

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, AUGUST 23, 2022 – 7:00 PM

MINUTES

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

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

**Excused:** Mr. Parker, Mr. Levitt, Engineer Clerico, Planner McManus, Traffic Engineer Troutman

1. **Public Comments:** None

2. **Mayor Comments:**

Mayor Driver discussed that Council redesignated the redeveloper for the Nilkanth site to Cardinal Management which presented a revised concept plan last night with changes to the level of the flood plain which was recently raised by approximately 2 feet.

3. **Council Comments:** None.

4. **HPC Comments:** 2 HPC resolutions were distributed to the Board. Ms. Tilly had some questions regarding the Board's recommendations to the HPC Ordinance that Ms. Kaczynski and the Borough Attorney would review and clarify with Ms. Tilly.

5. **Approval of minutes for the August 9, 2022 regular meeting.**

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

Ayes: Driver, Doshna, Engelhardt, Cook, Campion, Budney, Weitzman, Hill

Nays: (None)

Abstain: Giffen

Motion passed: 8-0-1

6. **Completeness: 161 Dolce, LLC** – Block 14 Lot 37 – 1661 Main Street

Mr. Doshna read a letter from the applicant's attorney, Robin Wright, dated August 23, 2022 into the record noting that the letter requested that the matter be rescheduled for completeness as a major site plan on the September 13, 2022 agenda with additional information to be submitted. Ms. Kaczynski discussed that a new application would not be required to be submitted to change the classification from a minor to major site plan.

Motion to deem the application incomplete was made by: Driver, seconded by: Giffen.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

7. **Public Hearing: Family Promise of Hunterdon County, Inc.** – Block 19, Lots 7 & 8 (8 New York Ave)  
Continued from June 14, July 12, July 26 and August 9, 2022

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Mr. Doshna announced that the matter was continued to the September 13, 2022 meeting which would be held at the Stangl Factory located at 4 Stangl Road, Flemington, NJ 08822 at 7:00 pm and that no further notice of hearing would be provided.

**8. Chair Items:**

Next meetings: September 13, 2022 – located at Stangl Factory, 4 Stangl Road, Flemington, NJ 08822 at 7:00 pm. Items to include: Completeness determination for the 161 Dolce, LLC application and continuation of the public hearing for Family Promise of Hunterdon County. The Courthouse Square application would notice for public hearing for the September 20, 2022 meeting.

Ms. Doshna discussed deviations from the regular second the fourth Tuesday schedule for upcoming meetings due to the holidays of Rosh Hashanah where the second meeting in September had been moved to September 20, 2022 and Columbus Day where the first meeting in October had been moved to the Wednesday, October 12, 2022. Mr. Doshna noted that he would not be able to attend the October 12 meeting. Ms. Parks had a conflict on the September 20, 2022 meeting and would advise if not able to attend.

**9. Bills:**

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

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

**10. Professional Reports:** None.

**11. Executive Session:** None needed.

**12. Adjournment:**

At 7:11 pm. Motion to adjourn was made by: Driver, seconded by: Cook. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary