

* 03-04-14*

FLEMINGTON BOROUGH JOINT MEETING OF PLANNING/ZONING BOARD
AND MAYOR & COMMON COUNCIL
TUESDAY, FEBRUARY 25 2014 – 7:00 PM
RELOCATED TO THE HISTORIC COUNTY COURT HOUSE
75 MAIN STREET, FLEMINGTON, NJ 08822

MINUTES

The Mayor & Common Council meeting was called to order at 7:00 PM by Mayor Edwards.

Roll Call:

Present: Ms. Fine, Mr. Greiner, Mr. Novick, Mr. Swingle, Mayor Edwards, Attorney Goodman

Absent: Mr. Gorman, Mr. Velella

The Planning/Zoning Board meeting was called to order at 7:01 PM by Chairman Cook.

Roll Call:

Present: Mrs. Engelhardt, Ms. Kenoyer, Mr. Greiner, Ms. Melfi, Mr. Cook, Mayor Edwards, Mrs. Pedrick, Mr. Wachter, Mr. Budney, Mr. Hain, Attorney Gianos, Planner Hintz, Engineer Clerico

Absent: Traffic Engineer Rocciola

1. **Presentation: Flemington BID Final Redevelopment Study (BID Consultant Tim Delorm, Terranoble Design)**

Robert Shore, Director of the Flemington Business Improvement District appeared for the BID. Mr. Shore thanked all who were in attendance. Mr. Shore discussed the previous SAG study that was done and stated that the study by Terranoble would build on that foundation and would give redevelopment in Flemington direction. Mr. Shore stated that the BID would look to challenge the Council and Planning Board to implement some of the changes to encourage developers to invest in Flemington. Mr. Shore introduced Tim Delorm, P.P. of Terranoble Design.

Mr. Delorm discussed the "Downtown Strategic Plan Report, Flemington, New Jersey, prepared for the Flemington B.I.D., February 25, 2014" prepared by TerraNoble Design, P.A. (attached). Mr. Delorm stated that the BID was looking to build support for the plan by involving the public and starting a dialog with the Council and the Planning Board. Mr. Delorm stated that the plans could always change and that some elements had been changed based on the feedback provided from the attendance at the January 15, 2014 workshop at the BID office. Mr. Delorm discussed the downtown strategic plan report he prepared which was displayed as a power point slide presentation including an introduction, the study purpose, the previous SAG Report summary, the opportunity sites studied identified as: 1) Main Street Block; 2) Fulper & Turntable Block; 3) Cut Glass Blocks; 4) North Main Street Blocks. Mr. Delorm included framework diagrams for: a recommended Land Use Plan; a Potential Street Improvement Plan; Transit Opportunities and Recommended Bicycle Route Plan. Mr. Delorm discussed the recommended zoning requirements, the next steps to implementing the study and streetscape design guidelines. Mr. Delorm discussed incentives to encourage developers to come to Flemington.

Mr. Novick asked how you could turn Turntable Junction into a park, Mr. Delorm stated that changes in the Master Plan and incentive zoning would encourage developers to provide a park area in exchange for higher densities.

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Mrs. Engelhardt asked where a NJDOT train station would be proposed in the Borough for the long term goal of having a transit station in Flemington and further asked if there would be a need to look at the ownership of that property. Mr. Delorm stated that the existing tracks at Liberty Village could be expanded for a transit station.

Mr. Novick stated that the plan called for three story townhomes and that studies he looked at indicated that the taxes collected from this kind of residential density did not pay for the municipal services incurred by the residents. Mr. Delorm stated that the next step in the process was to have a fiscal analysis study prepared to answer those kind of questions.

Ms. Melfi asked what kind of demographic the plan was intending to attract to Flemington. Mr. Delorm stated that empty-nesters and young professionals would be the target demographic noting that these would have more disposable income to spend in Flemington and encourage job creation in close proximity of Flemington.

Mr. Budney stated that two of the sites have preliminary site plan approvals and asked if Mr. Delorm or the BID had any conversations with those developers. Mr. Delorm stated that two or three attempts to reach Flemington Nilkanth, LLC had been unsuccessful. Mr. Delorm stated that he had met with Mr. Bellin and Mr. Dallas to discuss the study and the possibility of higher densities at the Cut Glass property.

Mrs. Engelhardt asked how many off street parking spaces were being proposed. Mr. Delorm stated that approximately 2,100 spaces could be added.

Mr. Novick stated he was concerned with the Borough increasing residential densities before preparing a survey of what was needed to attract the desired demographic and stated that the plan was putting the cart before the horse and asked what criteria was used to develop the plan. Mr. Delorm stated that he had met with the six top developers in the state and that with the right incentives they indicated that they could develop 150-300 units in multiple phases which would equal about 2,300 new residents that would be spending their disposable income in the nearby shops and restaurants.

2. Public comments:

Robert Schwade, 12 Park Avenue, asked if there would be enough water supply and sewer capacity for the increased development. Mr. Delorm stated that the water and sewer were being upgraded and would be available. Mr. Schwade commented that if Turntable Junction were to be knocked down that it would be a detriment to the existing businesses at the site and only be a benefit to the new developers.

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Alice Schwade, 12 Park Avenue, asked what would happen to the existing buildings and retail businesses in that area noting that there were successful businesses which have recently made improvements. Mr. Delorm stated that the BID could help those businesses relocate or the developer could include that business in their plans. Ms. Schwade stated that the rent for the existing businesses would then increase.

Chris Englehart, 180 Main Street, asked what the rent prices would be for the proposed artist/lofts and would it force people out of the Borough stating that she would like to see the rents remain affordable. Mr. Delorm stated that Borough could look at other towns to find out what they were doing noting that the City of Orange subsidized artists to live and work in loft spaces.

D.J. Wright, of Holcombe Fisher Funeral Home, 147 Main Street, stated that Flemington was ideally located between New York and Philadelphia and supported redevelopment in town. Mr. Wright stated that the Borough needs to be more walkable and that people want more affordable housing and stated that business follows residential housing.

Anthony, works at 24-26 Central Avenue, asked if developers see residential buyers needing a threshold of activity in the retail market prior to moving to a town. Mr. Delorm stated that it was just the opposite, that business would follow residential housing. Mr. Delorm stated that developers look at the Union Hotel block and areas similar to that as one of the best opportunities in New Jersey.

Alice Schwade, 12 Park Avenue, asked the effect on the school system with the increase in kids. Mr. Delorm stated that there would have to be a fiscal study prepared and further noted that the residential units proposed would be small which would be less family friendly units.

Rick Goldstein, asked if the study looked at marketing the area similar to Branchburg, Mr. Delorm stated that Flemington was different from that area.

Rick Higgins, 21 Bloomfield Avenue, stated that in the towns like Lambertville and Clinton put an emphasis for the historic area on architectural realism, not a fake historic architecture and stated his concerns that the pictures presented did not translate well and suggested that a 3D model be prepared to get a grasp of what was being proposed. Mr. Delorm stated that architectural guidelines could be prepared and details provided down the road when the plans are clearer.

Tom Previte, 45 North Main Street, stated attracting developers around the periphery of the town should be the focus, noting that the Nilkanth developer has had the property for 14 years and that the property needs to be developed. Mr. Previte stated that he would prefer affordable residential homes to a strip mall and added that the town could look into using Sandy Relief money to

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redevelop areas and also stated that the town should pressure the developer (Nilkanth) to give up the land or develop it.

Ms. Melfi asked what kind of incentive could be given to the developers. Mr. Delorm listed some incentives.

Mr. Greiner stated that he would like Council, Planning Board and the HPC to take up the challenge from Mr. Shore and the BID to encourage development in Flemington. Mr. Greiner stated that the Borough should look at the Union Hotel as a test case and look at each phase of that development as it goes through the process to find ways to improve that process.

Mr. Shore stated that the BID would like to see a partnership with Council and Planning Board while on working on the next steps to be taken including traffic study, fiscal study, parking authority investigation. Mr. Shore stated that the schools would not matter for Flemington based on some calculations he had seen and stated that more ratables could only help the town. Mr. Shore stated that more Redevelopment and Rehabilitation study areas were needed noting that the BID would help where Council and Planning Board could not.

Hearing no other comments, the public portion of the meeting was closed.

3. **Adjournment of Mayor and Common Council**

Motion to adjourn at 8:45 p.m.: Swingle; second: Novick

Ayes: Swingle, Novick, Fine, Greiner, Edwards

Nays: (None)

Motion passed 5-0-0

The Planning Board took break.

8:55 Planning/Zoning Board regular meeting resumed.

4. **Approval of minutes from the January 28, 2014, regular meeting**

Motion to approve: Melfi; second: Greiner

Ayes: All were in favor.

Nays: (None)

Abstain: Cook, Hain

Motion passed 8-0-2

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5. **HPC Applications:** HPC 2014-01 February 19, 2014 recommendation for 19 Grant Avenue, Damaso Rosas
- Mr. Greiner discussed the application noting that it was a corner lot and that there was extensive repairs proposed including: replacement of the windows with acceptable vinyl windows, repair the front and rear porches, move the rear doorway, replace shingles, replace porch decking with tongue and groove decking. Mr. Greiner stated that this house was in need of much repair and that the applicant was following the guidelines of the HPC. Mr. Greiner stated that although the house was not going to be painted now, the HPC approved the color palette for the future.

Motion to approve: Greiner; second: Melfi

Ayes: All were in favor

Nays: (None)

Motion passed 10-0-0

6. **Council Items:** None
7. **Chair items:** Mr. Cook stated that the next meeting was Monday March 3, 2014 and that the Dallas Bellin application was on the agenda for an informal discussion.
8. **Bills:** None
9. **Adjourn**
- Motion to adjourn at 9:00 p.m.: Melfi; second: Wachter
- Ayes: All were in favor
- Nays: (None)
- Motion passed 10-0-0

Respectfully submitted

Eileen Parks
Planning Board Secretary

These minutes were approved on March 25, 2014