

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, APRIL 18, 2023 – 7:00 PM

MINUTES

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

Present: Mayor Karrow, Mrs. Engelhardt @ 7:05 pm, Mr. Doshna, Mr. Levitt, Mr. Campion-remote, Mr. Cook, Ms. Giffen, Ms. Weitzman-remote, Mr. Hill-remote @ 7:10 pm, Mr. Cimino, Mr. Eckel, Mr. Weintraub, Mr. Schoeb-remote, Attorney Kaczynski, Planner Harris.

Excused: Engineer Clerico, Planner McManus, Traffic Engineer Troutman

1. Public Comments: None.
2. Mayor Comments: None.

3. Council Comments: None

4. HPC Comments: Mr. Schoeb noted that their next meeting was tomorrow, April 19, 2023 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 28, 2023 regular meeting.

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

Ayes: Karrow, Campion, Cook, Doshna, Giffen, Levitt, Weitzman, Cimino, Eckel

Nays: (None)

Abstain: Cook

Motion passed: 8-0-1

7:05 pm Mrs. Engelhardt entered the meeting.

6. Subcommittee Report: By-Laws and Rules on Citizen Input

Ms. Kaczynski discussed the redlines by-laws which incorporated all the comments from the last meeting on the matter and asked if there were any clarifications or corrections needed. The Board discussed the requirement of the Master Plan Re-examination every 10 years. Ms. Kaczynski to prepare the final By-Laws for adoption and prepare a resolution for the next meeting on April

The subcommittee will schedule a meeting to review the Rules of Citizen Input via zoom and have something ready for the May 9, 2023 meeting.

7:10 pm Mr. Hill entered the meeting.

7. Subcommittee Report: Ordinance Review

Mr. Harris discussed that the subcommittee had prepared changes to the TC district uses, prepared land use maps and zoning maps and was almost ready for the Board discussion and then send to Council, the next items to review would be to look at the historic district and then move on to the PO district.

Mayor Karrow noted that the next subcommittee meeting was scheduled for April 27, 2023. Mr.

Doshna discussed the possible timing to: be on the Board's agenda May 8 for discussion; introduced by

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, APRIL 18, 2023 – 7:00 PM

MINUTES

Council May 22 meeting; come back to the Board for a consistency review May 23 and back to Council for possible adoption at the June 12, 2023 meeting.

8. Chair Items:

- Next meeting April 25, 2023: Adoption of By-Laws; Public hearing for the BSD Flemington Apartments, LLC (Spice Factory).
- Mr. Doshna would not be attending the May 23, 2023 meeting.
- Upcoming possible applications: Wertsville Properties; Central Station; Chick-fil-A and Liberty Village. Mayor Karrow noted that she had conversations with the Wertsville applicant and that Council was negotiating with Liberty Village to amend their Redevelopment Plan.

9. Bills:

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

Ayes: Karrow, Campion, Cook, Doshna, Engelhardt, Giffen, Levitt, Weitzman, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

10. Professional Reports: Ms. Kaczynski discussed Daniel's Law and the implementation by the Borough and how it related to the Rules for Citizen Input for the Board and Council. The Board discussed.

11. Executive Session: None.

12. Adjournment:

At 7:33 pm. Motion to adjourn was made by: Karrow, seconded by: Levitt. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary