

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, MAY 23, 2023 – 7:00 PM

MINUTES

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

**Present:** Mayor Karrow, Mrs. Engelhardt, Mr. Levitt, Mr. Cook, Ms. Giffen, Ms. Weitzman-remote, Mr. Hill-remote, Mr. Eckel, Mr. Weintraub, Mr. Schoeb-remote, Attorney Kaczynski, Planner McManus-remote.

**Excused:** Mr. Doshna, Mr. Campion, Mr. Cimino, Engineer Clerico, Traffic Engineer Troutman

1. Public Comments: None.

2. Mayor Comments: Mayor Karrow discussed that the revision to Ordinance 2023-16 did not pass last night and was sent back to a subcommittee to revise to make it not an overlay and will be bringing it back to Council and the Board. Mayor Karrow was disappointed at behavior of the Chair and expected better and clarified her discussion with Ms. McManus to bring research and excitement in the Route 12 area and if the vision was to have fabulous big things you would need to remove the overlay zone.

7:07 pm Mr. Cook entered meeting.

3. **Council Comments:** Mrs. Engelhardt discussed that the ordinance did get voted down and wanted to make sure the ordinance subcommittee got a chance to incorporate the overlay adding that the Planning Board should talk about it as a whole. Mrs. Engelhardt looked forward to reviewing the zoning and felt strongly that the recommendation should come from planning board and was sorry that it was contentious. Ordinance subcommittee to set a new meeting date. The Borough was awarded the green sustainability element grant of \$2000.

Mayor Karrow updated that the Liberty Village Redevelopment area was moving forward; Cardinal Capital was reviewing a new design with Ms. McManus and the Captiva project had stopped.

4. **HPC Comments:** Mr. Schoeb discussed that there was one application approved that was distributed for a deck and that the HPC would be providing comments for the 13 Brown Street application noting that the 53 East Main Street was not in the historic district 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 noting that tickets were on being sold.

Mayor Karrow discussed that the Environmental Committee was awarded a grant for a community garden which was prepared by Jessica Hand before she left Council.

5. **Approval of minutes for the May 9, 2023 regular meeting.**

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

Ayes: Karrow, Cook, Engelhardt, Giffen, Levitt, Weitzman, Hill, Eckel, Weintraub

Nays: (None)

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Abstain: Karrow, Englehardt  
Motion passed: 7-0-2

**6. Resolution 2023-10: Consistency Findings on Ordinance 2023-16 to Council:** Repealing Ordinance 2020-2 Concerning Section 2610, 2611, and 2641 of the Municipal Code of The Borough of Flemington Related to the Mixed-Use Multi-Family Overlay District

Motion to adopt the resolution was made by Cook, seconded by: Hill.

Ayes: Cook, Giffen, Levitt, Weitzman, Hill, Eckel, Schoeb

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

7:18 pm Mayor Karrow and Mrs. Engelhardt were recused from the use variance agenda item #7.

**7. Completeness: Douglas Stryker – Application #2023-02:** Block 35 Lot 60, 13 Brown Street

**A letter was received dated May 23, 2023 from the applicant's attorney that they understood that the application would be deemed incomplete and that they will have the items listed in Mr. Clerico's letter for the June 13, 2023 meeting for completeness.**

Motion to deem the application incomplete was made by Hill, seconded by: Cook.

Ayes: Cook, Giffen, Levitt, Weitzman, Hill, Eckel, Weintraub

Nays: (None)

Abstain: (None)

Motion passed: 7-0-0

7:21 pm Mayor Karrow and Mrs. Engelhardt returned.

**8. Chair Items:**

- Next meeting June 13, 2023: Completeness determination for Douglas Stryker – 13 Brown Street d variance application and the Douglas Stryker – 53 East Main Street use variance application and updates from subcommittees on Rules of Citizen Input and Ordinance Review.
- June 27, 2023 agenda: Continuation of the public hearing for the BSD Flemington Apartments from May 9, 2023.
- Subcommittee: Rules of Citizen Input:

Ms. Kaczynski asked for any comments and discussed that there was one discussion item related to the chairperson on how to conduct certain portions of hearing regarding unruly public comments and having someone removed. Mr. Cook noted that this was already in rules and was put in because there was no mechanism to manage someone from the public that heckled Board members

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noting that death threats have been issued in the past where the Board members are all volunteers and should not be subject to yelling and screaming or threats on Facebook and was looking on how to stop this behavior when it gets out of control. Mrs. Engelhardt noted that it does not have to be the Chairperson to manage and asked if Ms. Kaczynski could put some mechanism in the rules to have some standard and guidance to maintain order. The Board discussed.

- Subcommittee: Ordinance Review

The subcommittee met last Thursday and will schedule another and provide recommendations to the Board for discussion. Ms. McManus was working with the subcommittee for the TC district, revamping the districts which targeted the Route 12 south side area and eliminating the PO zone district. They will be working on revamping the permitted uses in those zones and will take into consideration discussions by Council last night and then identify steps moving forward regarding procedures and were looking to update historic district map that will be separate process. Ms. McManus discussed that the subcommittee would then look as VAS district as a next step for the Stangl/Liberty Village area and discussed the inclusion of the FCP per the recommendation in Master Plan inviting the director or the FCP, Robin Lapidus. Mrs. Engelhardt noted that Council will want short presentation on expanding HPC district map to update any requests and to make sure the prior recommendations were still relevant.

**9. Bills:**

Motion to audit the bill was made by: Karrow, seconded by: Giffen

Ayes: Karrow, Engelhardt, Levitt, Weitzman, Giffen, Hill, Eckel, Weintraub

Nays: (None)

Abstain: Cook

Motion passed: 8-0-1

**10. Professional Reports: None.**

**11. Executive Session: None.**

**12. Adjournment:**

At 7:51 pm. Motion to adjourn was made by: Karrow, seconded by: Cook. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary