

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, AUGUST 8, 2023 – 7:00 PM

MINUTES

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

Mr. Doshna announced the resignation of Mr. Weintraub that was received today.

Present: Mayor Karrow, Mr. Doshna, Mr. Levitt, Councilwoman Engelhardt, Mr. Cook-remote, Mr. Campion-remote, Ms. Weitzman-remote, Mr. Hill, Mr. Cimino, Mr. Eckel, Mr. Schoeb-remote, Attorney Kaczynski, Planner Cline, Engineer Clerico
Excused: Ms. Giffen, Traffic Engineer Troutman

1.Public Comments: None.

2.Mayor Comments: Mayor Karrow introduced the new Borough construction official, John Tillotson, his hours would be 6 am to 9 am Monday to Friday.

3.Council Comments: Councilwoman Engelhardt also discussed Mr. Tillotson new appointed and discussed the Sign Review Committee procedure.

4.HPC Comments: Mr. Schoeb discussed that the updated HPC review of the Stryker – 13 Brown Street application had been prepared and distributed to the Board.

5. Approval of minutes for the July 25, 2023 regular meeting.

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

Ayes: Engelhardt, Cook, Campion, Doshna, Levitt, Weitzman, Hill Cimino

Nayes: (None)

Abstain: Karrow

Motion passed: 8-0-1

6. Resolution: Douglas Stryker – Application #2023-03: Block 7 Lot 5 – 53 East Main Street

Ms. Kaczynski discussed a minor change to the resolution which had been circulated for review.

Motion to adopt the resolution to be revised as discussed was made by: Levitt, seconded by: Cimino.

Ayes: Cook, Doshna, Levitt, Weitzman, Cimino

Nayes: (None)

Abstain: (None)

Motion passed: 5-0-0

7. Resolution #2023-13: Amendments to the Ordinances

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Ms. Kaczynski discussed the revised language provided by Ms. McManus regarding the TC zone noting that a grammatical error would need to be fixed.

Motion to adopt the resolution to be revised as discussed was made by: Karrow, seconded by: Hill.

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

9. Public Hearing: Douglas Stryker - Application #2023-02: Block 35 Lot 60 – 13 Brown Street

Attorney, Steven Gruenberg, appeared for the applicant and discussed that they had provided the additional proofs service of notice of the public hearing where they had originally had received half the list of property owners. Ms. Kaczynski had reviewed the notice and found that the Board had jurisdiction to proceed.

Mr. Gruenberg discussed that Mr. Stryker wanted to take some time to digest concerns raised in the August 7, 2023 HPC updated comments as well from Mr. Clerico to come up with best solution for applicant and the Borough and requested that the public hearing be continued to a date certain.

Mr. Doshna announced that the matter would be continued to the September 12, 2023 meeting at Borough Hall at 7:00 pm and that no further notice would be provided.

Mr. Gruenberg granted an extension of time for the Board to act to the end of September..

8. Chair Items:

- Next meeting: August 22, 2023: Completeness: Flemington Realty, LLC – 78 Church Street minor site plan; Completeness: Central Station, LLC – 37 Mine Street site plan; Public hearing continued for BSD Flemington Apartments, LLC – 70 Church Street – new notice to be provided; Consistency review and recommendations on the Amendments to the Ordinances after the introduction by Council on August 14, 2023.
- September 12, 2023 meeting: Public hearing for Wertsville Road Properties, LL; public hearing for Douglas Stryker – 13 Brown Street.
- Mr. Cook noted that the sign review ordinance on the website was outdated along with the chart of sign regulations. Ms. Parks to contact the Clerk to update the information.

9. Bills:

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

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

Nays: (None)

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Abstain: (None)

Motion passed: 9-0-0

10. Professional Reports: None.

11. Executive Session: None.

12. Adjournment:

At 7:23 pm. Motion to adjourn was made by: Karrow, seconded by: Hill. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary