service Center where they are taken during the day; photos of the kitchen with renovations ongoing including putting in shower downstairs. The applicant would be keeping the annex building exterior the same was important on New York Avenue. Family Promise has grants up to 200,000 to do interior improvements and ensuring that this building will remain which will contribute to the quality of the street. Mr. Gruenberg corrected that no funds were used for the interior renovation but would be for future services where all work was to be done by Calvary Church and volunteers to provide short term housing with support of services where the site conforms to the requirements in Borough and meets the standards. Mr. Gruenberg discussed that if the use of the building was for the mentally disable or victims of domestic violence or persons with head injuries this would be a permitted use where the only difference was that 1 less than the maximum

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permitted persons would be occupying the building noting that it was a religious obligation and arguably a permitted accessory church use.

Mr. Madden cited case law including St John Evangelical Church vs Hoboken where the religious use was incidental to the church where under the religious persons act where municipal actions like zoning could not prohibit religious uses. Mr. Madden opined that the use meets criteria of an inherently beneficial use which serves public good and promotes the general welfare by including a group home where under the sica case this application would provide safe temporary housing serving the public interest noting that court cases have pretty good records that this type of use was inherently beneficial with minimal or no detrimental effects where parking, noise, etc. were not seen in the application due to character of the site and operations of the Family Promise and will serve the public good with community based resources to help overburdened families adding the State supports the facility; it will provide for adaptive reuse of the building with no substantial detriment to the zone plan and was sanctioned by the State and was consistent with the mission of the Calvary Episcopal Church. Mr. Gruenberg discussed that special reasons were not required for an inherently beneficial use where it was presumptively found that the criteria has been met and do not have to meet enhanced proofs. Mr. Madden did not see any substantial detriment to the public good.

Mr. Budney noted the uses permitted in a residential zone and asked if transitional housing was a less or more intensive use than the permitted uses. Madden found them less intense where for 5 days a week no one will be there from 9-5 pm. Mr. Budney asked if this was going to be very well overviewed by Family Promise. Madden - policies were in place to vet out all applicants and managed well with overview from the State. Mr. Budney asked if there were any similar uses located in town already integrated in town. Madden – Family Promise has been doing this for decades in Hunterdon County using hotels and motels and did not know of something similar in the Borough.

Public questions for Mr. Madden:

Dominick Aboosamara, asked if \$200,000 was to be spent by Calvary ChurchMadden - no he was corrected. Aboosamara discussed the sica balance test in Wall Township. Madden– that was not a similar facility. Aboosamara asked for examples of negative criteria. Madden – commercial uses in the residential zone. Aboosamara asked if he had researched Family Promise and if he was familiar with their website asking Mr. Madden to recall a paragraph on the website. Aboosamara asked if Mr. Madden was familiar with any halfway housing in Flemington.

Nicole Barrick, 38 Broad Street, asked if the town zoning official differ with Mr. Madden's definition and asked why they have not heard from the zoning officer. Ms. Kaczynski discussed that it would be an unnecessary step to go to the zoning officer.

Tara Boyle, 30 New York Avenue, asked if Mr. Madden considered well managed being supervised by college students and would you want this in your neighborhood. Madden responded yes and yes.

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Marc Hain, 28 New York Avenue, noted that construction was observed at the annex prior to the application and asked if permits were secured for plumbing and any other work necessary not related to the use. Madden did not know of any permits required. Mr. Gruenberg noted that permits were posted on the walls.

Dominick Aboosamara, asked if any fire alarm system was proposed. Pickell - not required by code. Aboosamara asked would a criminal act be considered a negative criteria. Madden discussed that would be individual actions not land use. Aboosamara asked if that would that be considered under the sica test. Madden – no.

John Gorman, 34 New York Avenue, asked there were permits posted on the walls. Mr. Gruenberg was told so and would go look tomorrow.

Alan Brewer, 1 Coppermine Village, asked where transitional housing traditionally located. Madden – residential areas. Brewer noted a facility near an airport adding that most people in these homes come with issues including addiction and asked if they would be screened adding do you really need to transform this building and aren't there other places in Hunterdon County that can help these people. Madden discussed that they have been in hotels/motels and that was a need in Hunterdon County. Brewer asked if the help would be limited to single moms. Gruenberg noted that there was extensive testimony provide on how they would be serving families in need including being displaced by fire, flood and economic circumstances with occupancy of 1 to 3 months to find permanent housing. Brewer asked if the individuals would be better served elsewhere. Madden –this would be a perfectly appropriate place for this where families should be in residential neighborhoods.

Ms. Kaczynski asked for clarification on the R4 classification. Mr. Pickell responded.

10:08 pm Mr. Budney discussed the time and whether to continue with public comment and testimony. Mr. Gruenberg asked that the hearing continue.

Public comments:

Hope Johnson, former Family Promise applicant, single mom who has lived in Flemington for years, they are not drug addicts she has spoken for 10 years for the national organization helping families with the loss of a home, job etc. noting that transitioning from shelter to shelter was tough and this facility would give stability while transitioning to permanent housing. The staff members were not teenagers and people should be ashamed of themselves.

L. Moskowitz, 5 Hunt Road, Somerset, has been helping over the years with Family Promise also started with misconceptions, we should not be fearful but help with experienced staff and supports the opportunity to provide this facility in Flemington.

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Brenda Daffer, Annandale, served on board for Family Promise and was a coordinator shared stories of those helped and knew the screening process.

Sharon Zimmerman, 808 Park Circle, Flemington, worked with Family Promise, partner with Jeff Doshna, discussed that people have had events in their life where they need help, the screening and rules should be set for all residents and noted that there was a fundamental misconception for these families and was embarrassed by comments made tonight.

Cam Bryant, 21 Glen Side Drive, discussed that they are your neighbors with circumstances that could happen to anyone and supported the application.

Kate Duggin, 547 High Street, Oradell, NJ, program director for Bergen County Family Promise, homelessness in Bergen County went up 41% with increasing rent where rental assistance was now gone adding that there was an increasing need.

Delane Donovan, Glen Gardner, Dyfuss worker who joined Family Promise and was now the executive director in Union County served with the County for 30 plus years helping families in between housing to help to find permanent housing adding that this would bring a community together finding solutions.

Allysa, High Bridge, NJ, coordinator with Family Promise Jewish Community Center has been in Hunterdon County for many years where the children have had to move every 7 days to the next congregation adding that there is a housing crisis in the State and Hunterdon Co where stable housing was so important to contribute to the community.

Jeff Marshall, 3 Rex Court, has been involved with Family Promise for 9 years and spent evenings with guests in various locations read from the Book of Luke.

Eric Cohen, 5 Sergeantsville Road, Jewish Center has been host location and from personal experience have had no reason to worry or experience any destruction while hosting families.

Chris Tanley, Pastor at a congregation, new to the area noted that these are not dangerous people but rather vulnerable individuals where the need has never been greater.

Megan War, Clinton, works with homeless families where they need a place to pause and where they are safe and have services to help them get back on their feet with dignity.

Chris Kasmets, Three Bridges, this may create an opportunity for other churches with empty housing and buildings.

Mary J Simpson, Living Water Ministry, this is opportunity to help people.

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Collen Dewer, Pittstown, worked with Family Promise addressed the 14 people concern where it was better when families stay together noting that this has been happening for 30 years in churches, hotels all over Hunterdon County.

Marsha Goldstein, belongs to the Jewish Community Center, it was a privilege to help someone out.

Donna Bruce, 26 Sand Hill Drive, there is a need for transitional housing and addressed crowding concerns and noted that this would have a limited negative impact on neighborhood.

Janet Quartarone, 69 Bonnell Street, experience with Family Promise, where there was no occurrences of vermin, crime, drugs, etc.

Dan Lundquist, pastor in church that partnered with Family Promise, families are kind sweet. 59% of the population are 1 paycheck from being homeless in the country, need for more facilities.

Jeff Hoffman – Rex Road, Ringoes, has volunteered with Family Promise, this was not new to Flemington where the Presbyterian Church hosts families that are shuffled from one church to another which is a band aid this is an opportunity to provide a stable housing, he had not heard of any criminal behavior with the families screened and vetted noting that this would blend in to surrounding neighborhood.

Father Harry Masuvian, Harris Road, former pastor Calvary Episcopal Church affirmed former congregation and neighbors noted there was misinformation about the facility.

Walter Mays, Raritan, Southern Court Flemington United Methodist Church, assisted with Family Promise, in his line of work sees homeless all the time there is a need for this.

Kathy Lagullo – 27 Pennsylvania Avenue, backs up to church property and every time they need access to the street they always had no problem when she heard about application she saw hope to make the community better and this will work to make neighborhood.

Marc Hain, 28 New York Avenue, wanted to ensure the safety of occupants, the Board should require full site plan if approved and the applicant must provide negative criteria and seek to mitigate negative impacts to residents and local home owners adding that he hopes the Board use the test to assure the quality of life and security from speeding along New York Avenue noting that he has no problem with Family Promise but thinks that 14 people in one building was not humane.

Marica 'Bonnie' Duncan, Clinton Township, required services from the agency that supported by the community at large where need to make much more over the poverty line to live in Hunterdon County

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where many were below the ALICE threshold noting that this would be a fabulous community to help people in need.

Kristin Cook, 39 Pennsylvania Avenue, this would be very welcome in the neighborhood.

Jenn Williford, 41 Pennsylvania Avenue, director for mart in Lambertville, would love to have the guests experience the community of Flemington.

Tara Boyle, 30 New York Avenue, was concerned for the safety of occupants and neighborhood, a full site plan should be required and meet all code standards, several residents have been in the annex to see the space where there was no living area; urged the Board consider the not humane condition to live in; has property adjacent to property where from 7 am to 9 am it is congested and have people moving at that hour where this will be increasing movement; think about breaking a restraining order with college students on staff that will not be able to protect the guests.

John Gorman, 34 New York Avenue, respect what you said and not against the project just not in favor of location, why pick this little town, had concerns for outdoor use, noise, visitors please take a look at other options.

Matt Danek, 36 New York Avenue, asked for a full site plan, concern for safety for residents and community and 2 highly untrained staff cannot provide security, he had called family promise where no one received a call back, had to put signs up, there are so many other areas, does not agree with 14 people in building.

Dominick Aboosamara, viewed the police call log in another town which included sexual assault by staff; will this follow to New York Avenue; need the building inspector; concerns for overcrowded; googled reviews in the New York Times - living within 2 blocks of this type of house your property value will go down; there should not be overcrowding; there is a misconception - we are not against helping people; this is my first house; University of Pennsylvania study and independent study from the budget office of NYC homeless shelter will drop values; he got no calls back and have had no contact. Mr. Gruenberg objected to the loss of property value where this must be presented by an expert.

Jenn Danek, 36 New York Avenue, demand for safety of occupants and property owners; concerns for 14 people living a small home with no common area flooding the streets with women and children to do laundry, not humane; not the best you can do.

Alan Brewer, 1 Coppermine Village, point of order, objection by attorney, public should have had right to submit material; with the issue tonight, they can we do better; compromise behind closed door to enhance quality of life reduce to 1 or 2 family.

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Scott Gordley, 37 Elwood Avenue, request that the 120 year old building to make sure entirely safe with no lead paint; full site survey; this is new for church and Family Promise need to protect residents of household.

Krista Fletcher, 41 Elwood Avenue, lived here for 48 years, concerned the area is not zoned for this purpose; likes to care for people but not at the expense of others; there should be other locations that are better suited for this purpose; will change the neighborhood and her property forever has to be something better.

Ruth Gold, 40 Elwood Avenue, have family members that used the rotation services; concerned using the wrong nomenclature; there are definitions; criteria of inherently beneficial use was not met; need a full site plan to meet code standards; should prioritize property owners and taxpayers.

Christina Aboosamara, this is the first time having a dialog; concerned neighbors feel they are unheard with the main concern is this the right location; concern for 14 residents with 1 bathroom; planning board is representative of Borough to look out for all interests; request a full site plan for safety and transparency.

Nicole Barrick, 38 Broad Street, require a full site plan extremely important, safety for neighborhood and people living there, small streets a concern; concern for the sewer system and negative impacts; no proper codes should have our code official testify.

Sharon Ride, 35 Elwood Avenue, against the numbers in the shelter with 16 people living is inhumane; site visit to look through building; the Board to ensure safety and request full site plan; concern that safety has not been taken into consideration; medical conditions, addition will take more care than planned.

Roger Best, 29 New York Avenue, concern for overcrowding 16 people 2 baths; no quality of life; families deserve better; lessen the number of people or find another location.

Patricia Hilton, Delaware Township, safety for children, environment; transparency, concern for this location in the annex; the home is not conducive to 16 people; look at Lambertville; Victoria plaza; follow the money trail.

Patty Kerr, 30 New York Avenue, full site plan requirement; stricter zoning; DCA standards; sprinklers; 1.5 baths for 16 people; adequate safety for residents and children; AA meetings at church at same time children going to school with no sidewalks concern.

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TUESDAY, SEPTEMBER 13, 2022 – 7:00 PM

MINUTES

Pam Stoy, 13 New York Avenue, no one reached out to me from the Church; Board to ensure safety and require full site plan with code standards.

Mirelle White, Calvary Episcopal Church, church is not making money; can call her anytime; have addressed the AA meetings and privacy issues where she talked to those groups; getting estimate for privacy fencing; help support the community.

Phillis Jones, 29 Wildwood Way, Pennington, NJ, disputed the allegation of enrichment to the church where they could rent it out to make much more money; blessed and privileged to work with this group; no one here has experienced living in a car.

Carl Fielder, Warren, NJ, board of trustee for Hunterdon Helpline, has been in a shelter in winter; the need for services in Flemington is real; volunteers with Family Promise and home care business; support the facility.

Sy Boyle, 30 New York Avenue, we all give to charities and our share has lived in shelters; concern for protection and safety; look at other areas maybe liberty village.

Susan Engelhardt, 36 Broad Street, work is being done on annex without permits, only for permit issued for plumbing; Family Promise webpage and videos picked up by press; architect worried about how building is being interpreted from a fire safety standpoint; should call Jeff Klein as a witness.

William Field, 13 Morgan Road, Raritan Twp., helped Calvary Church for a year; proud of them trying to help; things could have been done better.

William Taylor, 7 Scarlett Oak Road, Flemington, NJ, Calvary Church is a resident of the Borough; they do not have resources to place all the residents in separate homes; there is a large need; Family Promise will do good work in the Borough.

Rick Barrick, 38 Broad Street, addressed all of the signs against; concern for safety, overcrowding is just not right; require a full site plan required; ask Jeff Klein to appear as witness why he cannot verify this position on 4 family occupancy.

Motion to close public comment was made by: Hill, seconded by: Giffen.

Ayes: Budney, Giffen, Campion, Weitzman, Hill, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
RELOCATED TO THE STANGL FACTORY, 4 STANGL ROAD, FLEMINGTON, NJ 08822
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MINUTES

Ms. Kaczynski announced that the public hearing on this matter would be continued to the October 25, 2022 Planning Board meeting with the location to be announced at the next meeting and that no further notice of the hearing would be provided.

Mr. Gruenberg confirmed that the applicant would grant an extension of time to October 31, 2022 which would be followed up in writing.

12:40 pm Mr. Doshna, Mrs. Engelhardt, Mr. Cook returned to the dais.

8. Chair Items:

Next meetings: September 20, 2022: Agenda items to include: Resolution for Extension of Approvals for 54 E. Main Street; HPC and Zone Change Ordinances and public hearing for the Amended Site Plan for the Courthouse Square.

Mr. Doshna discussed that the next Master Plan subcommittee meeting would be September 30, 2022.

9. Bills:

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

Ayes: Doshna, Engelhardt, Cook, Budney, Giffen, Campion, Weitzman, Hill, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

10. Professional Reports: None.

11. Executive Session: None needed.

12. Adjournment:

12:46 pm. Motion to adjourn was made by: Giffen, seconded by: Budney. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary