

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
MONDAY, OCTOBER 7, 2013 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Board member Mary Melfi.

Roll Call:

Present: Mr. Greiner, Ms Melfi, Mayor Edwards, Mrs. Pedrick, Mr. Wachter, Mr. Budney, Mr. Hain, Attorney Gianos, Planner Hintz

Absent: Mrs. Engelhardt, Ms. Kenoyer, Engineer Clerico, Traffic Engineer Rocciola

1. **Public comments** (7:00 – 7:15 PM) Elaine Gorman, liaison for the Tri-Centennial, displayed blankets for the Tri-Centennial event which will be for sale and discussed with the Board.

2. **Approval of minutes from the September 24, 2013**, regular meeting

Motion to approve: Greiner; second: Budney

Ayes: Greiner, Melfi, Cook, Edwards, Pedrick, Wachter, Budney

Nays: (None)

Abstain: Hain

Motion passed 7-0-1

3. **Discussion: Places of Worship Ordinance Modifications:** Tabled to October 22, 2013

4. **Discussion: Developing a more workable approach to historic preservation.**

- Ms. Melfi commented on the HPC Critelli/Bauer - 88 Broad Street application (Block 31 Lot 2) for replacement windows which was reversed by the Board.
- Mr. Greiner stated his concerns regarding the HPC ordinance and that the Board was setting a precedent in reversing decisions made by the HPC and noted that the Board would be enabling manufacturers to install windows which do not meet the guidelines required by the ordinance. Mr. Greiner stated that the ordinance was difficult for the HPC members to work with as it was, the Board discussed.
- Mr. Greiner noted that some homeowners were not submitting an application to the HPC and making improvements to their homes without the proper approvals and asked what enforcement recourse the town had to address the situation. Mr. Gianos stated that enforcement would be under the jurisdiction of the code and construction official.
- The Board discussed the four applications in the past three years where the Planning Board had reversed the decision of the HPC. The Board discussed the enforcement of the ordinance versus home owners rights.

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- The Board discussed that the HPC has been more active in reaching out to the property owners in the Historic District in an effort to educate and advise homeowners and noted that the town has never looked better because of those efforts.
- Elaine Gorman, Chair of the HPC, stated that there was a disconnect between the Board and the HPC and suggested subcommittees to work on a shared vision for the community, the Board discussed.
- Adelle DiSisto, vice chair of the HPC, stated that some contractors have been having home owners sign contracts with them prior to submitting an application to the HPC to get approval.

Mr. Cook entered @ 7:35 p.m.

- The Board discussed different ways of reaching out to current and new home owners in the historic district to inform them of services provided by the HPC and providing a list of approved contractors/manufacturers with a disclaimer.
- The Board discussed providing subjectivity within the HPC ordinance allowing for some deviation from the standards in regards to the levels of historic classifications.

5. Discussion: Sign Review Committee Ordinance

- Mr. Cook discussed the sign review committee and the intent of the ordinance was to be business friendly in the DB district by streamlining the application process for signs.
- Mr. Gianos stated that there were all kinds of references for signs in the ordinance which was disorganized. Mr. Gianos stated that the SRC was advisory and applicant's were required to get final approval from the Board after getting a recommendation from the SRC and the HPC if required.
- The Board discussed the powers of the SRC and perhaps modifying the ordinance to empower the SRC to approve signs in the DB district. Mr. Gianos stated that if a proposed sign required a variance the application would be required to provide proper notice and be submitted for review to the Planning Board with the appropriate escrow and application fees.
- The Board discussed that some signs have been installed without any review or approvals.
- The Board discussed creating a form for a simple sign application for proposed signs which were in conformance with the ordinance.

*** 10/22/13 ***

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- Ms Gorman asked about the current procedures for a sign application, the Board discussed.
- Mr. Gianos stated there had been complaints that the checklist for a sign application and the number of copies of plans to be submitted was burdensome, the Board discussed revising these items in the ordinance to the return to the original intent to streamline the procedure for a conforming sign application.
- The Board discussed the membership requirements for the SRC.

6. **Council Items:** None

7. **Chair items:** Chairman Cook discussed the agenda for the October 22 meeting.

8. **Bills:** None

9. **Adjourn**

Motion to adjourn at 8:45 p.m.: Melfi; second: Edwards

Ayes: All were in favor

Nays: (None)

Motion passed 8-0

Respectfully submitted

Eileen Parks
Planning Board Secretary

These minutes were approved on October 22, 2013