

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 17, 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 December 10, 2024, regular meeting**

**7. Resolution 2024-21: 110 Main Street, LLC** – App. #2024-07; Block 23, Lot 1 – 110 Main Street

Denial of Appeal of Zoning Officer Decision

**8. Resolution 2024-22: Hunterdon Tea House, LLC** – App.#2024-01 - Block 37, Lot 10 - 171 Main Street  
Approved Amended Site Plan

**9. Resolution 2024-23: BSD Flemington Apartments, LLC** – App.# 2023-01 - Block 39, Lot 3 & 4  
Approval of field change

**10. Completeness: Arcuense Iron Works, LLC** – App.#2024-24 Block 28, Lot 8 – 47 Maple Ave  
Certificate for Pre-existing Non-Conforming Use/Conditional Use

**11. Discussion: Wertsville Road Properties, LLC** – App.#2019-05 Block Lot – Parker Avenue  
Request for Extension

**12. Public Hearing: Hunterdon Co. Democratic Committee** – App.#2024-08 – B 21, L 23 - 111 Main St  
Continued from October 22 and November 26, 2024  
Appealing Decision of the Administrative Officer

**13. Public Hearing: HBC Liberty Village Urban Renewal LLC** – #2024-09 – Liberty Village Outlets  
Block 35, Lots 22, 23, 24, 25, 31, 53, 54, 69, 60 & 71 - Carried from November 26 & December 10, 2024

Preliminary & Final Major Site Plan and Subdivision

**14. Chair Items**

- Next meeting – January 14, 2025 reorganization meeting:
- 2025 Meeting Dates

**15. Bills**

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

**17. Adjourn**