

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 10, 2024 – 7:00 PM  
AGENDA

**Call to order and Flag Salute**

**Roll Call:** Mayor Karrow, Councilwoman Fusaro, Mr. Champion, 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 November 26, 2024, regular 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. Resolution: National Pools and Spas** – App. #2024-06; Block 49, Lot 1.01 – 76 Reaville Avenue

Approval of Sign Variance

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

Approval to classify reduction in canopy size as a 'field change'.

**10. Compliance: BSD Flemington Apartments, LLC** – App.# 2023-01 - Block 39, Lot 3 – 70 Church Street  
and Block 39, Lot 4 – 116 Broad Street

Field change request

**11. Completeness & Public Hearing: Hunterdon Tea House, LLC** – App.#2024-01 - Block 37, Lot 10 - 171  
Main Street

Amended Site Plan Application

**12. Public Hearing: HBC Liberty Village Urban Renewal LLC** – #2024-09 – Liberty Village Outlet Mall

Block 35, Lots 22, 23, 24, 25, 31, 53, 54, 69, 60 & 71

Carried from November 26, 2024

Preliminary & Final Major Site Plan and Subdivision

**13. Chair Items**

- Next meeting – December 17, 2024 regular meeting: Public Hearing: Hunterdon County Democratic Committee; Resolutions

**14. Bills**

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

**16. Adjourn**