

Frenchtown Planning Board
Regular Meeting
September 25, 2019
7:30 P.M.

Chairman Randi Eckel called the Regular Meeting to Order at 7:30 P.M. and stated that all the requirements of the “Open Public Meeting Law” have been met. The meeting has been advertised, the Agenda has been posted in the Borough Hall and copies distributed to the designated newspapers.

ROLL CALL

Present:	Absent:
Cooke	DenBleyker
Dragt	Dougherty
Eckel	Tyksinski
Herb	
Musolino	
Myhre	
Reino	
Sullivan	

Chairman Eckel noted that John DenBleyker is working and John Dougherty is on the west coast working.

APPROVAL OF MINUTES

Regular Meeting – June 26, 2019

Mayor Myhre moved to accept the minutes of the June 26, 2019 regular meeting minutes as amended (correcting the spelling of Myhre in Adjournment motion). Jeanne Herb seconded the motion. The minutes of the Regular meeting of June 26, 2019 were approved as amended by favorable roll call vote with William Sullivan abstaining.

PUBLIC COMMENTS

Chairman Randi Eckel announced that before we start the public comment section, comments are welcomed on matters not listed on the agenda. Comments related to agenda items should be held until that specific item comes up on the agenda. Chairman Eckel opened the public comment session. Having no comments, Chairman Eckel closed the public comment session.

NW BUSINESS

Discussion of Sign Ordinance

Chairman Eckel noted that the Planning Board has made changes to the zoning in response to changes coming to town. The Planning Board needs to streamline the sign ordinance. Mike Tyskinski helps to interpret the current ordinance. She is putting the sign ordinance into a Word document and she wants to get a sign committee together to review it. Mike Tyksinski will be stepping down from the Planning Board and will no longer be a resident of Frenchtown. She suggested that Mike Tyksinski be an ex officio member of the committee. Suggestions for changes to the sign ordinance have been made over the years. She asked for volunteers for the sign committee. Jeanne Herb volunteered to be on the committee. Randi Eckel stated that she will continue to be on the sign committee. Jeanne Herb noted that it is important for someone with a history on the Board to be part of this committee. There are reasons that the sign

ordinance was adopted. Mayor Myhre recommended that the sign committee talk to the zoning officer, Frank D'Amore, as he has thoughts on the sign ordinance and its interpretation.

Randi Eckel commented that the New Jersey Planning Officials will be doing a session on signs at the New Jersey League of Municipalities Conference. Many of those ordinances are for larger cities and do not translate well for smaller towns. Subsequent to a brief discussion, Randi Eckel noted that the signs committee will consist of Jeanne Herb, Mike Tyksinski, Frank D'Amore, Planner Darlene Green and herself. Gordon Dragt thanked Randi Eckel for sticking with it.

Zoning Ordinance Codification

Chairman Eckel noted that the Planning Board is looking into codification of its ordinances. Mayor Myhre noted that Planner Green has found companies that will do this and it will be available on line. He recommended holding off until next year. We may be able to get a grant from the County to do this. We are eligible for another round of funding. Council will pursue that. The estimate is a least 10,000.00 to \$15,000.00. We need a good company that will put it on line so it is searchable. Chairman Eckel stated that we have scanned copies of the current ordinance and could put it on the website. Mayor Myhre recommended that the Planning Board wait to do a more comprehensive approach. Maggie Cooke stated that it could be available upon request. She added that the minutes and agendas are more important for posting on the website.

APPROVAL OF VOUCHERS

Brenda Shepherd, Board Secretary, presented the following vouchers for approval:

VOUCHER LIST 9/25/19

Maser Consulting	Professional Services for General Representation through 5/19/19	\$ 735.00
Maser Consulting	Professional Services for General Representation through 7/14/19	\$ 108.75
Maser Consulting	Professional Services for Zoning Ordinance through 8/23/19	\$ 350.00
Archer & Greiner, P.C.	Professional Services for General Representation through 6/30/19	\$ 63.20
Archer & Greiner	Professional Services for General Representation through 8/30/19	\$ 120.00

ESCROW ACCOUNT – BLOCK 42 lot 5 - NELSON

Maser Consulting	Professional Services for Inspection through 5/19/19	\$ 354.00
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ESCROW ACCOUNT – BLOCK 55 LOT 14 – ArtYard Inspection fees

Maser Consulting	Professional Services for Art Yard through 6/16/19/19	\$ 74.00
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ESCROW ACCOUNT – BLOCK 12 LOT 5 -8th Street Associates

Maser Consulting	Professional Services for 8 th Street Assoc. through 5/19/19	\$1,156.00
Maser Consulting	Professional Services through 6/16/19	\$1,248.75
Maser Consulting	Professional Services through 8/8/19	\$ 36.25

ESCROW ACCOUNT – BLOCK 3 LOT 1 - Country Classics Redevelopment

Maser Consulting	Professional Services for Country Classics through 3/21/19	\$ 217.50
Maser Consulting	Professional Services for Country Classics through 5/30/19	\$ 145.00
Maser Consulting	Professional Services for Country Classics through 6/16/19	\$ 145.00
Maser Consulting	Professional Services for Country Classics Through 7/19/19	\$ 72.50
Albert Cruz	Professional Services for Country Classics through 5/30/19	\$ 416.00
Albert Cruz	Professional Services for Country Classics through 6/30/19	\$ 1,168.00
Albert Cruz	Professional Services for Country Classics Through 7/31/19	\$ 656.00
Albert Cruz	Professional Services for Country Classics Through 8/31/19	\$ 352.00
Archer & Greiner	Professional Services for Country Classics Through 8/27/19	\$ 3,607.50
Phoenix Advisors	Professional Services for Country Classics Through 4 th quarter 2018	\$ 1,000.00

ESCROW ACCOUNT – BLOCK 34 LOT 1 – River Mills at Frenchtown Subdivision

Archer & Greiner	Professional Services for River Mills through 6/30/19	\$ 1,060.00
Archer & Greiner	Professional Services for River Mills through 7/31/19	\$ 460.00

Maser Consulting	Professional Services for River Mills through 5/30/19	\$ 1,215.00
Maser Consulting	Professional Services for River Mills through 6/24/19	\$ 507.50
Maser Consulting	Professional Services for River Mills through 7/19/19	\$ 36.25
Maser Consulting	Professional Services for River Mills through 8/23/19	\$ 36.25
Van Cleef Engineering	Professional services for River Mills through 5/22/19	\$ 518.00
Van Cleef Engineering	Professional Services for River Mills Through 7/30/19	\$ 2,202.00
Advance Media	Public Notice for River Mills through Through 7/25/19	\$ 19.94

ESCROW ACCOUNT – BLOCK 34 LOT 1 – River Mills at Frenchtown Site Plan

Maser Consulting	Professional Services for River Mills through 7/14/19	\$ 36.25
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On motion by Jeanne Herb, seconded by William Sullivan and carried by unanimous favorable roll call vote, the Planning Board approved payment of the above bills list.

CORRESPONDENCE, COUNCIL REPRESENTATIVE REPORT AND OTHER RELATED ITEMS

Chairman Eckel noted that Architect Chris Pickell reach out to River Mills in reference to the lighting on the riverside near the walkways. Architect Chris Pickell recommended not putting lighting there and would still be in compliance with the light ordinance. The resolution of approval allowed Architect Pickell to review the issue.

Chairman Eckel noted that ArtYard is looking to do landscape changes. After seeing truck navigate the corner at Front and Lott Streets, ArtYard wants to change a few things. She will talk to Attorney Hirsch about putting in a review by the landscape architect as part of the resolution.

Chairman Eckel stated that she is actively asking people to provide her names for new members of the Planning Board. Mike Tyksinski is stepping down and Rocco Musolino will also be stepping down because he is moving to Bucks County. We are looking at both geographic and demographics for new members. We have been criticized in the past because we did not have a

member on the Board who owns a business in town. We are losing two members who have children in the school and one who also has a business in town. Mayor Myhre stated that he has a few names to put forth. Chairman Eckel asked for members to send her names if they have someone in mind.

Chairman Eckel noted that the executive session with Attorney Hirsch will be carried.

Chairman Eckel added that she will follow up with Landscape Architect Brian Bosenberg as there are rumors that he is retiring at the end of the year. We may need to start looking for a new landscape architect.

Mayor Myhre reported that he testified before the Local Financial Board at the hearing for the supplement loan for the sewer plant. It was noted that there were some Planning Board members that had not filed their financial disclosure statements. Fines for those who have not filed will be handed out shortly.

Mayor Myhre also reported that the sidewalk on Route 29 is coming along nicely. There is still no news on Galasso's. It may be years out. The Business Association wants to work with the property owner to address that area but no progress has been made.

Mayor Myhre noted that the site plan application for Country Classics has been submitted. Country Classics will provide a written update to Council on the remediation. They also want to do an environmental update to the Planning Board. They put in an additional monitoring well on the site and since then removed soil from the site. Levels have come down considerably. Country Classics will be able to start development quicker once approvals are granted because they have their own financing. They have been working with Board Architect Chris Pickell.

Gordon Dragt commented that there are two exciting events coming to town. On October 3rd, the new business, Vagabond Barbeque will be opening. There was a lot involved to get it going. They will be open from 5-9 pm for dinner to start and later will be open from 11 am to 9 pm. He noted that Mayor Myhre and Clerk Brenda Shepherd were a big help in getting him open. The second event is that Rosella will receive her Certificate of Occupancy for the Frenchtown Café by the end of the month and is expected to open in a few weeks. Mayor Myhre commented that most businesses are reporting that business is down 20 to 25% since the fire. Having these two businesses open will help.

As to the TAP grant committee work, Gordon Dragt noted that the committee did some serious work in regard to lamps and lighting downtown. They are coordinating with ArtYard so it is the same in the downtown area. They are also working on the tree types for the downtown. The next meeting is Wednesday. David DeFrange from Copperhill and researcher for Rutgers will be providing the committee with information on trees and street trees to educate the committee. Responding to Chairman Eckel, Gordon Dragt noted that Mr. DeFrange wants to keep it in context of the downtown. With the TAP grant, it gives the Borough an opportunity to get an expert arborist to look at trees and power lines, roots, sidewalks, etc. Chairman Eckel stated that she is interested in finding out what the observations are. Mayor Myhre noted that the critical part is getting the lighting straightened out because ArtYard had to choose their lights based on what the Downtown Revitalization report recommended. It is part of the expected plan.

ADJOURNMENT

Jeanne Herb moved adjournment at 8:12 pm and Maggie Cooke seconded. The motion passed on favorable voice vote.

Brenda S. Shepherd
Planning Board Secretary