



# UNION HOTEL REDEVELOPMENT PLAN



## *AMENDMENT #1*



**KMA**  
KYLE + MCMANUS ASSOCIATES

POLICY  
PLANNING  
DESIGN

October 13, 2020

Borough of Flemington | Hunterdon County | New Jersey

## ACKNOWLEDGMENTS

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Council Vice President Kimberly A. Tilly

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Councilman Chris Runion

Councilman Jeremy Long

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AMENDMENT #1  
TO THE  
UNION HOTEL REDEVELOPMENT PLAN

UNION HOTEL REDEVELOPMENT AREA  
BOROUGH OF FLEMINGTON  
HUNTERDON COUNTY, NEW JERSEY

ADOPTED BY THE BOROUGH COUNCIL OCTOBER 13, 2020

PREPARED BY:



ELIZABETH K. MCMANUS, PP, AICP, LEED AP

NEW JERSEY PROFESSIONAL PLANNING LICENSE NO. 5915



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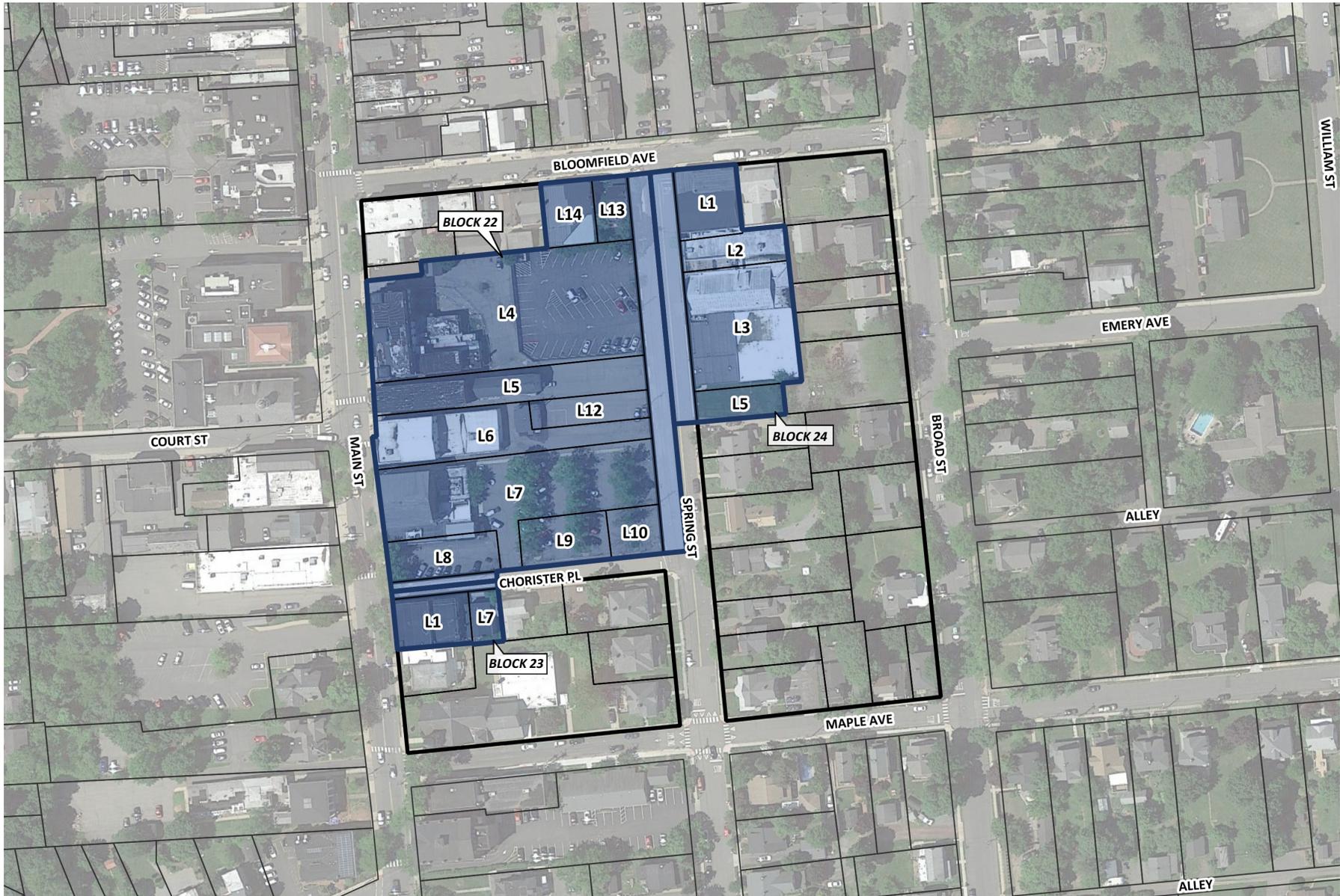
## SECTION 1. INTRODUCTION

The following amends the 2017 *Union Hotel Redevelopment Plan* (hereinafter the “2017 *Redevelopment Plan*”). Subsequent to the adoption of the 2017 *Redevelopment Plan*, the Borough and the selected redeveloper worked together to identify an alternative redevelopment scenario that addresses design concerns raised by Borough residents and officials, preservation of the building at 78 Main Street that is locally referred to as the “Potting Shed”, and retention of the existing Borough Police Building and adjacent parking lot at 100 Main Street. The following Redevelopment Plan provides for an *alternative redevelopment scenario* that may be utilized as an option to the originally adopted 2017 Redevelopment Plan. The 2017 *Union Hotel Redevelopment Plan* remains in effect, as do approvals issued pursuant to the 2017 *Redevelopment Plan*, and redevelopment may continue pursuant to the 2017 *Redevelopment Plan*. Alternatively, the regulations set forth herein may be utilized by the selected redeveloper; however, redevelopment of the designated area may not “pick and choose” preferred standards from both scenarios. In the event the alternative redevelopment scenario is selected, the following redevelopment regulations shall be utilized.

While the following alternative Redevelopment Plan amends the 2017 *Redevelopment Plan* and provides an alternative redevelopment scenario, the regulations and policies set forth in the 2017 *Redevelopment Plan* shall apply unless otherwise stated herein.

This alternative Redevelopment Plan applies to the same area covered by the 2017 *Redevelopment Plan*. As such, the alternative redevelopment area includes the following lots and blocks:

- Block 22, Lots 4, 5, 6, 7, 8, 9, 10, 12, 13, 14
- Block 23; Lots 1, 7
- Block 24; Lots 1, 2, 3, 5



**UNION HOTEL REDEVELOPMENT AREA**  
 FLEMINGTON BOROUGH, HUNTERDON COUNTY, NJ



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August 20, 2020

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## SECTION 2. REDEVELOPMENT PLAN OBJECTIVES

The Redevelopment Plan Objectives stated in the *2017 Redevelopment Plan* remain applicable to the alternative redevelopment scenario set forth herein with two exceptions – Objectives 5 and 6. Objective 5 in the *2017 Redevelopment Plan*, “create an educational and/or medical use that will provide education, job training, and/or services to residents and visitors and which will attract visitors to the Borough”, remains desired, but as evidenced by the alternative mandatory uses, is no longer required. As such, the Objective has been deleted. Objective 6 of the *2017 Redevelopment Plan*, now Objective 5 below, addressed preservation of the Union Hotel and 90 Main Street building facades; this Objective has been revised to also recognize preservation of the 78 Main Street building.

The following objectives are applicable to this Redevelopment Plan:

1. Redevelop the area consistent with the Borough’s overall economic goals and regional market forces to ensure any proposed redevelopment is economically feasible.
2. Promote the revitalization of an active downtown Flemington using a key redevelopment project with elements that will attract visitors and residents and will be the impetus for future investment in the Borough.
3. Create complementary land uses that will attract residents and visitors to the downtown area including hotel, retail, restaurant with a liquor license, and entertainment within the redevelopment area.
4. Create diverse housing opportunities in the form of multi-family residential and townhouse units that accommodate a mix of incomes and household sizes.
5. Ensure a unique sense of place and compatibility with the Historic District through preservation of the facades of the Union Hotel, 78 Main, 90 Main buildings and creation of distinctive design features in the project architecture and streetscape.
6. Provide appropriate site design and performance standards to guide and facilitate redevelopment that reflects the Borough’s historic development pattern, architecture, style, charm and character.
7. Create a central gathering place and public amenity that fosters social interaction and contributes to a vibrant downtown.
8. Enhance the public realm of the redevelopment area by creating a pedestrian plaza area that connects Main Street and Spring Street.
9. Require the project’s parking demand to be satisfied on-site in a manner that mitigates any negative impact to the surrounding street network and neighborhood.
10. Encourage sustainable practices including the use of green infrastructure and green building techniques.

### SECTION 3.           APPLICABILITY & RELATIONSHIP TO LAND DEVELOPMENT ORDINANCE

The Redevelopment Plan envisions the creation of a revitalized downtown Flemington. The Union Hotel Redevelopment Area is envisioned as a mixed-use commercial place. The vision for this key area of Flemington’s downtown includes a hotel, retail businesses, restaurants, entertainment, and multi-family residential uses within a vibrant socially engaging atmosphere.

The standards of this Redevelopment Plan shall serve as an alternative redevelopment scenario to that set forth in the *2017 Redevelopment Plan*. However, the regulations and policies set forth in the *2017 Redevelopment Plan* shall apply unless otherwise stated herein.

This Redevelopment Plan shall supersede the zoning provisions of the Flemington Borough Land Development Ordinance. However, where the regulations and standards of the Redevelopment Plan are silent, the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by *N.J.S.A. 40A:12A-7.a(2)*. Notwithstanding, the design standards in the Borough’s Historic District Review Ordinance, Section 1631.B-J., shall not apply.

As specified herein, redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be substantially similar with the Concept Plans depicting redevelopment of the area, and which are included herein.

Notwithstanding the foregoing, the lots along the south side of Chorister Place - Block 23, Lots 1 and 7 - shall not be subject to this Redevelopment Plan. Instead, these lots shall be subject to the zoning in place at the time of any development application or improvement; at this time, the lots are located in the DB Downtown Business district.

## SECTION 4. GENERAL PROVISIONS

The General Provisions set forth in the *2017 Redevelopment Plan* remain accurate and applicable, with the following amendatory or supplementary information.

The Borough Council first executed a Redevelopment Agreement with the selected redeveloper, Flemington Center Urban Renewal, LLC, on April 12, 2017. The Borough Council may adopt a revised Redevelopment Agreement in the future.

### DEVIATION REQUESTS

Any application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the requirements of public notice as set forth in the Local Redevelopment and Housing Law (*N.J.S.A. 40:55D-12a and b.*). The Borough of Flemington Planning Board may grant deviations from the regulations contained within this Redevelopment Plan that are “c” variances pursuant to the Municipal Land Use Law (*N.J.S.A. 40:55D-70c*), with the below-listed exceptions. Any deviations from the following sections of the Redevelopment Plan shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough Council:

1. Use Regulations (Section 5 herein and as applicable in the *2017 Redevelopment Plan*), and
2. Bulk Standards (Section 5 herein and as applicable in the *2017 Redevelopment Plan*).

## SECTION 5. REDEVELOPMENT REGULATIONS

The Redevelopment Regulations set forth in the *2017 Redevelopment Plan* shall apply unless amended or supplemented below.

### USE REGULATIONS

Use regulations for the Redevelopment Plan are organized into mandatory uses, permitted uses, and accessory uses.

#### A. Mandatory Uses

The following uses shall be developed within the Redevelopment Area. Mandatory uses in a mixed-use building that are open to the public may contribute to the floor area requirements; examples include, but are not limited to, a restaurant located in a hotel. Any deviation from mandatory uses shall require an amendment to the Redevelopment Plan. The Mandatory Use regulations set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan except as amended below, which numbers correspond to the numbers in the *2017 Redevelopment Plan*:

2. Multi-family and townhouse residential units of not less than 195 units.
4. Commercial use of not less than 18,000 square feet on the first floor located along Main Street, in the municipal building known as 90 Main Street and along the pedestrian plaza. Said commercial space may consist of one or more of the following (the following uses are not required to be implemented):
  - a. Retail sales and services,
  - b. Personal services,
  - c. Restaurant,
  - d. Brewery,
  - e. Fitness uses,
  - f. Museum,
  - g. Art studio (painting, sculpture, music, dance, etc.),
  - h. Art gallery,
  - i. Performing arts space,
  - j. Municipal facilities, including municipal offices; and/or
  - k. Medical and professional offices; however, these uses shall not face Main Street.
6. Educational and Training facilities are eliminated as a Mandatory Use.
8. A visual landmark at the plaza terminus at Spring Street is eliminated as a Mandatory Use.

## B. Permitted Uses

The Permitted Use regulations set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan except as amended below:

2. Multi-family housing in excess of 195 units, up to a maximum of 260 units.
8. Educational and training facilities
9. Performing arts space

## C. Accessory Uses

The Accessory Use regulations set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan and supplemented below:

2. Outdoor dining along the sidewalk and plaza in accordance with §2627(O.).
11. Public and private roof top outdoor amenities, such as seating areas and gardens.
12. Rooftop outdoor dining and bar area.
13. Parking canopy solar or photovoltaic energy generating facilities.
14. Electric vehicle charging stations.
15. Outdoor activities and Special Events.

## D. Use Location

The Use Location regulations set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan except as amended below and the Concept Plans referenced therein shall apply to the Concept Plans appended hereto for the purpose of redeveloping the alternative scenario. For example, the structured parking location referenced in item 1.a. on Concept Plan A. in the *2017 Redevelopment Plan* shall refer to Concept Plan A. appended to this Redevelopment Plan for the purpose of determining compliance with this alternative redevelopment scenario set forth in this Redevelopment Plan.

- 1.c. The following uses shall be located on the first floor, along Main Street and along both sides of the plaza within 75 feet of Main Street: hotel, commercial, brewery, museum, art studio, art gallery, medical and professional offices, educational and training facilities and/or municipal facilities. Residential units and live work units shall not be located in this area. Medical and professional offices and education and training facilities shall not be located along Main Street.
- 1.f. The following uses are permitted on Block 24: education and training facilities, multi-family and townhouse residential units, live/work units, medical and professional office, structured parking, surface parking, and park and plaza.

## **BULK STANDARDS**

The bulk standard regulations set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan except as amended or replaced below and the Concept Plans referenced therein shall apply to the Concept Plans appended hereto for the purpose of redeveloping the alternative scenario.

- 3.b.** The plaza shall have a width of not less than 45 feet and shall have a width of not less than 70 feet at its intersection with Main Street. The plaza is encouraged to be widened at its intersection with Spring Street as well. Any widening of the plaza at its intersection with Main Street or Spring Street shall not prevent the project from being deemed substantially similar to the Concept Plans referenced herein.
- 3.c.** The plaza shall include not less than 20% of its area devoted to outdoor amenity space. Such amenities shall include trees, planting beds, benches and outdoor seating. Additional amenities may also be provided, such as but not limited to an information kiosk.
- 3.d.** The plaza shall be composed of decorative streetscape materials that are complementary to the Main Street streetscape and shall have a design that is complementary to the Main Street streetscape.
- 4.** Surface parking and loading are prohibited between a building and a publicly accessible area with the following exceptions: Block 24, the pick-up / drop-off area on Block 22 along Bloomfield Avenue as shown in the Concept Plans, and the existing parking on Block 22 along Chorister Place as shown in the Concept Plans.
- 11.a.** Block 22 maximum building height: 70 feet, unless otherwise stated. The building height shall be measured as the vertical distance between the highest point of the building and the mean elevation of the finished grade as measured around the foundation. The finished grade of berms and other mounding techniques that might be added around building foundations to increase the height of the finished grade, and hence increase the allowable height of the building, shall not be used for measuring building height. The mean elevation calculation shall also include the finished grade of the plaza along the building. Penthouses or roof structures for the housing of stairways, elevators, tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building, as well as structures for rooftop amenities such as seating, light fixtures, walls or gates, may be erected above the height limit, provided that none of the same exceed the maximum applicable building height limitation at that location by more than 10 feet, and any structure, except for penthouses or roof structures for the housing of stairways and elevators, in excess of four (4) feet in height shall be setback at least 10 feet from the edge of the building. Furthermore, any of the foregoing which are located on a roof and project above it shall not cover more than 25 percent of the roof area.
- 13.** The municipal use on Block 22, Lot 8 and partially on Lot 7 may be redeveloped with one or more buildings consistent with the uses and bulk standards set forth in this Redevelopment Plan.
- 14.** Parking canopy solar or photovoltaic energy generating facilities shall not be located less than 10 feet from any property line and shall not have a height that exceeds 22 feet.

## **PARKING & CIRCULATION**

The Parking and Circulation Design Standards set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan except as supplemented below and the Concept Plans referenced therein shall apply to the Concept Plans appended hereto for the purpose of redeveloping the alternative scenario.

8. Up to 15% of the required parking may be provided as compact parking spaces with minimum dimensions of 8 feet by 16 feet.

## **PLANTING & BUFFER DESIGN**

The Planting and Buffer Design Standards set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan except as supplemented below and the Concept Plans referenced therein shall apply to the Concept Plans appended hereto for the purpose of redeveloping the alternative scenario.

7. Surface parking areas within or beneath installed parking canopy solar or photovoltaic energy generating facilities shall be exempt from landscape and planting requirements. Notwithstanding, such surface parking areas shall be screened from adjacent lots using the windbreak / heavy screening buffer in Section 1632.d. and shall be screened from the street with evergreen shrubs as specified in the *2017 Redevelopment Plan*.

## **STREETSCAPE DESIGN**

The Streetscape Design Standards set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan except as amended or supplemented below.

1. Eliminated.
3. The Bloomfield Avenue, Spring Street, and Chorister Place streetscape shall include streetscape amenities (such as but not limited to benches, light fixtures, garbage receptacles, etc.) that are the same or substantially similar in materials and styles as the streetscape amenities located along Main Street.

## **ARCHITECTURAL DESIGN STANDARDS**

The Architectural Design Standards set forth in the *2017 Redevelopment Plan* are applied in this Redevelopment Plan except as amended or replaced below and the Concept Plans referenced therein shall apply to the Concept Plans appended hereto for the purpose of redeveloping the alternative scenario.

2. Eliminated.
3. The front façade which faces Main Street and not less than 50% of the side façade of the following buildings shall be retained, preserved and adaptively reused: the portion of Union Hotel building at 74 Main Street (Block 22, Lot 4) identified as “significant” in the Borough’s Historic Preservation Plan, the portion of 90-100 Main Street Building (Block 22, Lot 7) identified as “significant” in the Borough’s Historic Preservation Plan, and the 78 Main Street building (Block 22, Lot 5). ADA and building code improvements, as well as structural repairs and replacements and aesthetic improvements, shall be permitted to the front facades and portion of the side facades that shall be retained, preserved, and adaptively reused. Rear facades are not required to be retained.

Subject to the above, the *2017 Redevelopment Plan's* standards and exceptions applicable to item 3 in this section remain applicable.

4. The visual landmark required on Block 24 in item 4 of the *2017 Redevelopment Plan's* Architectural Design Standards shall not be required where a surface parking lot is provided at this location on Block 24. A visual landmark shall be required at the time a building(s) is constructed, or a park is developed, on Block 24, Lot 5 and/or Lot 3 and said building or park will be visible from the plaza interior. Any building constructed on Block 24 in the location of the visual landmark shall meet the visual landmark requirements.
7. Blank walls shall not be permitted along any exterior wall facing a public street or pedestrian plaza. Walls in these locations shall comprise a minimum of 25 percent window area and a maximum of 75 percent window area, with windows interspersed across the facade. This shall not apply to building facades which are retained. For parking structures, this shall be reduced to a minimum of 25 percent and a maximum of 75 percent window area; openings with decorative screening shall be eligible to meet the window requirements.
8. Ground floor facades of nonresidential uses facing a street or pedestrian plaza shall comprise a minimum of 40 percent clear window area, with windows providing views of display areas or the inside of the building. These ground floor windows shall begin not higher than 24 inches above ground level and shall end above 86 inches above ground level. This shall not apply to building facades which are retained.



Concept Plan B.



VIEW FROM COURTHOUSE STEPS  
DATE: 08/24/2020

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Concept Plan C.



MAIN STREET LOOKING DOWN PLAZA PERSPECTIVE  
DATE: 08/24/2020

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Concept Plan D.



MAIN STREET & CHORISTER STREETVIEW

DATE: 08/24/2020

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Concept Plan E.



SPRING STREET & BLOOMFIELD AVE. PERSPECTIVE

DATE: 8/20/2020

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**Concept Plan F.**



SPRING STREET & CHORISTER PLACE PERSPECTIVE

DATE: 08/24/2020

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## SECTION 6. RELATIONSHIP TO PLANNING & OBJECTIVES

Since adoption of the *2017 Redevelopment Plan* there have been no new zoning, Master Plan or policy documents adopted by the Borough, County or State that are relevant to this Redevelopment Plan. The applicable policies from each of the referenced documents in the *2017 Redevelopment Plan* remain applicable unless otherwise stated.

Consistency of this Redevelopment Plan is largely the same as that stated for the *2017 Redevelopment Plan*. The following identifies consistency changes from the *2017 Redevelopment Plan* because of the revised standards set forth herein.

### BOROUGH ZONING

The DB district zoning remains in the location of the redevelopment area. The uses permitted in this Redevelopment Plan remain largely permitted in the DB district, excluding such uses as hotel and educational facilities. The reduced building height of 70 feet move this Redevelopment Plan toward consistency with the DB district which permits a maximum building height of 3 stories or 40 feet, whichever is less. The permitted maximum impervious cover of 100% continues to exceed the 75% set forth in the DB district.

### BOROUGH 2015 REEXAMINATION REPORT

The 2015 Reexamination Report of the Master Plan remains the most recently adopted Borough master plan. The Goals and Objectives, proposal evaluation of the “Downtown Strategic Plan”, and the DB district discussion set forth in the *2017 Redevelopment Plan* continue to be applicable to this Redevelopment Plan.

The redevelopment scenario prescribed in this Redevelopment Plan better advances the Goals and Objectives of the Borough Master Plan than the *2017 Redevelopment Plan*. This enhanced consistency is due to retention of the 78 Main Street or the “Potting Shed” building, a contributing building in the Borough’s Historic District, and a reduction in building height from 7 stories or 100 feet to 70 feet, an approximately thirty percent (30%) reduction. These changes are particularly important to the redevelopment scenario’s enhanced consistency with the following goals and objectives:

*2010 Master Plan goal and objective 6: Encourage a redevelopment solution for the Union Hotel property that protects and enhances the site as a significant historic resource and at the same time ensures the site’s long-term financial viability.*

*2010 Master Plan Historic Preservation Element Goal 2: Maintain the historic character of Flemington’s historic commercial and institutional resources while encouraging their development as commercial and cultural assets.*

### SURROUNDING MUNICIPALITY

This Redevelopment Plan continues to have no significant relationship to the Master Plan or zoning of Raritan Township.

## **HUNTERDON COUNTY**

This Redevelopment Plan remains consistent with Hunterdon County policy and planning documents in the same manner of the *2017 Redevelopment Plan*. For example, this Redevelopment Plan continues to align with the goal and objectives of channeling growth and development to appropriate locations, as referenced and discussed in the *2017 Redevelopment Plan*.

## **STATE OF NEW JERSEY**

The 2001 State Development and Redevelopment Plan remains applicable and the Borough of Flemington continues to be a designated Town Center. As such, the Borough continues to be a place where growth and redevelopment is promoted, and this policy is supportive of the redevelopment scenario set forth in this Redevelopment Plan.