

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD IN PERSON AND VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, MAY 10, 2022 – 7:00 PM

MINUTES

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

**Present:** Mr. Campion remotely, Mr. Doshna, Mr. Cook remotely, Mr. Budney, Ms. Giffen, Ms. Weitzman remotely, Mr. Hill remotely, Attorney Kaczynski

**Excused:** Mayor Driver, Mr. Parker, Mrs. Engelhardt, Mr. Levitt, Engineer Clerico, Planner McManus, Traffic Engineer Troutman

1. **Public Comments:** None
2. **Mayor Comments:** None
3. **Council Comments:** None.
4. **HPC Comments:** None.
5. **Approval of minutes for the April 12, 2022 regular meeting.**

Motion to approve the minutes was made by: Budney, seconded by: Giffen

Ayes: Doshna, Cook, Budney, Campion, Cook

Nays: (None)

Abstain: Weitzman, Hill

Motion passed: 5-0-2

**6. Developer Escrow Return – 70 Church Spice Factory, LLC – Block 39 Lot 3**

The Board discussed the return of the site plan escrow to the prior owner as the property had been sold. There were no outstanding invoices from the Board professionals. The new owner had provided a new escrow check to have the Board professionals continue compliance with the site plan resolution. The prior owner had also requested the return of performance bonds, however, the Board did not have jurisdiction to approve the return of bonds which would be reviewed by the Borough engineer and would be a matter for Mayor and Council.

The Board discussed the most recent approval for the Spice Factory noting that any amended site plan would need to be submitted to the Board with the appropriate application and escrow fees. Ms. Kaczynski noted that the resolution of site plan approval remained with the property.

Motion to direct Ms. Parks to notify the Clerk if the Planning Board approval the return the escrow was made by: Giffen, seconded by, Hill.

Ayes: Doshna, Cook, Budney, Giffen, Campion, Weitzman, Hill

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

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**7. Chair Items:**

Next meetings: May 24, 2022 – Continuation of the public hearing for the Captiva Main Street, LLC application. Revised plans were submitted today along with electronic files which were posted on the Borough website.

Mr. Doshna discussed that an application for Family Promise of Hunterdon County at the the Church at the corner of New York Avenue and Board Street would be submitted soon as the attorney for the applicant had contacted Ms. Parks. Mr. Doshna discussed that he would need to be recused from the application due to a conflict as well as Mrs. Engelhardt as her property was adjacent to the site adding that if the application was a use variance the Mayor and Mr. Parker would also not be eligible to vote or participate. Out of concern for a quorum for this application Mr. Doshna requested that the Board members check to see if they were eligible to participate and check their schedules regarding attending upcoming meetings.

Ms. McManus had sent an update on the Master Plan which was underway with additional subcommittee meetings to be scheduled and would come to the Board soon.

Applications anticipated to be submitted soon: 144 Main Street & 37 Mine Street.

**8. Bills:**

Motion to audit the bills was made by: Cook, seconded by Budney.

Ayes: Doshna, Cook, Budney, Giffen, Campion, Weitzman, Hill

Nayes: (None)

Abstain: (None)

Motion passed: 7-0-0

**9. Professional Reports: None**

**10. Executive Session:** None needed.

**11. Adjournment:**

7:22 pm. Motion to adjourn was made by: Hill, seconded by: Budney. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary