

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, MARCH 12, 2024 – 7:00 PM
AGENDA

Call to order and Flag Salute

Roll Call: Mayor Karrow, Councilwoman Fusaro, Mr. Campion, Ms. Giffen, Mr. Hill, Mr. Doshna, Mr. Cook, Ms. Weitzman, 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 February 27, 2024, regular meeting**
7. **Ordinance #2024-01 Review: Liberty Village Phase 1 Redevelopment Plan**
8. **Resolution #2024-06: Bless Wellness, LLC** – Application #2023-06 - Block 44, Lot 7
Approval of Minor Site Plan & Conditional Use
Eligible to vote: Karrow, Campion, Doshna, Cook, Giffen, Weitzman, Hill
9. **Resolution: Golden Heart Homes, LLC** – Application #2023-08 - Block 28, Lot 8 - 47 Maple Avenue
Approval of Use Variance and Minor Site Plan
Eligible to vote: Giffen, Hill, Doshna, Cook, Weitzman, Cimino
10. **Completeness: Hunterdon Tea House, LLC** – Application #2024-01- Block 37, Lot 10
171 Main Street

Appeal of Denial of Zoning Permit & Preliminary and Final Site Plan with 'c' Variance Application.
11. **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.
12. **Chair Items**
 - Committees
 - Next meeting – March 26, 2024 regular meeting: LLC; Public Hearing: Chick-fil-A, Inc; Public hearing: Wertsville Road Properties; Public Hearing: Hunterdon Tea House, LLC
13. **Bills**
14. **Executive Session: (if needed)**
15. **Adjourn**