

CALL TO ORDER

Mayor Myhre called the special meeting to order at 7:30 a.m. and stated that in compliance with the "Open Public Meetings Act" this Meeting was duly noticed to the Hunterdon County Democrat and the Express Times on August 6, 2018; the Agenda has been posted at Borough Hall and distributed to the newspapers.

FLAG SALUTE

Mayor Myhre asked everyone to stand for the flag salute.

ROLL CALL

Present for the Meeting:
Liz Johnson
Michele Liebtag
Tami Peterson
Caroline Scutt
William Sullivan

Absent from Meeting:
Holly Low

Borough Clerk, Brenda S. Shephard was present for the Meeting. Two members of the public were also present.

PUBLIC COMMENTS

The Council approved to open the public comment session. Having no comments, the Mayor closed the public comment session.

ORDINANCES

Ordinance #819 – AN ORDINANCE OF THE BOROUGH OF FRENCHTOWN AMENDING SECTION 404, TITLED "REGULATIONS FOR R-4A CENTRAL COMMERCIAL ZONE", SUBSECTION 404.B., TITLED "PERMITTED USES", MORE SPECIFICALLY SUBSECTION 404.B.2 TO INCLUDE AN ADDITIONAL USE; NAMELY, "O", "PET WASHING, SELF-SERVICE AND FULL SERVICE AND PET GROOMING ALONG WITH ASSOCIATED RETAIL SALES", OF THE LAND USE ORDINANCE AND AMENDING SECTION 3.3 OF THE VILLAGE CENTER PLAN TITLED "LAND USE AND DEVELOPMENT REQUIREMENTS", SUBSECTION 2, "PERMITTED USES IN THE VILLAGE CENTER REHABILITATION AREA", TO INCLUDE AN ADDITIONAL USE; NAMELY, "M", "PET WASHING, SELF-SERVICE AND FULL SERVICE AND PET GROOMING ALONG WITH ASSOCIATED RETAIL SALES", OF FRENCHTOWN VILLAGE CENTER PLAN (introduction)

A motion was made by William Sullivan and seconded by Michele Liebtag to approve the introduction of Ordinance #819. A discussion ensued as to sewer billing and the sewer ordinance. Michele Liebtag noted that the sewer committee should review the ordinance and make a recommendation to the Council. Mayor Myhre noted that the tenant was ready to do the work for pet washing and groom and wanted to open for Riverfest but he did not get zoning approval for the use. He would have to get a variance from the Planning Board. The use that the ordinance addresses is in line with pet shop services and is adding pet washing and pet grooming to the uses allowed in the R4A zone and the Village Center Rehabilitation Area. Having no other comments,

the Mayor called for a vote on the introduction of Ordinance #819. The Mayor and Common Council approved by unanimous favorable roll call vote the introduction of Ordinance #819 as follows:

ORDINANCE #819

AN ORDINANCE OF THE BOROUGH OF FRENCHTOWN AMENDING SECTION 404, TITLED "REGULATIONS FOR R-4A CENTRAL COMMERCIAL ZONE", SUBSECTION 404.B., TITLED "PERMITTED USES", MORE SPECIFICALLY SUBSECTION 404.B.2 TO INCLUDE AN ADDITIONAL USE; NAMELY, "O", "PET WASHING, SELF-SERVICE AND FULL SERVICE AND PET GROOMING ALONG WITH ASSOCIATED RETAIL SALES", OF THE LAND USE ORDINANCE AND AMENDING SECTION 3.3 OF THE VILLAGE CENTER PLAN TITLED "LAND USE AND DEVELOPMENT REQUIREMENTS", SUBSECTION 2, "PERMITTED USES IN THE VILLAGE CENTER REHABILITATION AREA", TO INCLUDE AN ADDITIONAL USE; NAMELY, "M", "PET WASHING, SELF-SERVICE AND FULL SERVICE AND PET GROOMING ALONG WITH ASSOCIATED RETAIL SALES", OF FRENCHTOWN VILLAGE CENTER PLAN.

WHEREAS, "pet stores" are a permitted use under Section 404.B.1.y of the Borough of Frenchtown's Land Use Ordinance and Section 3.3 of the Village Center Plan, subsection 1.y of the permitted uses in the Frenchtown Village Center Rehabilitation area; and

WHEREAS, pet stores are a retail business selling a variety of pet related items; and

WHEREAS, in the United States, pet stores offer both hygienic care such as pet washing and esthetic services such as pet grooming; and

WHEREAS, Section 404.B. of the Borough of Frenchtown Land Use Ordinance and Section 3.3 of the Village Center Plan titled "Land Use and Development Requirements", Subsection 1 of the permitted Uses in the Frenchtown Village Center Rehabilitation Area of the Frenchtown Village Center Plan allows "Pet Stores" but does not include pet washing and pet grooming; and

WHEREAS, the Mayor and Council of the Borough of Frenchtown hereby recognize that pet stores offer both hygienic care and esthetic services and desire to amend the Land Use Ordinance to allow pet washing, self service and full service, and pet grooming as a permitted use in the R-4A Central Commercial Zone and the Frenchtown Village Center Plan along with the associated retail sales.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Borough of Frenchtown, County of Hunterdon, State of New Jersey, that Section 404, titled

“Regulations for R-4A Central Commercial Zone”, Subsection 404.B, titled “Permitted Uses”, more specifically Subsection 404.B.2, the permitted uses is amended to include an additional use; namely Subsection “o”. Pet washing, self service and full service, and pet grooming along with the associates retail sales and Section 3.3 of the Village Center Plan titled “Land Use and Development Requirements”, Subsection 2, “Permitted Uses in the Village Center Rehabilitation Area”, more specifically item “M”, the permitted uses is amended to include an additional use; namely Pet washing, self service and full service, and pet grooming along with the associates retail sales:

Section 1. Section 404.B.2 of the Land Use Ordinance is amended as follows:

2. The following services uses, provided no single establishment shall have a gross floor area exceeding 2,500 square feet or the area of the first floor of any building existing as of January 1, 2000, whichever is less:

O. Pet washing, self service and full service, and pet grooming shall be permitted along with the associates retail sales in the R-4A Central Commercial Zone.

Section 2. Section 3.3 of the Village Center Plan titled “Land Use and Development Requirements”, Subsection 2, entitled “Permitted Uses in the Village Center Rehabilitation Area” is amended as follows:

2. The following services uses, provided no single establishment shall have a gross floor area exceeding 2,500 square feet or the area of the first floor of any building existing as of January 1, 2000, whichever is less:

M. Pet washing, self service and full service, and pet grooming shall be permitted along with the associates retail sales in the Frenchtown Village Center Plan.

Section 3. Severability.

If any article, section, sub-section, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 4. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Frenchtown, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Land Use Ordinance of the Borough of Frenchtown are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Frenchtown for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to

make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Hunterdon County Planning Board pursuant to N.J.S.A. 40:55D-16.

Brad Myhre, Mayor

ATTEST:

Brenda Shepherd, RMC, Borough Clerk

ADJOURNMENT

Being no further business to come before the Mayor and Council, the meeting was adjourned at 7:36 am on motion by William Sullivan, seconded by Michele Liebttag and carried by favorable voice vote.

Respectfully submitted,

Brenda Shephcrd, RMC
Borough Clerk