

PLANNING BOARD/ZONING BOARD OF ADJUSTMENT  
TO BE HELD IN PERSON AT BOROUGH HALL, 38 PARK AVENUE, FLEMINGTON NJ 08822  
ALSO OFFERED VIRTUALLY USING 'ZOOM WEBINAR'  
TUESDAY, OCTOBER 3, 2023 – 7:00 PM  
AGENDA

**Call to order and Flag Salute**

**Roll Call:** Mayor Karrow, Councilwoman Engelhardt, Mr. Campion, Mr. Doshna, Mr. Levitt, Mr. Cook, Ms. Giffen, Ms. Weitzman, Mr. Hill, Mr. Cimino, Mr. Eckel, Mr. Schoeb, Attorney Kaczynski, Engineer Clerico, Planner McManus, Traffic Engineer Troutman, Planner Cline

- 1. Public comments (7:00 – 7:15 PM)**
- 2. Mayor Comments**
- 3. Council Comments**
- 4. HPC Comments**
- 5. Approval of minutes from the September 19, 2023, regular meeting**
- 6. Resolution 2023-15: BSD Flemington Apartments, LLC** – Block 39 Lots 3 & 4, 70 Church Street  
Approval of Preliminary & Final Site Plan, Use Variance and Bulk Variances  
Eligible to vote: Cook, Levitt, Doshna, Weitzman, Hill, Cimino
- 7. Resolution: Flemington Realty Partners, LLC** - Application #2023-04: B-39 L-6 – 78 Church Street  
Approval of Minor Site Plan  
Eligible to vote: Karrow, Engelhardt, Campion, Doshna, Levitt, Weitzman, Hill, Schoeb
- 8. Resolution: Douglas Stryker** - Application #2023-02: Block 35 Lot 60 - 13 Brown Street  
Approval of Bulk Variance Application  
Eligible to vote: Karrow, Engelhardt, Campion, Doshna, Levitt, Weitzman, Hill, Schoeb
- 9. Public Hearing: Central Station, LLC** – Application #2023-05; Block 34, Lot 7 - 37 Mine Street  
  
Major Preliminary and Final Site Plan Application with use and bulk variances and waivers.
- 10. Chair items**
  - Next meeting – October 24, 2023: Completeness: Bless Wellness; Public hearing: Wertsville Road Properties, LLC
  - Next meeting: November 14, 2023:
- 11. Bills**
- 12. Professional Reports:** Attorney, Engineer, Planner, Traffic Engineer
- 13. Executive Session:** (If Needed)
- 14. Adjourn**