

REDACTION LOG

Date	Subject	Reason for Redaction
May 18, 2022 (3:08 PM) (2:13 PM) Email thread	Family Promise of Hunterdon County, Inc. – Flemington Borough Use Variance	Attorney client privileged communication; attorney advice. (<u>N.J.S.A.</u> 47:1A-1.1)
May 23, 2022 (6:45 PM) (6:21 PM) Email thread	PB – May 24 Agenda	Attorney-Client privileged communication; attorney advice N.J.S.A. 47:1A-1.1)
July 6, 2022 (2:16 PM) (2:27 PM)	Family Promise of Hunterdon County Application	Attorney-Client privileged communication; attorney advice N.J.S.A. 47:1A-1.1)
July 9, 2022 (5:45 PM) July 10, 2022 (1:17 PM) (1:49 PM) July 11, 2022 (8:05 AM) Email thread	Concerns of Calvary Episcopal Church	Attorney-Client privileged communication; attorney advice N.J.S.A. 47:1A-1.1)

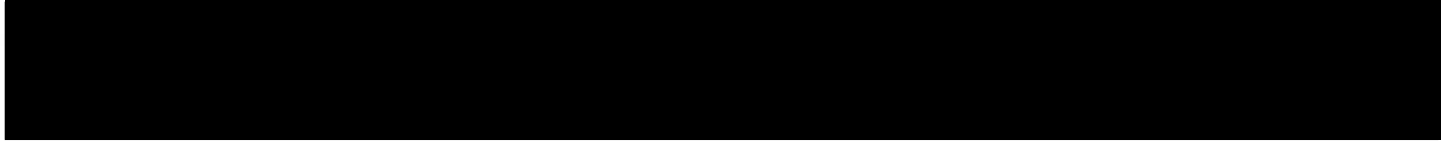
Patti Hammer

From: eparks@historicflemington.com
Sent: Thursday, May 19, 2022 8:23 AM
To: Kara Kaczynski; Jeff Doshna; Susan Engelhardt; Robert Clerico
Subject: FW: RE: FW: Family Promise of Hunterdon County, Inc. - Flemington Borough Use Variance (Block 16, Lots 7 and 8)
Attachments: 05-24-2022 agenda PB.docx

Please see the attached agenda for May 24 - lmk if okay to post.

-----Original Message-----

From: "Kara Kaczynski" <Kara@mykl-law.com>
Sent: Wednesday, May 18, 2022 3:08pm
To: "eparks@historicflemington.com" <eparks@historicflemington.com>
Subject: RE: FW: Family Promise of Hunterdon County, Inc. - Flemington Borough Use Variance (Block 16, Lots 7 and 8)



KARA A. KACZYNSKI, ESQ.

McNALLY, YAROS, KACZYNSKI & LIME, LLC

275 EAST MAIN STREET
SOMERVILLE, NJ 08876
(908) 800-7010 PHONE (EXT. 3208)
(908) 722-7787 FAX
KARA@MYKL-LAW.COM
WWW.MYKL-LAW.COM

FLEMINGTON ADDRESS

47 MAPLE AVENUE - SUITE 7
FLEMINGTON, NJ 08822
(908) 800-7010 PHONE
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CLINTON ADDRESS

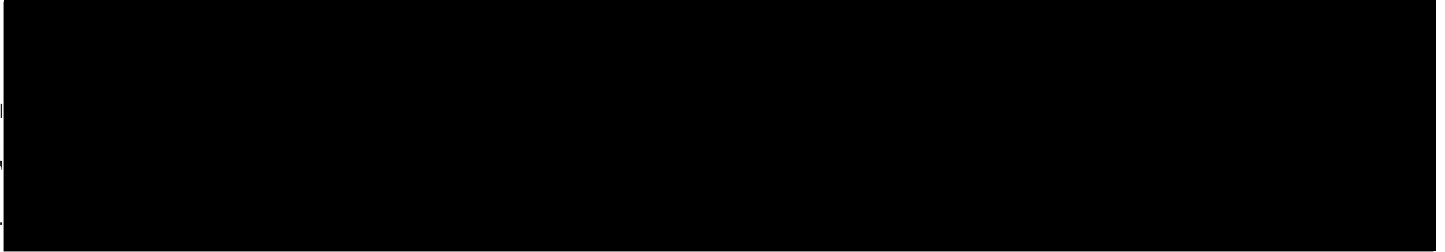
14 MOEBUS PLACE
CLINTON, NJ 08809
(908) 713-1252 EXT. 208
(908) 713-1210 FAX

Due to recent law enforcement reports of internet fraud and email hacking, we are hereby advising all of our clients that for your protection, call McNally, Yaros, Kaczynski & Lime, LLC to verify any and all wire transfers and wire transfer instructions you receive **BEFORE** you initiate a wire transfer.

McNally, Yaros, Kaczynski & Lime, LLC will not be held liable if **you** fail to follow these instructions.

From: eparks@historicflemington.com <eparks@historicflemington.com>
Sent: Wednesday, May 18, 2022 2:13 PM
To: Kara Kaczynski <Kara@mykl-law.com>
Subject: RE: FW: Family Promise of Hunterdon County, Inc. - Flemington Borough Use Variance (Block 16, Lots 7 and 8)

Kara,



Thanks
Eileen

-----Original Message-----

From: "eparks@historicflemington.com" <eparks@historicflemington.com>
Sent: Wednesday, May 18, 2022 8:23am
To: "Jeff Doshna" <jdoshna@historicflemington.com>, "Susan Engelhardt" <sengelhardt@historicflemington.com>, "Kara Kaczynski" <kara@mykl-law.com>, "Robert Clerico" <rclerico@vancleefengineering.com>
Subject: FW: Family Promise of Hunterdon County, Inc. - Flemington Borough Use Variance (Block 16, Lots 7 and 8)

Please see the attached request for this application to be placed on the May 24, 2022 agenda for completeness, this was submitted yesterday to Borough Hall and electronically. Not sure if the hard copies were received directly by the Board profs.

Bob - would you have enough time to review and prepare a report.

Thanks
Eileen

-----Original Message-----

From: "Barbara Stubbins" <bstubbins@gruenberglegal.com>
Sent: Tuesday, May 17, 2022 4:43pm
To: "rclerico@vancleefengineering.com" <rclerico@vancleefengineering.com>, "kara@mykl-law.com" <kara@mykl-law.com>, "bmcmanus@kylemcmanus.com" <bmcmanus@kylemcmanus.com>, "jayt@mrattraffic.com" <jayt@mrattraffic.com>
Cc: "eparks@historicflemington.com" <eparks@historicflemington.com>, "Steven Gruenberg" <stevenpgruenberg@gruenberglegal.com>
Subject: Family Promise of Hunterdon County, Inc. - Flemington Borough Use Variance (Block 16, Lots 7 and 8)

Good afternoon.

Please see copy of submission attached for your information and review. A hard copy has been mailed to you as well.

Thank you.

Regards,
Barbara A. Stubbins, Paralegal
Steven P. Gruenberg, Attorney at Law
151 Main Street
Flemington, NJ 08822
Telephone: (908) 751-7181

Telefax: (908) 751-7182
EMAIL: bstubbins @gruenberglegal.com
Website: <http://gruenberglegal.com>

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PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
TO BE HELD IN PERSON AT 38 PARK AVENUE, FLEMINGTON, NJ 08822
ALSO TO BE HELD VIRTUALLY USING 'ZOOM WEBINAR'
TUESDAY, MAY 24, 2022 – 7:00 PM
AGENDA

Call to order and Flag Salute

Roll Call: Mayor Driver, Mr. Parker, Mr. Campion, Mr. Doshna, Mrs. Engelhardt, Mr. Cook, Mr. Budney, Ms. Giffen, Ms. Weitzman, Mr. Hill, Mr. Levitt, Attorney Kaczynski, Engineer Clerico, Planner McManus, Traffic Engineer Troutman

- 1. Public comments (7:00 – 7:15 PM)**
- 2. Mayor Comments**
- 3. Council Comments**
- 4. HPC Comments**
- 5. Approval of minutes from the May 10, 2022, regular meeting**
- 6. Completeness: Family Promise of Hunterdon County, Inc. – Block 19, Lots 7 and 8**

Application for Use Variance

- 7. Public Hearing: Captiva Main Street, LLC – Block 5 Lots 1 & 2 – Continued from March 8 & 22 and April 12, 2022**

Preliminary and Final Site Plan

- 8. Chair items**
 - Next meeting – June 14, 2022

- 9. Bills**

- 10. Professional Reports:** Attorney, Engineer, Planner, Traffic Engineer

- 11. Executive Session:**

- 12. Adjourn**

Patti Hammer

From: Jeffrey Doshna <jdoshna@historicflemington.com>
Sent: Thursday, May 19, 2022 8:31 AM
To: eparks@historicflemington.com
Cc: Kara Kaczynski; Susan Engelhardt; Robert Clerico
Subject: Re: FW: RE: FW: Family Promise of Hunterdon County, Inc. - Flemington Borough Use Variance (Block 16, Lots 7 and 8)

Approved.

Jeffrey Doshna, AICP
Chairperson, Flemington Borough Planning Board

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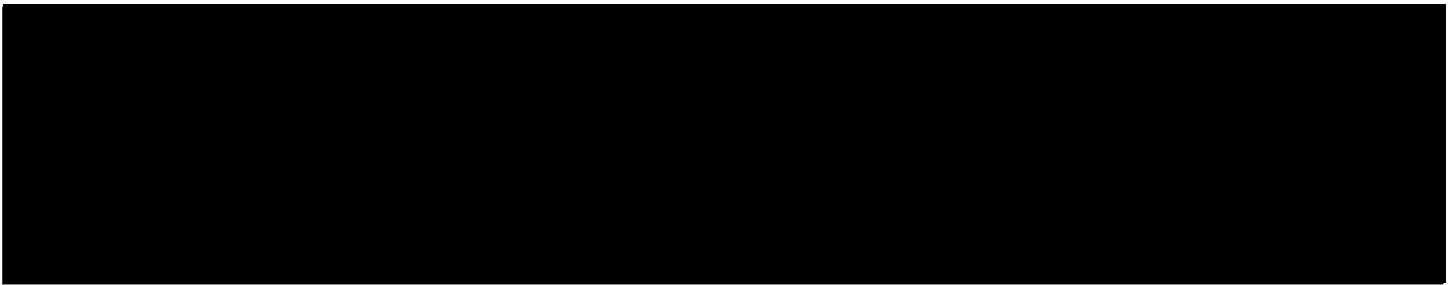
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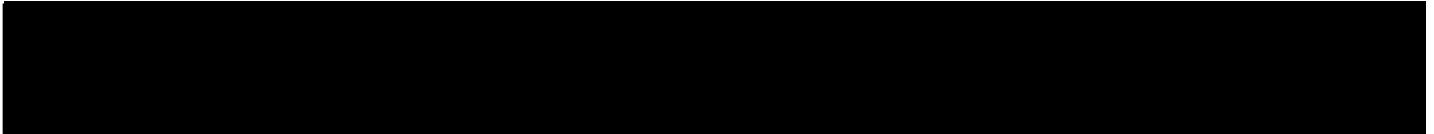


Patti Hammer

From: Kara Kaczynski <Kara@mykl-law.com>
Sent: Monday, May 23, 2022 6:45 PM
To: eparks@historicflemington.com; Jeff Doshna; Brian Budney; Susan Engelhardt
Cc: Kim Vella
Subject: RE: Re: PB - May 24 Agenda



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From: "Karen Giffen" <kgiffen@historicflemington.com>
Sent: Monday, May 23, 2022 1:35pm
To: "eparks@historicflemington.com" <eparks@historicflemington.com>
Cc: "Jeff Doshna" <jdoshna@historicflemington.com>
Subject: Re: PB - May 24 Agenda

Eileen /Jeff
I will not be available for the May 24 meeting. Please note my apologies
Karen

Sent from my iPhone

On May 19, 2022, at 8:56 AM, "eparks@historicflemington.com" <eparks@historicflemington.com> wrote:

All,
Please see the attached agenda for May 24, 2022 along with the minutes from the May 10 meeting for your review.

I will forward the email for the Family Promise of Hunterdon County with application documents submitted this on the agenda for completeness determination only.
Hard copies of the application are at Borough Hall for anyone who would like to pick them up.

Thanks
Eileen

Best Regards,

*Eileen Parks
Flemington Borough Planning Board
38 Park Avenue
Flemington, NJ 08822
908-782-8840*

<05-24-2022 agenda PB.docx>

<05-10-2022 Minutes PB.docx>

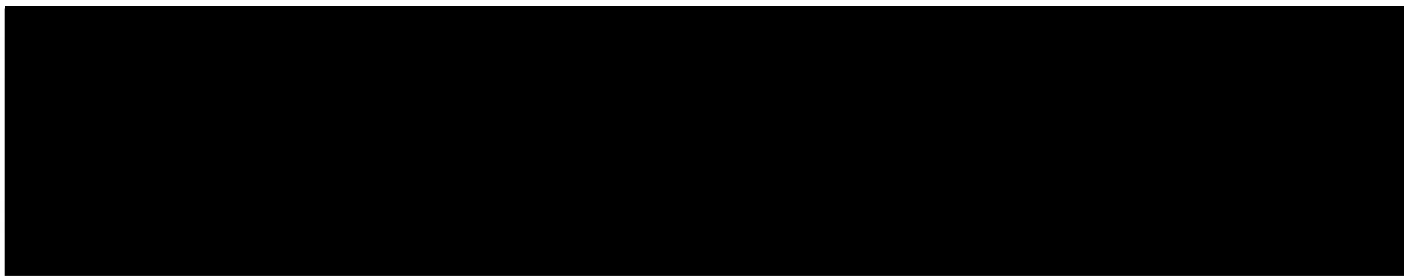
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From: eparks@historicflemington.com
Sent: Monday, May 23, 2022 6:51 PM
To: Kara Kaczynski
Cc: Jeff Doshna; Brian Budney; Susan Engelhardt; Kim Vella
Subject: RE: Re: PB - May 24 Agenda

Thanks Kara!

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To: "eparks@historicflemington.com" <eparks@historicflemington.com>, "Jeff Doshna" <jdoshna@historicflemington.com>, "Brian Budney" <bbudney@embarqmail.com>, "Susan Engelhardt" <sengelhardt@historicflemington.com>
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Sent: Monday, May 23, 2022 6:55 PM
To: eparks@historicflemington.com
Cc: Jeff Doshna; Brian Budney; Susan Engelhardt; Kim Vella
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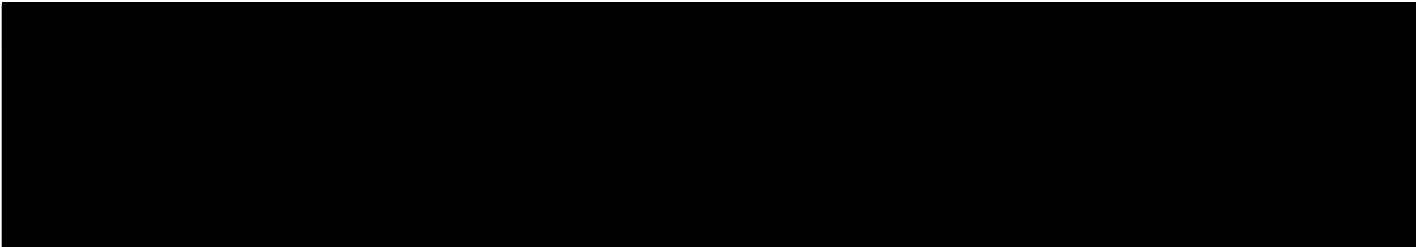
My pleasure – thanks for always keeping an eye on things.

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Cc: Jeff Doshna <jdoshna@historicflemington.com>; Brian Budney <bbudney@embarqmail.com>; Susan Engelhardt <sengelhardt@historicflemington.com>; Kim Vella <Kim@mykl-law.com>
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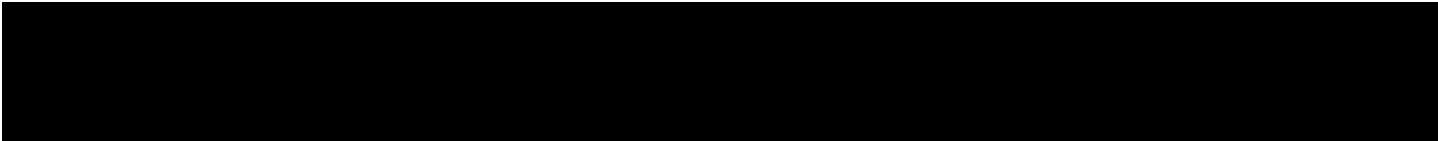
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Eileen

Best Regards,

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38 Park Avenue
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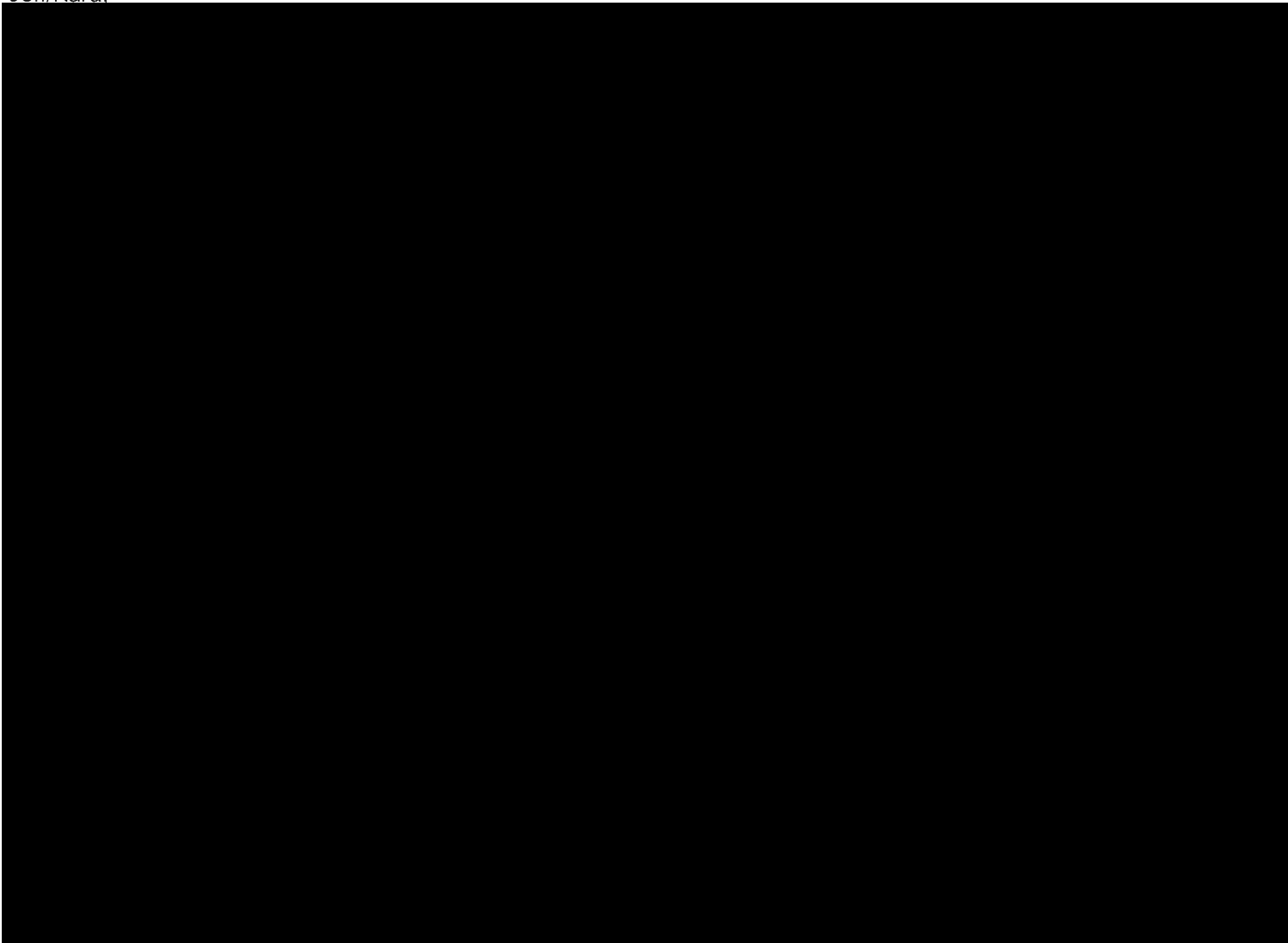
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From: eparks@historicflemington.com
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To: Jeff Doshna
Cc: Kara Kaczynski; Sallie Graziano
Subject: Re: Family Promise of Hunterdon County Application
Attachments: Planning Board email addresses.pdf

Jeff/Kara,



Best Regards,

*Eileen Parks
Flemington Borough Planning Board
38 Park Avenue
Flemington, NJ 08822
908-782-8840*

-----Original Message-----

From: "Dominick" <daboosa@gmail.com>
Sent: Monday, July 4, 2022 11:36am
To: "eparks@historicflemington.com" <eparks@historicflemington.com>
Subject: Re: Family Promise of Hunterdon County Application

Mrs. Parks,
Are you able to provide me with a list of email addresses for the planning board members?
Thank you,
Dominick Aboosamara
11 New York Ave, Flemington

On Tue, Jun 14, 2022 at 3:46 PM eparks@historicflemington.com <eparks@historicflemington.com> wrote:
Tonight is the public hearing -a vote is possible if the hearing is completed in one meeting.
Best Regards,

Eileen Parks
Flemington Borough Planning Board
38 Park Avenue
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Subject: Re: Family Promise of Hunterdon County Application

Thank you for sending the application. Is tonight a hearing about the application or a vote?
Thank you,
Dominick

On Mon, Jun 13, 2022 at 08:57 eparks@historicflemington.com <eparks@historicflemington.com> wrote:
Good Morning,
Please see the link below to view the application documents as submitted and posted on the Borough website.

https://1drv.ms/u/s!Ar7RbCxykB_Ngwl_dGwf5SCbBZYm?e=8ybTcW

Best Regards,

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908-782-8840

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Sent: Friday, June 10, 2022 3:13pm
To: eparks@historicflemington.com
Subject: Family Promise of Hunterdon County Application

Hello,

My name is Dominick Aboosamara resident of 11 New York Ave. I received a certified letter concerning the proposed application for Family Promise of Hunterdon County at 44 Broad St, 8 New York and 10 New York Ave. The letter provided this email in order to request a copy of the application with the borough. It does not provide an application number.

Thank you for your time.

Planning Board – 2022

Member	Class	Term	Contact
Jeffrey Doshna - Chair	Class IV	2024	jdoshna@historicflemington.com
Susan Engelhardt – Vice Chair	Class IV	2023	sengelhardt@historicflemington.com
Betsy Driver – Mayor	Class I	2022	bdriver@historicflemington.com
Michael Campion	Class II	2022	mcampion@historicflemington.com
Tony Parker	Class III	2022	tparker@historicflemington.com
Brian Budney	Class IV	2022	bbudney@historicflemington.com
Todd Cook	Class IV	2024	tcCook@historicflemington.com
Karen Giffen	Class IV	2022	kgiffen@historicflemington.com
Hannah Weitzman	Class IV	2025	hweitzman@historicflemington.com
James Hill	Alternate #1	2022	jhill@historicflemington.com
Vacant	Alternate #2	2023	
Trent Levitt	Alternate #3	2022	tlevitt@historicflemington.com
Vacant	Alternate #4	2023	

SECRETARY: Eileen Parks eparks@historicflemington.com 908-782-8840

ENGINEER: Van Cleef Engineering/Robert Clerico
1128 Route 31, Lebanon NJ 08833
rclerico@vancleefengineering.org

ATTORNEY: Kara Kaczynski kara@mykl-law.com
47 Maple Ave, Suite 7, Flemington NJ 08822

PLANNER: Elizabeth McManus, Kyle McManus
bmcmanus@kylemcmanus.com
PO Box 236, Hopewell, NJ 08525

TRAFFIC: Jay Troutman, Jr. jayt@mratraffic.com
McDonnough & Rea Associates, Inc.
105 Elm Street, Westfield, NJ 07090

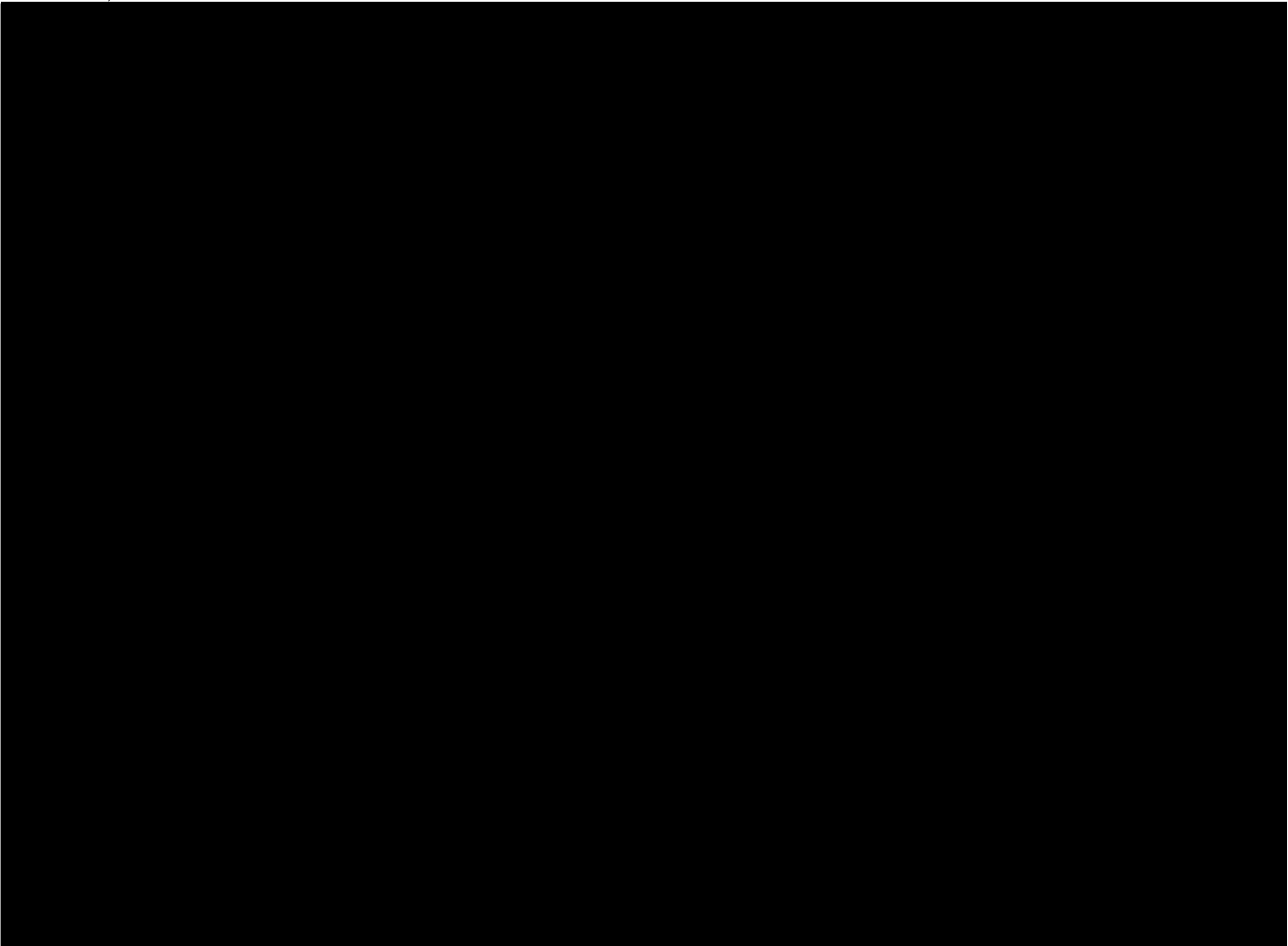
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Flemington, NJ 08822
908-782-8840

-----Original Message-----

From: "Dominick" <daboosa@gmail.com>

Sent: Friday, June 10, 2022 3:13pm

To: eparks@historicflemington.com

Subject: Family Promise of Hunterdon County Application

Hello,

My name is Dominick Aboosamara resident of 11 New York Ave. I received a certified letter concerning the proposed application for Family Promise of Hunterdon County at 44 Broad St, 8 New York and 10 New York Ave. The letter provided this email in order to request a copy of the application with the borough. It does not provide an application number.

Thank you for your time.

Patti Hammer

From: Jeffrey Doshna <jdoshna@historicflemington.com>
Sent: Sunday, July 10, 2022 1:17 PM
To: tparker@historicflemington.com; Kara Kaczynski; Eileen Parks
Cc: Jeremy Long
Subject: Re: FW: Concerns of Calvary Episcopal Church

Kara,

[REDACTED]

Jeffrey Doshna, AICP
Chairperson, Flemington Borough Planning Board

On Sat, Jul 9, 2022 at 5:45 PM tparker@historicflemington.com <tparker@historicflemington.com> wrote:

[REDACTED]

Best,
TP

-----Original Message-----

From: "Dominick" <daboosa@gmail.com>
Sent: Friday, July 8, 2022 3:28pm
To: tparker@historicflemington.com
Subject: Concerns of Calvary Episcopal Church

Mr. Parker,

I am writing to express some concerns regarding the Family Promise of Hunterdon County Application, which as you know is on the agenda for the Planning Board meeting on July 12th.

It concerns me that the proposed location on New York Ave is historically a single family zone and there will be a overwhelming amount of people living in the household if the variance is approved. I think it would actually be inhumane to have 14 people living in a single family residence sharing minimal living space and 1.5 bathrooms. Living conditions such as these would actually make these people in crisis, feel even more in crisis. This organization should focus helping a single family in this location, rather than overcrowding it as proposed.

Also, it is concerning that the Calvary Episcopal Church started work without permits. approval from the planning or board, or the HPC. Since the Annex is a historical building, there are many regulations that need to be reviewed before any work is permitted. The church has already begun a number of projects without obtaining permits, such as restructuring the layout, putting up walls, replacing windows, among other projects. It is unknown if the building structure or sewer handler can even hold the capacity of the proposed number of people.

Also, I found the testimony of the the senior warden of the church and Ms. Fields' testimony to be deceiving and contradictory. Ms. Fields had mentioned repeatedly that this project is not a homeless shelter and should not be referred to as such. However, Family Promise actually labels it as a "homeless shelter" on their organization's website. Additionally, an article written in March of 2022 from NJ.com states that this is the first "Homeless Shelter" in Flemington.

Additionally, the senior warden of the church states that the church has a great relationship with the neighborhood residents. However, she cannot name a single resident living on the block. We have lived in our residence for 2 years, and never once has she greeted or introduced herself to us, nor any of the neighbors who have lived here over 20 years. Ms. Fields did state that Family Promise conducts background checks "as needed," but if you see the attached OPRA document from Family Promise of Sussex County- which is located at 19 Church St Newton, NJ- you will see 30 pages of police reports that include warrant arrest, criminal activity, assaults, sexual harassment, intoxication and other suspicious activity. Do we want 30+ pages of police activity brought to Flemington? This will cause a strain on our police, fire and EMS departments and affect response times to calls placed by other residents within the borough.

We appreciate your time and attention to detail when reviewing the proposal. Please consider our concerns as residents when voting.

- Concerned Residents of Flemington Borough

Patti Hammer

From: Kara Kaczynski <Kara@mykl-law.com>
Sent: Sunday, July 10, 2022 1:49 PM
To: Jeffrey Doshna; tparker@historicflemington.com; Eileen Parks
Cc: Jeremy Long
Subject: RE: FW: Concerns of Calvary Episcopal Church

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- Concerned Residents of Flemington Borough

Patti Hammer

From: eparks@historicflemington.com
Sent: Monday, July 11, 2022 8:05 AM
To: Kara Kaczynski; Jeff Doshna
Subject: FW: Re: FW: Concerns of Calvary Episcopal Church

Kara,

[REDACTED]

Thanks
Eileen

-----Original Message-----

From: "Jeffrey Doshna" <jdoshna@historicflemington.com>
Sent: Sunday, July 10, 2022 1:16pm
To: "tparker@historicflemington.com" <tparker@historicflemington.com>, "Kara Kaczynski" <kara@mykl-law.com>, "Eileen Parks" <eparks@historicflemington.com>
Cc: "Jeremy Long" <jlong@historicflemington.com>
Subject: Re: FW: Concerns of Calvary Episcopal Church

Kara,

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