

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, NOVEMBER 19, 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, 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 October 30, 2024, special meeting

7. Resolution: 110 Main Street, LLC – App. #2024-07; Block 23, Lot 1 – 110 Main Street

Denial of Appeal of Zoning Officer Decision

8. Compliance: Chick-fil-A, Inc. - Block 48, Lot 7 – 287 U.S. Highway Route 202Route 31 South

Request approval for reduction in canopy size as a 'field change'.

9. Public Hearing: National Pools and Spas – App. #2024-06; Block 49, Lot 1.01 – 76 Reaville Avenue

Continued from October 8, 2024

Sign Variance Application

10. Update: Amend Zoning Ordinance for the DB and DB2 Districts

11. Public Hearing/Resolution 2024-16: Master Plan - Historic District Element – Carried from August 27 & September 10 & 24 and October 22, 2024

12. Ordinance 24-23 Consistency Review: Amend Historic District Map Zone Boundary (Introduced 10/15/24; 2nd reading 11/25/24)

13. Chair Items

- Next meeting – November 26, 2024 regular meeting: Public hearing: HC Democratic Committee; Public hearing: HBC Liberty Village, LLC

14. Bills

15. Executive Session: (if needed)

16. Adjourn