

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND OFFERED VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, DECEMBER 19, 2023 – 7:00 PM

MINUTES

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

Present: Mayor Karrow, Councilwoman Engelhardt, Mr. Doshna, Mr. Levitt, Ms. Weitzman-remote, Ms. Giffen, Mr. Hill, Mr. Cimino, Mr. Eckel, Ms. DiMario, Mr. Schoeb-remote, Attorney Kaczynski

Excused: Mr. Campion, Mr. Cook, Planner McManus, Engineer Clerico, Traffic Engineer Troutman.

1. **Public Comments:** None.

2. **Mayor Comments:** Mayor Karrow wished everyone a Happy Holiday.

3. **Council Comments:** Councilwoman Engelhardt wished everyone a Happy Holiday.

4. **HPC Comments:** Mr. Schoeb stated that the HPC met on December 13, 2023 and were working on revised recommendations on the historic map for January.

5. **Approval of minutes for the December 12, 2023 regular meeting.**

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

Ayes: Karrow, Doshna, Engelhardt, Levitt, Weitzman, Hill, Giffen, Eckel, Schoeb

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

6. **Public Hearing: Bless Wellness, LLC** – Block 44, Lot 7 – 313 US Route 22

Resolution to be prepared for the next meeting.

7. **Public Hearing: Chick-fil-A, Inc.** – Block 44, Lot 7 & 9

Continued from December 12, 2023

Mr. Doshna announced that this matter would be continued to the January 9, 2024 reorganization meeting at 7:00 pm at the request of the applicant and that no further notice would be provided.

8. **Public Hearing: Central Station, LLC** – Application #2022-06; Block 34, Lot 7 – 37 Mine Street

Continued from October 3, October 24 & November 28, 2023

Mr. Doshna announced that this matter would be continued to the January 9, 2024 reorganization meeting since that was the only scheduled meeting in 2024. The public hearing would further be carried to the next regular meeting in January 2024 which would most likely be the fourth Tuesday on January 23, 2024 and that no further notice would be provided.

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9. Chair Items:

- Next Meeting: January 9, 2024 reorganization meeting items: Resolution: Blessed Wellness, LLC; Public Hearing: Chick-fil-A, Inc.
- HPC reorganization meeting scheduled for January 17, 2024. The HPC would review the revised Central Station architectural plans when submitted.

10. Bills: None.

11. Professional Reports: Ms. Kaczynski would continue to follow up on the Living Wall.

12. Executive Session: None.

13. Adjournment in executive session:

At 7:09 pm. Motion to adjourn was made by: Engelhardt, seconded by: Hill. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary