Mayor and Common Council
Borough of Flemington

February 25, 2014

Hunterdon County Historic Courthouse

I. Special Meeting Agenda 7:00 PM

Flag Salute

Attendee Name	Title	Status	Arrived
Brian Swingle	Council President	Present	
Phil Velella	Council Vice President	ABSENT	
Dorothy Fine	Councilwoman	Present	
John Gorman	Councilman	ABSENT	
Joey Novick	Councilman	Present	
Phil Greiner	Councilman	Present	
Erica Edwards	Mayor	Present	

Planning Board Roll Call:

Todd Cook	Planning Board Chair
Susan Engelhardt	Planning Board Vice Chair
Brian Budney	Planning Board
Mary Melfi	Planning Board
Edna Pedrick	Planning Board
Bill Wachter	Planning Board
Laureen Kenoyer	Planning Board
Marc Hain	Planning Board
Erica Edwards	Mayor
Phil Greiner	Councilman

PRESENTATION: BID REDEVELOPMENT STUDY (BID CONSULTANT TIM DELORM, TERRANOBLE DESIGN)

Robert Shore, FBID Chairman, introduced the organization's Board of Trustees.

Mr. Shore spoke of the Borough tax base, which currently is 53% commercial. Mr. Shore said the FBID is looking to expand the tax base by encouraging investment in the town.

Mr. Shore informed it is very important for Council and the Planning Board to support the FBID 100% in their endeavors.

Mr. Shore added this partnership should also include members of the County Boards – Freeholders, Assemblyman, etc.

Mr. Shore stated that the plan Mr. Delorm, of TerraNoble Designs, will be presenting is the best plan for the future of Flemington.

Mr. Shore introduced Mr. Delorm.

Mr. Delorm, a landscape architect and urban designer, spoke of partnering with the FBID to formulate their strategic plan.

Mr. Delorm, citing the SAG report that was conducted a few years ago, informed that it was time to put it into action.

Mr. Delorm then presented his plan for the revitalization of Flemington, which is included in these minutes.

Public Comments -- (up to approximately 3 minutes each for a maximum of approximately 30 minutes)

Councilman Novick asked how Turntable Junction could be turned into a park area, as it is independently owned and zoned for retail.

Mr. Delorm informed that area would be included in a new zoning envelope, which would determine its usage.

Sue Engelhardt, Planning Board, asked where, in relation to the Cut Glass project, would a DOT station be located.

Mr. Delorm informed it would most likely be situated in the Liberty Village area.

Mr. Novick noted high density, high income housing doesn't always guarantee ratables to local businesses.

Mr. Delorm said that is why he is encouraging the Borough do a fiscal assessment.

Mary Melfi, Planning Board, asked for the intended demographic of new residents.

Mr. Delorm listed empty nesters, teachers and young professionals – all without children.

Council President Swingle noted some of the sites in areas Mr. Delorm is recommending for redevelopment already have preliminary approvals.

Mr. Delorm said he has reached out to these owners, noting there was no response from the owners of Nilkanth.

Ms. Engelhardt asked if the parking numbers are inclusive of those presently in the Borough.

Mr. Delorm said yes.

Mr. Novick said he has concerns with putting the "cart before the horse" when it comes to increasing residential density.

Mr. Delorm informed he had met with six developers who said that, with incentives, they would be interested in building residential units in the Borough.

Bob Schwade, 12 Park Avenue – voiced concerns with Mr. Delorm referring to Turntable Junction as a knockdown area. Mr. Schwade said he and his wife frequently dine there, stating usage of this terminology is detrimental to business owners in this area.

Mr. Delorm said this was a poor choice of words on his part, noting he meant to say the area is not being used properly.

Alice Schwade, 12 Park Avenue – asked about businesses that are doing well, stating they may be asked to relocate at higher rent.

Mr. Delorm said he would expect the new property owner will work with the FBID to relocate or add these existing businesses to the plan.

Chris Englehart, 180 Main Street – voiced her concern that artists would not be able to afford the higher anticipated rent.

Mr. Delorm said, with the development of a small arts district this would be addressed.

D.J. Wright, Borough business owner – noted Flemington is a gateway to two very attractive cities, New York and Philadelphia. Mr. Wright said he believes, the more people that come into the Borough, the more businesses will follow.

Anthony, Borough business owner – stated the average baby boomer would not be interested in buying "green bananas", in reference to purchasing a high income property before the town business district is revitalized.

Mr. Delorm informed this works in the opposite.

Ms. Schwade – asked about the impact on schools.

Mr. Delorm restated the importance of the Borough doing a fiscal impact analysis. Mr. Delorm added that most apartments/condos would be small units, not geared to families.

Richard Cornelison, Hackberry Place, Raritan – noted the traffic on Route 202 from Pennsylvania to companies such as Johnson & Johnson, saying these companies should be sought out for aid in redevelopment.

Richard Higgins, 21 Bloomfield Avenue – said it would be helpful to see a 3D scale of the plan.

Tony Previte, 45 N. Main Street – stated he feels it's important to look at the periphery of town, noting the Union Hotel is already being redeveloped. Mr. Previte said he hopes Council will pressure the owners of the Nilkanth property to give up their land.

Mary Melfi, Planning Board – asked what incentives Mr. Delorm was referring to when speaking of housing developers coming to town.

Mr. Delorm listed a parking authority, zoning changes and quicker approvals.

Councilman Greiner noted the Union Hotel project can be looked at as a test case in reference to zoning and approvals. Mr. Greiner said this would enlighten the Borough regarding their friendliness to developers.

Robert Shore, FBID Chairman – informed the FBID is working on the next steps – parking authority, traffic study, etc. Mr. Shore said it will take combined boards moving forward, with many challenges to zoning ordinances and the Master Plan in the future. Mr. Shore stated communication between Council, the Planning Board and the business community is essential.

Adjournment

Motion To: Adjourn Council at 8:50 PM

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Swingle, Council President
SECONDER:	Novick
AYES:	Fine, Greiner
ABSENT:	Velella, Gorman

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_____ March 24, 2014
Robin M Hughes
Acting Deputy Clerk
Borough of Flemington