

\* 6/2/14 \*

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
TUESDAY, MAY 27, 2014 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Board Chair Todd Cook.

**Roll Call:**

Present: Mrs. Engelhardt, Ms. Kenoyer, Mr. Greiner, Ms. Melfi, Mr. Cook, Mayor Edwards, Mr. Wachter, Mr. Budney, Mr. Hain, Attorney Gianos

Absent: Mrs. Pedrick

Professionals excused: Planner McManus, Engineer Clerico, Traffic Engineer Rocciola

1. **Public comments** (7:00 – 7:15 PM)

- Jeffrey Fleisher, director of Planning and Recruiting for the FBID appeared and gave an update on the FBID meeting noting that a meeting with the Land Institute with developers present was being planned for September/October. Mr. Fleisher thanked Mrs. Engelhardt for attending the last FBID meeting and discussed moving forward with a gateway sign location stating that the FBID would need to narrow down the number of locations. Mr. Gianos stated that the Board would need to find a proper legal gateway location with the engineer and/or planner prior to having more discussion. Mrs. Engelhardt stated that she would be happy to be the liaison to the FBID and discussed that Mr. Cook would be on the branding committee for the FBID
- Elaine Gorman, 34 New York Avenue, asked if there was a schedule to prepare a reexamination of the master plan and what the impetus to prepare the reexamination. Mr. Gianos stated that a Master Plan review was required every 10 years at a minimum but nothing precluded preparing a reexamination at any time if a town sees a need. Mr. Cook stated that the master plan was a living document and adjustments were required at times to reach the same objectives of the Council, Planning Board, County and the FBID and explained that the reexamination would be discussed later in the meeting under agenda item #6.
- Bob Flisser, 135 Main Street, (Flemington Rocks) appeared to informally discuss installing 25 (2 foot wide x 6 foot high) movable/removable murals in front the Union Hotel which would be painted on marine grade plywood and secured to the construction fence noting that he had talked to the Union Hotel developers to install.

Ms. Melfi asked if there would be any advertising, Mr. Flisser stated that the Unity Bank was sponsoring the murals and would have a small logo. Mr. Budney asked if the sign ordinance would govern the murals, Mr. Gianos stated that the ordinance would not regulate a construction fence with no advertising. Mayor Edwards stated that it was a courtesy for Mr. Flisser to come to the Board. Mr. Cook asked if there would be a cut through the panels to view the Union Hotel for people to see the progress or if the murals would hide the hotel, Mr. Flisser stated that it would cover the view. Mr. Wachter asked how the murals would be secured and stated his concerns for safety, Mr. Gianos stated that the construction official would need to

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inspect the installation to make sure it was secure. Mr. Cook asked if the 'Union Hotel progress sign would be hidden, Mr. Flisser stated that the murals would be off to the side. Mr. Cook asked if the murals could be of something to do with Flemington, Mr. Flisser stated that the murals were going to be of just people in activities but that the images were not final. Mr. Greiner asked who would own the murals, Mr. Flisser stated that Unity Bank was sponsoring about half of the cost of \$3000 and the other half was being sponsored by the FBID.

2. **Approval of minutes from the April 29, 2014**, regular meeting

Motion to approve as amended: Melfi; second: Greiner

Ayes: Engelhardt, Greiner, Melfi, Cook, Budney, Hain

Nays: (None)

Abstain: Kenoyer, Edwards, Wachter

Motion passed: 6-0-3

3. **Approval of minutes from the May 5, 2014**, regular meeting

Motion to approve: Melfi; second: Hain

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Wachter, Budney, Hain

Nays: (None)

Abstain: Edwards

Motion passed: 8-0-1

4. **Resolution: 2014-7**

*RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF FLEMINGTON RECOMMENDING THAT THE BOROUGH COUNCIL DESIGNATE AN AREA OF THE BOROUGH INCLUSIVE OF THE GLOBAL AGWAY SITE AND CERTAIN ADJACENT AND PROXIMATE PROPERTIES, AS MORE PARTICULARLY DESCRIBED HEREIN, AS "AN AREA IN NEED OF REDEVELOPMENT", PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW*

Motion to approve: Hain; second: Engelhardt

Ms. Melfi stated for the record that in her opinion the study should have included Steve's store and noted that not including that property would prove to be a mistake in the future.

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Wachter, Budney, Hain

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

5. **HPC Applications:**

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- HPC 2014-06 accept May 21, 2014 recommendation for 203 Main Street, ARFlem, Inc.

Mr. Greiner discussed that the application involved extensive work and that there were no issues. Mr. Hain asked if the building would be renovated on all sides, Mr. Greiner stated that the front would have the most work done while the sides and rear of the building would be repainted.

Motion to approve: Greiner; second: Wachter

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Edwards, Wachter, Budney, Hain

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- HPC 2014-07 accept May 7, 2014 recommendation for 57 Broad Street, Debbie Latham

Mr. Greiner discussed the application noting that the house was to be repainted with colors as approved by the HPC.

Motion to approve: Greiner; second: Melfi

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Edwards, Wachter, Budney, Hain

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- HPC 2014-08 accept May 21, 2014 recommendation for 47 Church Street, Mrs. Adams

Mr. Greiner discussed the application to replace the roof and built-in yankee gutters and downspouts.

Motion to approve: Greiner; second: Melfi

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Edwards, Wachter, Budney, Hain

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

- HPC 2014-09 accept May 21, 2014 recommendation for 93 Mine Street, Joan Miquel for Marian Kline

Mr. Greiner discussed the application to replace the molding with AZEK as approved by the HPC and to replace the soffits with the existing design if found to be necessary once the improvements begin.

Motion to approve: Greiner; second: Melfi

Ayes: Engelhardt, Kenoyer, Greiner, Melfi, Cook, Edwards, Wachter, Budney, Hain

Nays: (None)

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Abstain: (None)

Motion passed: 9-0-0

**6. Discussion: Re-Examination of the Master Plan**

Mr. Cook discussed a proposal for planning services prepared by Ms. McManus dated May 23, 2014 regarding the preparation of a reexamination report of the master plan which would assist the Board to define the scope of work and included some suggested priorities for the Board to examine as well as the cost of the proposal and the necessary steps in the process.

Mr. Cook stated that the reexamination would help to show developers that there was a consistency between the Board, Council and the FBID. Ms. McManus's proposal suggested identifying the major problems and objectives and that the proposal could be modified based on comments from the Board which could add or remove any suggestions including land use policy, demographic trends in the Borough, the viability of existing resources and identify locations for redevelopment in the Borough with the analysis of the constraints of infrastructure in those areas including the cut glass, global agway, union hotel and turntable junction locations as well as incorporating the Strategic Downtown Street Plan prepared by Terranoble and recommendations from the County from the CEDS study. Mr. Cook stated that the Board's subcommittee would consist of Mrs. Engelhardt, Ms. Melfi, Mr. Budney and himself which would meet, provide comments which Clarke Caton Hintz would then review, provide analysis and draft the reexamination report which would then be presented in two public hearings. Ms. McManus's proposal cost was not to exceed \$21,200 which Mr. Cook stated was in line with past reexaminations and the master plan review in 2010.

Mr. Cook stated that the Board should discuss whether the Board wanted to proceed with a reexamination and that the funding should be secured in the budget from Council. Mr. Greiner asked if there would be a vote to proceed tonight, Mr. Cook said that there would not be a vote on the proposal but rather a discussion on the scope of work. Mr. Greiner thought the scope was too large and noted that the CEDS recommendation would not be out until the end of June and further noted that he thought that \$21,000 was too much to budget right now. Mr. Cook stated that the proposal was the Cadillac version and that the reexamination could be modified to suit a smaller budget. The Board members discussed the scope of work, the utilization of existing studies and the budgeting of the reexamination including whether the Board could use money from the FBID for the reexamination costs. Mr. Fleisher stated that the FBID did have money in their budget for planning and that the FBID was looking to fund a fiscal analysis and traffic study in 2014 and suggested that the Board could utilize those reports instead of taking money directly. The Board discussed that even the perception of using FBID money would not be appropriate.

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**7. Council Items:**

Mr. Greiner stated that the outdoor dining ordinances had been adopted by the Council at the last meeting and that the Council had some of the same concerns as the Planning Board regarding the modifications to the Banner Ordinance noting that the ordinance had been tabled pending further discussion.

Mr. Greiner stated that the topic of creating an ordinance for the approval of murals had been discussed and thought that the Council would come up against some of the same difficulties as the banner ordinance in terms of wording.

**8. Chair items:**

Mr. Cook discussed the agenda for the next meeting on June 2, 2014 and noted that he would not be able to attend, Mrs. Engelhardt stated that she would be available to chair the meeting.

**9. Bills:**

Motion to approve: Wachter; second: Hain

Ayes: All were in favor

Nays: (None)

Motion passed 9-0-0

**10. Adjourn**

Motion to adjourn at 8:07 p.m.: Greiner; second: Budney

Ayes: All were in favor

Nays: (None)

Motion passed 9-0-0

Respectfully submitted

Eileen Parks  
Planning Board Secretary

These minutes were approved on June 24, 2014