

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, APRIL 30, 2024 – 7:00 PM  
AGENDA

**Call to order and Flag Salute**

**Roll Call:** Mayor Karrow, Councilwoman Fusaro, Mr. Campion, Ms. Giffen, Mr. Hill, Mr. Doshna, Mr. Cook, Ms. Weitzman, Mr. Cimino, Ms. Swingle, Ms. DiMario, Mr. Eckel, 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. Professional Reports:** Attorney, Engineer, Planner, Traffic Engineer

**6. Approval of minutes from the April 9, 2024, regular meeting**

**7. Resolution: 2024-08: Appointment of Conflict Attorney**

**8. Resolution 2024-09: Hunterdon Tea House, LLC** – Application #2024-01- Block 37, Lot 10  
171 Main Street

Approval of Appeal of Denial of Zoning Permit & Preliminary and Final Site Plan with 'c' Variance  
Eligible to vote: Karrow, Fusaro, Campion, Giffen, Hill, Doshna, Cook, Weitzman, Cimino

**9. Resolution: Chick fil A, Inc.** – Application #2023-07 - Block 44 Lot 7

Preliminary and Final Site Plan with Variance relief.

Eligible to vote: Karrow, Fusaro, Campion, Giffen, Hill, Doshna, Cook, Weitzman, Cimino

**10. Resolution: Central Station, LLC** – Application #2023-05; Block 34, Lot 7 - 37 Mine Street

Approval of Preliminary and Final Site Plan Application with use variance.

Eligible to vote: Giffen, Hill, Doshna, Cook, Weitzman

**11. Application/Hearing: Your Smile, LLC** – Application 2024-03, Block 42, Lot 17 – 153 Broad Street

Application for Non-Conforming Use Certificate

**12. Application: Siebert, Douglas** – Application 2024-02, Block 41, Lot 19 – 189 Main Street

Application for Non-Conforming Use Certificate

**13. Discussion: Planning Board Checklist**

**14. Chair Items**

- Next meeting – May 14, 2024 regular meeting: Public Hearing: Wertsville Road Properties, LLC; Certificate of Non-Conforming Use: Arcuense Iron Works, LLC
- Resolution Compliance

**15. Bills**

**16. Executive Session: (if needed)**

**17. Adjourn**