

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, DECEMBER 12, 2023 – 7:00 PM

MINUTES

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

Present: Mayor Karrow, Councilwoman Engelhardt, Mr. Doshna, Mr. Levitt, Mr. Campion-remote, Mr. Cook, Ms. Weitzman-remote, Ms. Giffen, Mr. Hill, Mr. Cimino, Mr. Eckel, Mr. Schoeb-remote, Attorney Kaczynski

Excused: Ms. DiMario, Planner McManus, Engineer Clerico Traffic Engineer Troutman.

1. **Public Comments:** None.

2. **Mayor Comments:** None.

3. **Council Comments:** Councilwoman Engelhardt discussed that the review of the Liberty Village Redevelopment Plan would later in January or early February.

4. **HPC Comments:** Mr. Schoeb stated that the HPC meeting was tomorrow December 13, 2023.

5. **Approval of minutes for the November 28, 2023 regular meeting.**

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

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

6. **Resolution 2023-18: Douglas Stryker - Application #2023-02 - Block 35 Lot 60 - 13 Brown Street**

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

Ayes: Karrow, Doshna, Engelhardt, Levitt, Campion, Weitzman, Hill, Schoeb

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

7. **Public Hearing: Bless Wellness, LLC – Block 44, Lot 7 – 313 US Route 22**

Resolution to be prepared for the next meeting.

8. **Public Hearing: Chick-fil-A, Inc. – Block 44, Lot 7 & 9**

Continued from December 12, 2023

Mr. Doshna announced that this matter would be continued to the December 19, 2023 meeting at 7:00 pm at the request of the applicant and that no further notice would be provided.

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9. **Public Hearing: Wertsville Road Properties, LLC** – Application #2022-05; Block 45, Lots 11, 12 & 15
Continued from October 3, October 24, November 28 & December 12, 2023

Mr. Doshna announced that this matter would be continued to the January 9, 2024 reorganization meeting since that was the only scheduled meeting in 2024. The public hearing would further be carried to the next regular meeting in January 2024 which would most likely be the fourth Tuesday on January 23, 2024 and that no further notice would be provided.

10. Chair Items:

- Mayor Karrow asked for confirmation that the Chick-fil-A public hearing would actually take place on December 19, 2023 as they were accommodated to be on the agenda tonight only to request to be carried to another meeting and felt the Board was being taken advantage.
- Mayor Karrow asked for volunteers for the newly created public arts committee which would only meet when there was an application and a Planning Board members was required to be on the committee. Ms. Weitzman expressed interest and would discuss with the Mayor further.
- Mr. Doshna discussed the 2024 meeting dates where the additional meeting in January was no longer needed for the Liberty Village Redevelopment Plan review.
- Next meeting: January 9, 2024 reorganization meeting.
- Councilwoman Engelhardt did not know if she would on the Planning Board as the Class III member next year and thanked the Board for the many years she served and enjoyed working with everyone and encouraged everyone to volunteer in some way.

11. Bills:

Motion to audit the bill was made by: Cook, seconded by: Karrow

Ayes: Karrow, Doshna, Engelhardt, Levitt, Cook, Campion, Giffen, Weitzman, Hill.

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

12. **Professional Reports:** Ms. Kaczynski had an update on the Living Wall status receiving information from the applicant and would discuss further in executive session.

13. Executive Session: Resolution 2023-19

Ms. Doshna asked for a motion to go into executive session noting that no action would be taken and that the Board would not return to open session and would adjourn in executive session.

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Motion to enter into executive session to discuss pending litigation and professional contracts was made by: Karrow, seconded by: Hill.

Ayes: Karrow, Doshna, Engelhardt, Levitt, Cook, Campion, Giffen, Weitzman, Hill.

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

14. Adjournment in executive session:

At 8:51 pm. Motion to adjourn was made by: Karrow, seconded by: Cook. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary