

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 26, 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 March 12, 2024, regular meeting**
- 7. Resolution #2024-05: 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
- 8. Resolution #2024-06: Golden Heart Homes, LLC** – App. #2023-08 - Block 28, Lot 8 - 47 Maple Ave
Approval of Use Variance and Minor Site Plan
Eligible to vote: Giffen, Hill, Doshna, Cook, Weitzman, Cimino
- 9. Ordinance #2024-01 Review: Liberty Village Phase 1 Redevelopment Plan**
- 10. Public Hearing: Wertsville Road Properties, LLC**- App. #2019-05 - Block 45, Lots 11, 12 & 15-
Continued from 1/23/24
Preliminary and Final Site Plan and Subdivision with Variances
Hearing to be carried to the May 14, 2024 meeting.
- 11. Public Hearing: Chick-fil-A, Inc.** – Application #2023-07 - Block 44 Lot 7-Continued from 2/13/24
Preliminary and Final Site Plan with Variance relief.
- 12. Public Hearing: Hunterdon Tea House, LLC** – App. #2024-01 - Block 37, Lot 10 - 171 Main Street
Appeal of Denial of Zoning Permit & Preliminary and Final Site Plan with 'c' Variance Application.
- 13. Chair items**
 - Next meeting – April 9, 2024 regular meeting: Public hearing: Central Station, LLC
- 14. Bills**
- 15. Executive Session: (if needed)**
- 16. Adjourn**