

PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
TO BE HELD IN PERSON AT BOROUGH HALL, 38 PARK AVENUE, FLEMINGTON NJ 08822
ALSO OFFERED VIRTUALLY USING 'ZOOM WEBINAR'
TUESDAY, FEBRUARY 13, 2024 – 7:00 PM
AMENDED AGENDA

Call to order and Flag Salute

Roll Call: Mayor Karrow, Councilwoman Fusaro, Mr. Champion, Mr. Doshna, Mr. Cook, Ms. Giffen, Ms. Weitzman, Mr. Hill, Mr. Cimino, Ms. Swingle, Ms. DiMario, Mr. Eckel, Mr. Schoeb, Attorney Kaczynski, Engineer Clerico, Planner McManus, Traffic Engineer Troutman

1. Public comments (7:00 – 7:15 PM)

2. Mayor Comments

3. Council Comments

4. HPC Comments

5. Professional Reports: Attorney, Engineer, Planner, Traffic Engineer

6. Approval of minutes from the January 23, 2024, reorganization meeting

7. Resolution 2024-04: Bless Wellness, LLC – Block 44, Lot 7

Approval of Minor Site Plan & Conditional Use

Eligible to vote: Karrow, Champion, Doshna, Cook, Giffen, Weitzman, Hill

8. Appointment of Traffic Engineer: Union Hotel Updated Traffic Study

9. Ordinance Review: Ordinance 2024-01 Amending Section 2609 Accessory Buildings, Structures or Use / Fences

10. Discussion: Historic District Map

11. Public Hearing: Chick-fil-A, Inc. – Block 44 Lot 7

Approval of Preliminary and Final Site Plan with Variance relief.

12. Public Hearing: Central Station, LLC – Application #2023-05; Block 34, Lot 7 - 37 Mine Street

Major Preliminary and Final Site Plan Application with use and bulk variances and waivers.

13. Chair items

- Next meeting – February 27, 2024 regular meeting: Completeness: Hunterdon Tea, LLC; Public hearing: Golden Heart Homes, LLC;

14. Bills

15. Executive Session: (if needed)

16. Adjourn