

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
RELOCATED TO THE STANGL FACTORY, 4 STANGL ROAD, FLEMINGTON, NJ 08822  
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, AUGUST 9, 2022 – 7:00 PM

MINUTES

Mr. Doshna announced that the public hearing for the Family Promise of Hunterdon County would not be heard tonight and would be continued to the August 23, 2022 meeting located at Borough Hall where another announcement would be made to continue this matter to the September 13, 2022 at a location to be determined which would be announced at the August 23, 2022

The meeting was called to order at 7:02 PM by Mr. Doshna.

**Present:** Mayor Driver, Mr. Parker, Mr. Doshna, Mrs. Engelhardt, Mr. Cook, Mr. Budney, Mr. Campion remotely, Ms. Weitzman, Mr. Hill @ 7:19 pm, Mr. Levitt, Attorney Kaczynski, Engineer Clerico, Planner McManus, Traffic Engineer Troutman

**Excused:** Ms. Giffen

1. **Public Comments:** None
2. **Mayor Comments:** Mayor Driver discussed that she expected a presentation for the redevelopment of the Nilkanth property at the next Council meeting August 22, 2022 by Cardinal Capital Management and that there may be a resolution to designate them as the redevelopers. Mayor Driver discussed that Habitat for Humanity had grant money to fix up homes for low income home owners, the information would be on the website.
3. **Council Comments:** Mr. Parker discussed that the Council approved the bond for the new police station.
4. **HPC Comments:** None.
5. **Approval of minutes for the July 26, 2022 regular meeting.**

Motion to approve the minutes was made by: Driver, seconded by: Engelhardt

Ayes: Driver, Engelhardt, Budney, Weitzman, Levitt

Nays: (None)

Abstain: Parker, Campion, Doshna, Cook

Motion passed: 5-0-4

**6. Resolution PB- 2022-07:** Captiva Main Street, LLC – Block 5 Lots 1 & 2

Ms. Kaczynski discussed minor revisions to the resolution that was circulated and reviewed by the applicant and the Board professionals.

Motion to adopt the resolution was made by: Driver, seconded by: Budney

Ayes: Driver, Doshna, Engelhardt, Budney, Campion, Weitzman, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

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**7. Completeness: Flemington Center Urban Renewal, LLC – Union Hotel Redevelopment**

Attorney, John Lanza, appeared for the applicant and discussed the application for amended site plan and Mr. Clerico's completeness report dated August 5, 2022 which included a list of waivers granted in the prior application.

Mr. Clerico noted that these waivers would need to be granted for this amended application including:

“Requested Permanent Waivers based upon Documentation that is of Record and filed with the original application including: Item #22-Site Photographs; Item #48 – Drainage Calculations; Item #49 Percolation Test; Item #52- EIS Item #68 - Traffic Impact Statement.

Requested Partial Waivers – based upon the fact that these items were waived as part of the original application including: Item #42- Right of Way documentation extending 200 ft beyond the PQ; Item #44 – Topographic documentation extending 200 ft. beyond the PQ

Requested Temporary Waiver –including: Item #65 – providing mounted renderings stating that Exhibits will be provided as part of their public presentation and testimony”

Mr. Clerico discussed that the porch was the only thing being changed but upon review of the plans noted that there were some internal changes in the hotel which would need to be identified.

The applicant's engineer, Keith Cahill, discussed that there were no outside changes to the plans and that the architect would provide testimony at the public hearing on any changes made to the interior.

Ms. Kaczynski asked if any Board member had a conflict with the application noting that all prior litigation had been concluded. Mr. Cook recused himself.

Motion to grant the waivers as discussed and deem the application complete was made by: Budney, seconded by: Engelhardt

Ayes: Driver, Doshna, Engelhardt, Budney, Campion, Weitzman, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

**8. Public Hearing: Family Promise of Hunterdon County, Inc. – Block 19, Lots 7 & 8 (8 New York Ave)**  
Continued from June 14, 2022

Mr. Doshna announced that this hearing would not be heard tonight and that the matter would be continued to the August 23, 2022 meeting located at Borough Hall, 38 Park Ave where it would be subsequently adjourned to September 13, 2022 at 7:00 pm at an alternate location to be announced and posted on website. No further notice of the public hearing would be provided

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Ms. Parks confirmed that that applicant had provided an extension of time to September 30, 2022.

7:19 pm – Mr. Hill entered the meeting.

**9. Chair Items:**

Next meetings: August 23, 2022: Announcement to continue the public hearing for Family Promise of Hunterdon County, Inc. to September 13, 2022 with the location to be announced. 161 Dolce, LLC application to possibly be on the agenda for completeness. Ms. Kaczynski would not be attending the August 23, 2022 meeting but would have provide coverage the meeting.

Mrs. Engelhardt urged the Board members to view the recording of a webinar on electric vehicle ordinances.

**10. Bills: None.**

**11. Professional Reports: None.**

**12. Executive Session: None needed.**

**13. Adjournment:**

7:23 pm. Motion to adjourn was made by: Driver, seconded by: Budney. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary