

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, NOVEMBER 14, 2023 – 7:00 PM

MINUTES

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

Mr. Doshna announced that the public hearing on Wertsville Road Properties would be continued per the request of the applicant to the December 12, 2023 meeting at 7:00 pm.

Present: Mayor Karrow, Mr. Doshna, Mr. Levitt-remote, Councilwoman Engelhardt-remote @ 7:10 pm, Ms. Giffen Mr. Campion-remote, Mr. Cook, Ms. Weitzman-remote, Mr. Hill-remote, Mr. Cimino, Mr. Eckel, Mr. Schoeb-remote, Attorney Kaczynski, Planner McManus, Engineer Ian Hill, Traffic Engineer Troutman-remote.

Excused: Ms. DiMario, Engineer Clerico

1.Public Comments: None.

2.Mayor Comments: Mayor Karrow discussed that Ms. McManus would be walking the Board though an aggressive calendar to approve the Redevelopment Plan for Liberty Village by the end of January 2024 noting that the applicant had been working on compliance with the new State stormwater regulations.

3.Council Comments: None.

4.HPC Comments: Mr. Schoeb discussed that the next HPC meeting was tomorrow November 15, 2023.

5. Approval of minutes for the October 24, 2023 regular meeting.

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

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

Nayes: (None)

Abstain: Giffen

Motion passed: 8-0-1

6. Resolution: Flemington Realty Partners, LLC – Application #2022-04
Block 39, Lot 6 - 78 Church Street

Motion to adopt the resolution was made by Karrow, seconded by: Schoeb.

Mayor Karrow had a question on removing parking/impervious coverage area to install at least 4 additional shade trees on the property where the applicant agreed to consider the removal of pavement adding that she did not want the opportunity to install the trees to be lost if it was not included in the resolution. The Board discussed. Ms. Kaczynski would listen to the recording to clarify the method to add the trees.

The resolution was tabled until the next meeting.

7:10 pm Councilwoman Engelhardt entered the meeting.

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7. Resolution: Douglas Stryker - Application #2023-02 - Block 35 Lot 60 - 13 Brown Street

Resolution to be prepared for the next meeting.

8. Resolution 2023-16: Douglas Stryker - Application #2023-03: Block 7 Lot 5 - 53 E. Main Street
The amended Resolution had been distributed and reviewed by the applicant's counsel.

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

Ayes: Doshna, Levitt, Cook, Weitzman, Cimino

Nays: (None)

Abstain: (None)

Motion passed: 5-0-0

9. Discussion: HPC District Map Amendment – Presentation

HPC Chair Richard Giffen discussed the history of the efforts to make revisions to the Historic District Map since 2019 to expand the historic district to add homes and make clarifications and additions to the map.

HPC Historic Architect, John Hatch, appeared and presented the proposed revisions to the historic district map and provided a history of the designation of the district in Flemington which was first listed in 1980 on the State and National Register of Historic Places but at that time it was not well defined or detailed resulting in inconsistencies. The map was updated within the boundary lines including corrections to road realignments, demolitions, and structure designations had been corrected with no changes to the boundary in 2020 adding that the HPC had recommended at that time to expand the boundary line. Mr. Hatch discussed that the HPC was recommending that the boundary line be expanded to reflect the historic and architectural significance of additional structures outside of the existing boundary line.

7:45 pm Councilwoman Engelhardt left the meeting and did not return.

Mr. Hatch noted that the main reason for the revisions was the period of significance for Flemington, which was fully developed by the early 20th century noting that the 1931 aerial map was a key document to see what was developed at that time and helped to delineate the proposed expansion areas. Mr. Hatch listed the additional properties to be included on Allen Street, Capner Street, Elwood Avenue, Fulper Street, Maple Street, New York Avenue, North Main Street and Park Avenue, the expansion included Broad Street where the structure was already demolished. Mr. Hatch listed corrections and improvements to the map and presented the fully updated map with the proposed expansion of the district shaded in yellow noting that they will need to take out the Broad Street house that was demolished.

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Mr. Giffen provided a summary of the next steps including this presentation; public hearing for the Historic Element of the Master Plan.

Mr. Eckel asked if the HPC anticipated any expansion in the future to comply with period of significance. Mr. Hatch did not see any future expansion where any properties outside the boundary would not qualify in the period of significance.

Mr. Cook asked if there was any validity to make the zones contiguous and if they could straighten the lines specifically on Elwood Avenue and other areas to add a neighboring or adjacent structure that was not in the period. Mr. Giffen noted that there had to be rules if did not exist in 1931. Mr. Hatch added that you can individually designate structures for architecture or historical event that happen but that the district was supposed to be contiguous. Mr. Hatch discussed that the ordinance does not say that you cannot demolish a building in the historic district but there is a process if it is within in the historic district where you have to go to the HPC prior to demolition.

The HPC could look at individual buildings outside of period of significance to designate as historic where it could designate a site as a local landmark. The HPC would like to move forward with the work that has been done and continue to look at other sites as an ongoing process.

Mr. Doshna discussed the Capner Street expansion to the Jewish cemetery with small little non contributing houses in middle to make the line contiguous. Mr. Hatch noted that it was a stretch to expand the district to include the Jewish cemetery. Mayor Karrow asked why both cemeteries were not in the historic district including the St. Madeleines cemetery and why not include this cemetery which was just north of Jewish cemetery.

8:00 pm Mr. Levitt left meeting and did not return.

Mr. Hatch to look into this area. Mr. Doshna noted that either both cemeteries should be included, or neither should be included. Mr. Hatch suggested that they could either end the district on Capner Street at Allen Street and add cemeteries later or add both now.

Mr. Cook asked if a property was designated that was not in the district, did the ordinance need to be revised to govern those properties. Mr. Hatch would look at the ordinances.

Ms. McManus discussed that the Master Plan would need to be amended specifically for the Historic District Element to add the revised map in Master Plan which would include a 10 day public notice of hearing if the Board wanted to adopt this year they would need a revised memo from Hatch by next week and schedule a public hearing for the December 12, 2023 to amend the historic element of the Master Plan.

10. Completeness: Chick-fil-A, Inc. - Block 44 Lot 7

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Attorney, Rosemary Stone-Dougherty, appeared remotely for the applicant and discussed the review letter prepared by Mr. Clerico, items had been submitted today from the report. Mr. Hill confirmed that what had been submitted should be sufficient for completeness purposes had been emailed but he did not have a chance to review the items and recommended a temporary waiver for proof of submission to the Hunterdon County Soil Conservation District. Mr. Troutman found that a traffic report was not necessary since the site was functioning.

Mr. Doshna listed the waivers to be granted for items: 7, 44, 49, 60, 61, 67, 53, temporary waivers for items: 51 & 52 and grant a waiver for item #61 for the traffic statement.

Motion to grant the waivers as discussed and deem the application complete was made by: Karrow, seconded by: Cook.

Ayes: Karrow, Doshna, Campion, Cook, Weitzman, Giffen, Hill, Cimino, Eckel.

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

Public hearing to be scheduled upon confirmation of application to the Hunterdon County Planning Board by Mr. Clerico. Ms. Stone-Dougherty requested the December 19, 2023 for public hearing.

11. Public Hearing: Wertsville Road Properties, LLC – Application #2022-05 – Block 45, Lots 11, 12 & 15
Continued from October 24, 2023

Mr. Doshna announced that the public hearing on this matter would be continued per the request of the applicant to the December 12, 2023 meeting at 7:00 pm in this building and that no further notice of hearing would be provided. Revised plans were to be submitted well in advance to allow time for the Board professionals to review.

12. Chair Items:

- Liberty Village Redevelopment Plan timeline included: 1: an update done tonight, 2: the developer to provide information for the November 27, 2023 Council executive session, 3: hold a public input meeting the week of December 4, 2023 to review the plan with the public, 4: adoption of the Redevelopment Plan in early 2024 which would include the Plan introduction at the January 8, 2024 Council meeting and referred to Board; with the Board reviewing for Master Plan consistency at the January 9, 2024 Planning Board meeting, and January 22, 2024 Council meeting hold the public hearing with possible adoption of the Plan.

Mr. Doshna offered a possible variation with the Board's reorganization scheduled for January 9, 2024 an option would be to schedule an additional meeting on Tuesday January 16, 2024 as a

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single topic meeting to discuss the Redevelopment Plan clarified that this process was not including a site plan application.

- Next meeting – November 28, 2023: Public hearing for Central Station; public hearing for Bless Wellness; resolution for Flemington Realty Partners II, LLC and resolution for Stryker 13 Brown Street.
 - December 12, 2023 meeting: Wertsville Road Properties, LLC; Public hearing: Chick-fil-A, Inc.; Public hearing for the HPC District Map Amendment to the Historic Element of the Master Plan; Executive session for discussion of professional contracts.
 - December 19, 2023 – possible Chick-fil-A public hearing.
 - January 9, 2024 was the reorganization meeting to set the calendar for the 2024 meeting dates.
 - Parks to ask Bill Hance if it was too late to go out for RFP's.
 - Mayor Karrow discussed that the parking spaces in front of Burkett's old store had been recently eliminated by Council with a 'No Parking' sign installed last week and asked the Board to update Mr. Troutman regarding the Central Station application. Mayor Karrow discussed other parking updates approved by Council.
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- Living Wall Update: No response to letter, Ms. Kaczynski to look into what legal actions were available to the Board.

13. Bills:

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

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

Nayes: (None)

Abstain: (None)

Motion passed: 9-0-0

14. Professional Reports: Ms. Kaczynski updated the Board on the Living Wall sign and was continuing to move the project forward.

15. Executive Session: None.

16. Adjournment:

At 9:03 pm. Motion to adjourn was made by: Cook, seconded by: Karrow. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary