

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, OCTOBER 6, 2020 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Mr. Cook.

**Roll Call:**

**Present:** Mayor Driver, Mr. Long, Mrs. Engelhardt, Mr. Champion, Mr. Cook, Mr. Budney, Mr. Hain, Mr. Doshna, Ms. Giffen, Mr. Hill, Mr. Norton, Attorney Kaczynski, Planner McManus.

**Excused:** Engineer Clerico, Traffic Engineer Troutman.

1. **Public Comments:** None. Ms. Parks discussed that no public comments regarding any agenda items had been submitted as of 3:00 pm to either the planning board email or the Borough's publiccomments email.

2. **Mayor Comments:**

Mayor Driver discussed that the Amended Redevelopment Plan was approved by Council but would need a another meeting to adopt and that the Council approved the revised redeveloper agreement and discussed that the sale of the bank building and lease was set for Tuesday October 13, 2020.

3. **Council Comments:**

Mr. Long not much to report, sharing communication with residents regarding the by-laws and citizen engagement rules.

4. **HPC Comments:** None

5. **Approval of minutes for the September 22, 2020 regular meeting.**

Motion to approve the minutes was made by: Hain, seconded by: Champion.

Mrs. Engelhardt had a minor revision to the minutes.

Ayes: Driver, Long, Champion, Engelhardt, Cook, Budney, Hain, Doshna, Giffen

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

6. **Discussion: Planning Board Consistency Review and Recommendations Regarding Ordinance 2020-16 - An Ordinance to Amend and Supplement the "2017 Union Hotel Redevelopment Plan" as Adopted by Ordinance 2017-206 of the Borough of Flemington**

Ms. Kaczynski noted that the same four (4) Board members would be recused from the resolution that were recused from the review of the ordinance and asked if any other Board member had a conflict with the matter and instructed the recused members, Mayor Driver, Mr. Cook, Mr. Hain and Ms. Giffen to not have any discussion on this matter noting that they did not have to leave the meeting.

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7:11 pm Mrs. Engelhardt chaired the meeting.

Ms. McManus discussed that the changes to the Redevelopment Plan including the location of service parking areas which include the location across from Flemington Furs on Spring Street and the pick up and drop off area on Bloomfield Avenue where the change addressed the one additional service parking area included in the Plan regarding the existing parking access for the police station off of Chorister Place where the bulk standards had been revised and written to include this third exception to the bulk standards. Ms. McManus stated that the Board's recommendation to include a visual landmark on Block 24 had also been included in the Plan. Ms. Kaczynski clarified the procedure for the Board to make a determination on consistency with the one change regarding the parking exception where the overall project has not been changed in any way except to identify the existing condition and exception of the parking access at the police station.

Mr. Doshna asked what parking bulk standards would prevail if the police station was moved off the project and the redeveloper changed the plan for this area. Ms. McManus explained if the police building was removed and/or reconfigured to something else the service parking would not be available and the exception would not be continued. Mr. Hill asked if a second story was added and the parking requirement was exceeded if the parking standard must be met. Ms. McManus discussed that the redeveloper would need to go through site plan approval to make sure project can meet the parking demand. Ms. Kaczynski added that any change would need site plan approval and the exception would go away. The Board discussed.

Motion to approve Council to adopt the ordinance as presented and to find the revised ordinance substantively consistent with the Master Plan was made by: Doshna, seconded by: Budney.

Ayes: Long, Campion, Engelhardt, Budney, Doshna, Hill, Norton

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

**7. Extension: Flemington Center Urban Renewal, LLC – One (1) Year Extension**

Preliminary/Final Major Site Plan Approval for Block 22, Lots 4, 5, 6, 7, 8, 9, 10, 12, 13 and 14; Block 24, Lots 1, 2, 3 and 5.

Mayor Driver, Mr. Cook, Mr. Hain and Ms. Giffen remained recused for this item.

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Attorney for the applicant, Anthony Koester, appeared and discussed his September 29, 2020 letter requesting a one (1) year extension of preliminary and final site plan approvals granted in November 27, 2018 resolution provided by statute. Ms. Kaczynski discussed that notice was not required for an extension of approval provided by statute by the MLUL.

Mr. Koester discussed that the project had been subject to litigation which was still pending in the courts which the developer was working through since the approvals were granted and this was extension would preserve those approvals where the litigation took away time at no fault of the developer.

Motion to grant the one (1) year extension was made by: Hill, seconded by: Campion.

Ayes: Long, Campion, Engelhardt, Budney, Hill, Norton

Nays: (None)

Abstain: Doshna

Motion passed: 6-0-1

7:34 pm Mayor Driver, Mr. Cook, Mr. Hain and Ms. Giffen returned to the meeting.

**8. Historic District Map:** Revisions per Historic Preservation Commission

Mr. Cook stated that the public hearing for the Amendment to the Master Plan would be scheduled and noticed for the October 27, 2020 regular meeting.

**9. Discussion:** Borough website recommendations regarding Planning Board

Mr. Budney discussed that he received to comments regarding the memorandum of recommendations for the new website noting that all contact names should be included on the website and include a bubble diagram for applicants and residents based on the citizen input and by-laws. The Board discussed noting that the information may change as necessary.

Motion to approve recommendations was made by: Hill, seconded by: Driver. All were in favor.

**10. Chair Items:**

Mr. Cook thanked the Board for their participation through virtual meetings.

Mrs. Engelhardt spent time reviewing the RFP's for the Opportunity Zone grant where the contract was awarded to Stantec which would work on the charrettes and gather information for the Master Plan which will benefit the Board.

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- Next meeting – October 27, 2020

Items for the next agenda: Public hearing to amend the Master Plan for the Historic District Map, resolutions for the ordinance recommendations and extension. Mr. Hill had a conflict for the October 27 meeting, the Board approved this recusal to keep inline with the by-laws to keep track of recusals.

Mr. Cook asked if some hybrid of virtual meeting would continue after COVID, Ms. Kaczynski to review DCA guidelines, the Board discussed the benefits to the public to remain somehow virtually and the expenses to the Borough. Mr. Doshna suggesting moving forward with electronic submissions for applications, the Board discussed, noting that the number of copies was set by ordinance, Engelhardt suggested looking into how the number of required copies could be reduced.

**11. Bills:**

Motion to audit the bills: Engelhardt; second: Hain

Ayes: Driver, Long, Engelhardt, Campion, Cook, Budney, Hain, Giffen

Nays: (None)

Abstain: Doshna

Motion passed: 8-0-1

**12. Professional Reports:** None

**13. Executive Session:** None

**14. Adjournment:**

Motion to adjourn the meeting at 8:11 p.m. was made by: Driver, seconded by: Engelhardt. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary