

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, SEPTEMBER 12, 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, Mr. Cook @ 7:03 pm remote, Ms. Weitzman-remote, Mr. Hill-remote, Mr. Cimino, Mr. Eckel, Mr. Schoeb-remote, Attorney Kaczynski-remote, Planner McManus

Excused: Ms. Giffen, Mr. Campion, Planner Cline, Engineer Clerico, Traffic Engineer Troutman

1. **Public Comments:** None.

2. **Mayor Comments:** None.

3. **Council Comments:** Councilwoman Engelhardt discussed that the ordinances that the Board had worked on this year had been adopted at last night's Council meeting and thanked the Board for all their efforts.

4. **HPC Comments:** Mr. Schoeb discussed that the HPC provided comments for the 37 Mine Street application and the 13 Brown Street application. The HPC approved an application to add stairs at 31 Church Street.

5. **Approval of minutes for the August 22, 2023 regular meeting.**

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

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

6. **Resolution: BSD Flemington Apartments, LLC - Block 39 Lots 3 & 4 – 70 Church Street**

7. **Public Hearing: Wertsville Road Properties, LLC – Application #2022-05– Block 45, Lots 11, 12 & 15**

Mr. Doshna announced that the applicant had requested that the application be adjourned to allow them to review issues raised in the technical reviews. Mr. Doshna announced that the matter was adjourned to the October 24, 2023 meeting at 7:00 pm in this building and that no further notice would be provided. Mr. Doshna noted that his significant other lived close to the subject property but not within 200 feet but was part of the HOA Association for South Main Condo who was an objector and would recuse himself if necessary from this application.

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

Continued from July 11 & August 8, 2023

Mr. Doshna discussed that the applicant had submitted revised plans which changed the proposed building from a 2 family to a one family dwelling which would now eliminate the need for a use variance

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where the Class I and Class III members could participate and announced that the application would be adjourned to the September 19, 2023 meeting at 7:00 pm at Borough Hall with no further notice of hearing to be provided.

Motion to amend the agenda to add an informal inquiry was made by: Karrow; seconded by: Levitt
Ayes: Karrow, Engelhardt, Cook, Doshna, Levitt, Weitzman, Hill, Cimino, Eckel
Nays: (None)
Abstain: (None)
Motion passed: 9-0-0

9. Informal Inquiry: Christina Minikus – 7 Dewey Avenue

Ms. Kaczynski determined that there was not a use variance being requested where the matter could be heard by the Board.

Christina Minikus, property owner, discussed that they had a house fire on May 10, 2023 and was looking to rebuild, the existing house was 7 feet away from the property line where 10 feet was required there was an addition constructed by the previous homeowners which the insurance company made them take down due to unsafe conditions where the zoning officer determined since the non-conforming addition was taken down it could not be grandfathered and would need a variance for the 7 foot setback for the replacement of the addition that was proposed. Mr. Doshna confirmed the the prior owner did not get permits or a variance for the addition when it was built. The builder and father of Ms. Minikus had a survey which was done 5 weeks ago which showed that the oldest part of building still remains in place. Ms. McManus discussed that this would be an expansion of a non-conforming structure noting that there was room to place the addition in the back as the rear setback was not a problem adding that they should look at the impervious coverage where 50% coverage was allowed with 25% building coverage. The Board determined that since the addition was taken down they would need to apply for the variance for the side yard setback. Due to the insurance timing constraints Ms. Minikus could not wait to go through the variance process. Mr. Doshna suggested that they could revise the plans for the addition to be conforming with the ordinance and get the construction permits. Ms. Minikus also wanted to add a porch extension that would need HPC approval. Mr. Doshna suggested that this could be done a later date after construction of the dwelling noting that the proposed addition would be in the back and out of the public view and not required to obtain HPC approval.

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10. Chair Items:

- Next meeting: September 19, 2023: Public Hearing: Flemington Realty Partners, LLC – 78 Church Street; Public Hearing: Douglas Stryker – 13 Brown Street.
- October 3, 2023: Resolution: BSD Flemington Apartments, LLC; Public Hearing: Central Station, LLC – 37 Mine Street.
- October 24, 2023: Public Hearing: Wertsville Road Properties, LLC
- Mr. Cook would not be able to attend the September 19, 2023 meeting.

11. Bills:

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

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

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

12. Professional Reports:

Ms. Kaczynski had received no update from Catalyst (Living Wall) and would prepare a formal letter.

Ms. McManus revised the resolution for the Courthouse Square project regarding required meetings noting that she was involved with compliance not construction, Mr. Campion had only me for water and sewer installation, Mr. Clerico had 2 preconstruction meetings, there had been no regular meetings with board professionals; the resolution had a condition that the applicant shall coordinate meetings as needed that would include the Board and Borough professionals.

13. Executive Session: None.

14. Adjournment:

At 7:42 pm. Motion to adjourn was made by: Karrow, seconded by: Eckel. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary