

PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
TO BE HELD IN PERSON AT BOROUGH HALL, 38 PARK AVENUE, FLEMINGTON NJ 08822
ALSO OFFERED VIRTUALLY USING 'ZOOM WEBINAR'
TUESDAY, DECEMBER 12, 2023 – 7:00 PM
AGENDA

Call to order and Flag Salute

Roll Call: Mayor Karrow, Councilwoman Engelhardt, Mr. Champion, Mr. Doshna, Mr. Levitt, Mr. Cook, Ms. Giffen, Ms. Weitzman, Mr. Hill, Mr. Cimino, Mr. Eckel, Ms. DiMario, Mr. Schoeb, Attorney Kaczynski, Engineer Clerico, Planner McManus, Traffic Engineer Troutman

1. Public comments (7:00 – 7:15 PM)
2. Mayor Comments
3. Council Comments
4. HPC Comments
5. Approval of minutes from the November 28, 2023, regular meeting
6. Resolution 2023: Douglas Stryker - Application #2023-02: Block 35 Lot 60 - 13 Brown Street
Approval of Bulk Variance Application
Eligible to vote: Karrow, Engelhardt, Champion, Doshna, Levitt, Weitzman, Hill, Schoeb
7. Resolution: Bless Wellness, LLC – Block 44, Lot 7 – 313 US Route 22
Approval of Minor Site Plan
Eligible to vote: Karrow, Engelhardt, Champion, Doshna, Levitt, Cook, Giffen, Weitzman, Hill
8. Public Hearing: Chick-fil-A, Inc. – Block 44 Lot 7
Preliminary and Final Site Plan with Variance relief requested.

THIS APPLICATION WILL BE CONTINUED TO THE DECEMBER 19, 2023 MEETING AT 7:00 PM

9. Public Hearing: Wertsville Road Properties, LLC – Application #2022-05– Block 45, Lots 11, 12 & 15
Continued from October 24 & November 14, 2023

THIS APPLICATION WILL BE CONTINUED TO THE DECEMBER 19, 2023 MEETING AT 7:00 PM
Site Plan and Subdivision Application

10. Chair items
 - 2024 Meeting Dates
 - Next meeting – December 19, 2023:
11. Bills
12. Professional Reports: Attorney, Engineer, Planner, Traffic Engineer
13. Executive Session: To discuss 2024 professional contracts.
14. Adjourn