

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
38 PARK AVENUE, FLEMINGTON, NJ 08822  
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM  
TUESDAY, JULY 25, 2023 – 7:00 PM

MINUTES

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

Present: Mayor Karrow, Mr. Doshna, Mr. Levitt, Councilwoman Engelhardt-remote, Mr. Cook, Mr. Campion-remote, Ms. Giffen, Ms. Weitzman-remote, Mr. Hill, Mr. Cimino, Mr. Eckel, Mr. Weintraub, Attorney Kaczynski, Planner McManus

Excused: Mr. Schoeb, Engineer Clerico, Traffic Engineer Troutman

1. Public Comments: None.

2. Mayor Comments: None.

3. Council Comments: Councilwoman Engelhardt discussed a parking lot adjustment to compact spot on Main Street at last night at the Council meeting to increase pedestrian visibility which will be on the agenda for public comment at next Council meeting and they were looking at other locations that could be affected; and discussed that as the school Board liaison that there was a recent Raritan Township development where the Township was disappointed in the accessibility to the high school and recommended that the Board look at accessibility on any development.

4. HPC Comments: Mr. Doshna reported that 2 HPC applications had been approved and distributed and the HPC was proceeding with revisions for the Historic District Map.

5. Approval of minutes for the July 13, 2023 regular meeting.

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

Ayes: Cook, Campion, Doshna, Levitt, Weitzman, Giffen

Nays: (None)

Abstain: Karrow, Engelhardt, Hill

Motion passed: 6-0-3

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

Ms. Kaczynski to prepare for the next meeting.

7. Resolution PB-2023-12: Rules of Citizen Input

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

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

8. Discussion: Ordinance Review

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Ms. McManus discussed the minor changes made based on the Board comments including clarifications on existing homes in the TC district to provide additional flexibility for existing house owners and make residential uses conditional in the TC zone on properties that had frontage on Route 12 or Main street and looked at adding locations on Park Avenue per commend and after review this would remain unchanged. Summarizing that there were new TC properties; removal of the PO district; minor zoning changes and revisions to the definitions.

Ms. Giffen discussed properties affected by items 4 E & F, page 6 and asked if they could put the door on the back of a building so as to not face the street to circumvent the ordinance. After discussion Ms. McManus would make the clarification including language such as first floor residential areas shall not be located along street frontage instead of 'facing' with units to be located to the rear of the building which was also clarified in architectural section.

Ms. McManus would make the revisions as discussed for possible endorsement at the next meeting.

9. Discussion: Living Wall Sign (Flemington Outdoor, LLC) – Block 44 Lot 6

Ms. Kaczynski discussed the resolution condition #16 on page 15. Mayor Karrow was told that the holdup was supplies, due to covid for the special convex screens which have caused delays in construction; the FCP has had conversations with developer; Mayor Karrow would provide emails to Ms. Kaczynski for update. The Board discussed the situation. Mr. Cook's concern was that there was no landscaping with no irrigation system installed. Ms. Giffen asked if there were construction permits noting that the DOT permit needs to be renewed every year and referenced resolution condition #25 & #26 DOT. Councilwoman Engelhardt asked to be copied on all correspondence from FCP and Council Tony Parker as it was a Planning Board issue. The Board discussed the condition of build and construction in the rear of the property where there was a new shed and to find out how the Borough can take action. Mayor Karrow discussed that Council will need to get enforcement from the property management officer and code construction. Ms. Kaczynski to get some information.

9. Chair Items:

- Next meetings: August 8, 2023: Resolution: Stryker- 53 East Main Street; Public hearing: Stryker - 13 Brown Street; Ordinance Revisions – Endorsement to send to Council. August 22, 2023: Completeness: Central Station, LLC – 37 Mine Street site plan; Completeness: Flemington Realty, LLC – 78 Church Street minor site plan; continuation of the public hearing for BSD Flemington Apartments, LLC – 70 Church Street.

10. Bills:

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

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

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Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

11. Professional Reports: None.

12. Executive Session: None.

13. Adjournment:

At 7:44 pm. Motion to adjourn was made by: Karrow, seconded by: Hill. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary