

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, MAY 14, 2024 – 7:00 PM  
AMENDED 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, Attorney Gallina, 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 30, 2024, regular meeting**

**7. Public Hearing: Wertsville Road Properties, LLC-** App. #2019-05 - Block 45, Lots 11, 12 & 15  
Continued from January 23 and March 26, 2024

**This matter will be carried to the June 25, 2024 meeting at the request of the applicant.**

**8. 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

**9. 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

**10. Resolution: Your Smile, LLC** – Application 2024-03, Block 42, Lot 17 – 153 Broad Street  
Application for Non-Conforming Use Certificate

**11. Escrow Refund: 66 Catamount, LLC** – Block 38, Lot 14 – 103 Broad Street  
Informal discussion withdrawn by applicant.

**12. Discussion: Planning Board Checklist**

**13. Completeness: Arcuense Iron Works, LLC** - Application: 2024-04, Block 28, Lot 8 – 47 Maple Avenue  
Certificate of Pre-existing Non-Conforming Use/Conditional Use

**14. Chair Items**

- Next meeting – June 11, 2024 regular meeting: Planning Board Checklist; Public Hearing: Arcuense Iron Works, LLC

**15. Bills**

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

**17. Adjourn**