

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, MARCH 28, 2023 – 7:00 PM

MINUTES

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

Present: Mayor Karrow, Mrs. Engelhardt, Mr. Doshna, Mr. Levitt, Mr. Campion-remote, Ms. Giffen, Ms. Weitzman-remote, Mr. Hill, Mr. Cimino, Mr. Eckel, Mr. Weintraub, Mr. Schoeb-remote, Attorney Kaczynski, Planner Harris, Engineer Clerico, Traffic Engineer Troutman

Excused: Mr. Cook, Ms. McManus

1. Public Comments: Lois Stewart, Flemington, asked the status of the Master Plan and would like to see a copy of the changes made, specifically if the amended Master Plan made it easier to demolish buildings. Mr. Doshna discussed that elements of the Master Plan were adopted in December 2022 and that demolition is under the construction department noting that the only additions to the HPC were to update documents adding any HPC questions should be directed to the HPC Council liaison. Ms. Stewart asked if the public questions and comments would be limited to 3 minutes for the public hearing scheduled tonight noting that she would be happier if the Chair did not impose a limit. Ms. Kaczynski discussed that the Board had adopted By-Laws and Rules on Citizen Input where a time limit is at the discretion of the Chairperson.

2. Mayor Comments: Mayor Karrow discussed that Council last night moved their meeting back to April 10 where the Board could move their meeting back to the regular schedule of April 11 if it wanted to do so. Mayor Karrow noted that the ordinance subcommittee went well today and focused on permitted uses in the TC zone district.

3. Council Comments: Mrs. Engelhardt discussed that she attended the productive ordinance subcommittee meeting with Mayor Karrow, Mr. Harris, Jim Kyle and Mr. Schoeb and suggested meeting again on April 11th instead of changing the April 18, 2023 Planning Board regular meeting date. Mrs. Engelhardt noted that a group made a presentation to Council last night for a therapeutic/cultivation of cannabis operation.

4. HPC Comments: Mr. Schoeb noted that 2 HPC approvals had been distributed to the Board and reminded the Board that the house tour was scheduled for June 3, 2023 11 am to 5 pm rain or shine and asked for volunteers.

5. Approval of minutes for the March 14, 2023 regular meeting.

Motion to approve the minutes was made by: Karrow, seconded by: Levitt.

Ayes: Karrow, Campion, Engelhardt, Doshna, Giffen, Levitt, Weitzman, Cimino

Nays: (None)

Abstain: Hill

Motion passed: 8-0-1

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6. Public Hearing: BSD Flemington Apartments, LLC – Block 39 Lots 3 & 4 – 70 Church Street

Attorney Kaczynski announced that the applicant would provide new notice due to an issue with the notice provided including publication in the newspaper and certified mailings.

The Board discussed the date to reschedule noting that the next regular meeting was April 18, 2023. Mr. Doshna recommended that the applicant be advised that they should notice for the April 25, 223 meeting.

7. Chair Items:

- Next meeting April 18, 2023: Subcommittee report: Planning Board By-Laws, Rules of Citizen Input and Subcommittee report: Ordinances.

8. Bills: None.

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

Ayes: Karrow, Doshna, Engelhardt, Levitt, Weitzman, Campion, Giffen, Hill, Cimino.

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

9. Professional Reports:

Ms. Kaczynski to prepare a updated draft of the By-Laws based on the prior discussion. Mr. Harris discussed the ordinance subcommittee meeting with a priority on the area south of Route 12 permitted uses in the TC district, a report to be prepared for the April 18, 2023 meeting.

10. Executive Session: None.

11. Adjournment:

At 7:19 pm. Motion to adjourn was made by: Karrow, seconded by: Levitt. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary