

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
WEDNESDAY, OCTOBER 12, 2022 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Mrs. Engelhardt.

**Present:** Mayor Driver, Mrs. Engelhardt, Mr. Cook, Mr. Campion remotely, Mr. Budney, Ms. Giffen, Mr. Hill remotely, Mr. Levitt, Attorney Kaczynski, Engineer Clerico, Planner McManus

**Excused:** Mr. Parker, Mr. Doshna, Ms. Weitzman, Traffic Engineer Troutman

1. **Public Comments:** None
2. **Mayor Comments:** Mayor Driver discussed that Council had passed at first reading an ordinance to change Corcoran Street to a one-way road to allow sidewalks to be installed with further discussion on the direction and noting that the road needs to be fixed. Council also had a first reading of ordinances to provide crosswalks on Stangl Road and to extend the DB District north on Main Street.
3. **Council Comments:** None.
4. **HPC Comments:** 3 HPC resolutions had been distributed.

5. **Approval of minutes for the September 13, 2022 regular meeting.**

Ms. Parks discussed minor revisions to the minutes.

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

Ayes: Cook, Hill, Campion, Budney, Giffen, Levitt

Nays: (None)

Abstain: Driver, Engelhardt

Motion passed: 6-0-2

6. **Approval of minutes for the September 20, 2022 regular meeting.**

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

Ayes: Cook, Engelhardt, Hill, Campion, Budney, Giffen, Levitt

Nays: (None)

Abstain: Driver

Motion passed: 7-0-1

7. **Resolution 2022-09: Flemington Center Urban Renewal, LLC – Union Hotel Redevelopment**

Ms. Kaczynski would have the resolution prepared for the next meeting.

8. **Completeness: 161 Dolce, LLC – Block 14 Lot 37 - 161 Main Street**

Attorney Robyn Wright appeared for the applicant along with the applicants engineer, Chris Nusser to review the completeness of the application.

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Mr. Clerico discussed the updated completeness report he prepared dated September 30, 2022 noting that additional information had been submitted since issuing the report including checklist items 27, 28 & 42 regarding existing and proposed deed restrictions and easements listed on page 3 as well as checklist item 1 regarding Form A which was also subsequently submitted and adding that items 28 & 42 were updated on the existing conditions plan; item 33 regarding application escrow fees had been provided, item 35 land uses was now completed and listed on the revised plan. Mr. Clerico discussed that the applicant had noted that the environmental issues were not applicable but recommended that permanent waivers could be granted for those items and recommended a partial waiver for topography 200 feet beyond the property where the topography had been shown on the plans. Mr. Clerico noted that Mr. Troutman's October 5, 2022 report recommended a temporary waiver could be granted for the traffic study item.

In summary Mr. Clerico recommended the following to the Board:

Grant Waivers for checklist items: 37, 38, 39, 40, 41, 46, 47, 48, 49, 61 and 69; Grant Temporary Waivers for checklist items: 20, 30, 32, 50, 51, 52, 54, 58, 59, 60, 62, 63, 65, and 68; Grant Partial Waiver for item 44; and that the Board could deem the application complete as additional checklist items had been submitted after his completeness memo had been distributed.

Motion to grant the waivers as recommended and discussed and deem the application complete was made by: Cook, seconded by: Driver

Ayes: Driver, Cook, Campion, Engelhardt, Budney, Giffen, Hill, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

Public hearing was scheduled for November 15, 2022

**9. Completeness: Tidbits NJ, LLC – Block 38 Lot 1.01 – 144 Main Street**

Attorney Aaron Colton appeared for the applicant and discussed the application, the applicant's architect Gary Connor appeared remotely.

Mr. Clerico discussed his completeness memo dated October 7, 2022, where the first part related to completeness issues which outlined the prior discussions at the June 28, 2022 meeting where the Board granted some waivers. Mr. Clerico discussed the items that were now complete with additional documents submitted and summarized that either all of the incomplete items were now complete and

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all other items had been previously granted by the Board on June 28, 2022 and recommended that the application could be deemed complete.

Motion to deem the application complete was made by: Cook, seconded by: Driver

Ayes: Driver, Engelhardt, Campion, Cook, Budney, Giffen, Hill, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

**10. Public Hearing: Tidbits NJ, LLC – Block 38 Lot 1.01 – 144 Main Street**

Ms. Kaczynski discussed that there were some deficiencies in the notice of hearing that the applicant would correct and found that the Board did not have jurisdiction to proceed tonight with the public hearing.

Ms. Kaczynski announced that the public hearing on this matter would be carried to the October 25, 2022 meeting at 7 pm to be held at the Stangl Factory, 4 Stangl Road and 12 Mine Street and that further notice with the exceptions to correct the deficiencies in the notice as discussed would be provided.

**11. Chair Items:**

- Next meeting October 25, 2022: to be held at the Stangl Factory, 4 Stangl Road and Mine Street. Agenda items to include the continuation of the public hearing for the Family Promise application; public hearing for the Tidbits NJ, LLC application; resolution for Flemington Center Urban Renewal, LLC.
- The Master Plan: Ms. McManus summarized the timeline for the Elements of the Master Plan including the Land Use Element, Goals & Objectives and Economic Development Element. Ms. McManus discussed that given the quick turnaround of the Master Plan, this summary was intended to help Board members anticipate the next steps and key dates. Ms. McManus encouraged the Board to review the draft documents and reach out to her with any recommendations, comments, concerns etc.

The public participation for the Master Plan would consist of a survey, as well as public meetings. The survey will supplement the significant community input gathered in the last few years with the process & meeting schedule as follows:

- Survey finalization – October 14, 2022
- Community Input Session – November 22, 2022 Planning Board meeting to Present themes from the survey results and previous outreach efforts and ask for public input.

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- Ask for Board Input – December 6, 2022 Planning Board meeting
- Public Hearing on Draft Master Plan – December 13, 2022 Planning Board meeting.

Mrs. Engelhardt emphasized the encouragement to the Board to review the draft documents and reach out to her with any recommendations, comments, concerns etc. noting the importance of the Master Plan.

- Chair Items: Mrs. Engelhardt noted that there was a meeting this Friday on tourism and how it related to the long term goals of the Borough and asked if someone would be attending. Mayor Driver would be speaking and noted that tickets were required to attend. Mr. Cook would be attending.

**12. Bills:**

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

Ayes: Driver, Campion, Engelhardt, Cook, Budney, Giffen, Hill, Levitt

Nays: (None)

Abstain: (None)

Motion passed: 8-0-0

**13. Professional Reports:** None.

**14. Executive Session:** None needed.

**15. Adjournment:**

At 7:48 pm. Motion to adjourn was made by: Giffen, seconded by: Budney. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary