

FLEMINGTON BOROUGH  
PLANNING/ZONING BOARD MEETING  
MONDAY, OCTOBER 22, 2013 – 7:00 PM

MINUTES

The meeting was called to order at 7:03 PM by Board Chairman Todd Cook.

**Roll Call:**

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

Absent: Ms. Kenoyer, Mr. Hain, Engineer Clerico, Traffic Engineer Rocciola

1. **Public comments** (7:00 – 7:15 PM) Elaine Gorman, HPC chair thanked the Board for the dialog last week. Ms. Gorman stated that she was on the Board of Trustee's for the Fleming House and distributed an invitation to an open house at the Fleming House.

2. **Approval of minutes from the October 7, 2013**, regular meeting

Motion to approve: Melfi; second: Greiner  
Mr. Greiner noted revisions to the minutes  
Ayes: Greiner, Melfi, Cook, Edwards, Wachter, Budney  
Nays: (None)  
Abstain: Engelhardt  
Motion passed 7-0-1

Mrs. Pedrick entered the meeting at 7:10 p.m.

3. **Resolution #2013-10: 123 Main Street, LLC - Minor application for Sign Plan Approval Block 21, Lot 20**

Mr. Gianos noted revisions to the resolution per the applicant's attorney Lee Roth, Esq.  
Motion to approve: Melfi; second: Wachter  
Ayes: Engelhardt, Greiner, Melfi, Cook, Edwards, Wachter, Budney  
Nays: (None)  
Abstain: Pedrick  
Motion passed 7-0-1

4. **Discussion: Houses of Worship Ordinance Modifications:**

- Mrs. Engelhardt discussed the review of the subcommittee regarding the ordinance modifications for houses of worship including which zones the use would be permitted and not permitted as well as modifications to the zoning regulations where the use would be permitted.

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- The Board discussed the issue of changing the definition of houses of worship to include civic assembly and after some discussion the Board agreed that the definition did not need to be revised.
- The Board discussed whether conducting a master plan re-examination would be the best way to accomplish the changes to the ordinance.
- Mr. Hintz stated that the ordinance read 'houses' of worship in the definition and 'places' of worship in the zoning regulations, the Board suggested changes all references to 'houses' of worship in the ordinance for consistency.
- Mr. Gianos asked if the Board wanted to vote on the modifications to the ordinance as discussed, the Board members stated that more time to digest and look into all the suggested modifications and thought it would be appropriate to defer any action to a subsequent meeting.
- Mr. Hintz stated that he could bring an aerial exhibit of the borough for further discussion at the next meeting.

5. **HPC Applications:** HPC 2013-26 October 21, 2013 recommendation for 46 Broad Street, Cuce

- Mr. Greiner discussed the application to replace the existing slate roof and noted that the applicant also agreed to install half-round gutters and that the HPC also approved the reinstallation of a wood picket fence along New York Avenue.

Motion to approve: Greiner; second: Edwards

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

Nays: (None)

Motion passed 8-0-0

6. **Council Items:** None

7. **Chair items:** Chairman Cook discussed the agenda for the November 4, 2013 meeting and the possibility of the meeting being cancelled due a lack of agenda items.

8. **Bills:** The Board discussed the bills

Motion to approve: Engelhardt; second: Greiner

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

Nays: (None)

Motion passed 8-0-0

\*\*\* 11/05/13 \*\*\*

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9. **Adjourn**

Motion to adjourn at 7:50 p.m.: Melfi; second: Edwards

Ayes: All were in favor

Nays: (None)

Motion passed 8-0-0

Respectfully submitted

Eileen Parks  
Planning Board Secretary

These minutes were approved on December 2, 2013