



# THE BOROUGH OF FLEMINGTON GLOBAL AGWAY REDEVELOPMENT PLAN



# ACKNOWLEDGMENTS

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# GLOBAL AGWAY REDEVELOPMENT PLAN

BOROUGH OF FLEMINGTON, HUNTERDON COUNTY, NEW JERSEY

DECEMBER 2016

Prepared By:



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Architecture

Planning

Landscape Architecture



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# INTRODUCTION

In December 2013 the Borough Council authorized the Planning Board to conduct a preliminary investigation to determine whether or not the study area fulfilled the criteria for declaration as an area in need of redevelopment pursuant to the statutory requirements found in the New Jersey Local Redevelopment and Housing Law (“LRHL” codified at N.J.S.A. 40A:12A-1 et seq.). The Redevelopment Area is composed of the following blocks and lots:

- **Block 5, Lots 1 and 2**
- **Block 14, Lot 1**

The Preliminary Investigation Report was completed in March 2014. The Council declared the study area to be a Non-Condensation Area In Need of Redevelopment on April 16, 2014 (Resolution 2014-73).

The Global Agway Redevelopment Area is a 5.6 acre area located in the northern portion of the Borough. Flemington is known for its historic charm and quaint country atmosphere. The Borough also holds a role of regional importance by being the county seat of Hunterdon County.

The property known as Global Agway, Block 5, Lots 1 and 2 at 3.34 acres is the largest portion of the Redevelopment Area. The site is odd shaped with 215 feet of frontage on Main Street, 625 feet of frontage of Walter E. Foran Boulevard and 666 feet on Hopewell Avenue. The site was vacated in 2009. There are four buildings on the property. A parking lot consisting of 50 marked spaces is located along Walter E. Foran Boulevard and additional parking is located along Hopewell Avenue. The Bushkill Brook, as well as associated wetlands, runs along the northern portion of the property.

The remaining portion of the Redevelopment Area, Block 14, Lot 1, is 2.27 acres. The lot hosts two buildings, a warehouse building of approximately 16,400 sf and a late 19th century freight train depot of approximately 2,300 sf. These buildings have been unoccupied for approximately 20 years. A cement slab also remains where a building once sat. The majority of the site is located outside the Borough’s Historic District. Notwithstanding, the freight train depot is identified as a historically significant structure in the Borough’s Historic District map.



*Global Agway (Block 5, Lots 1 and 2) former retail building; view from site interior*



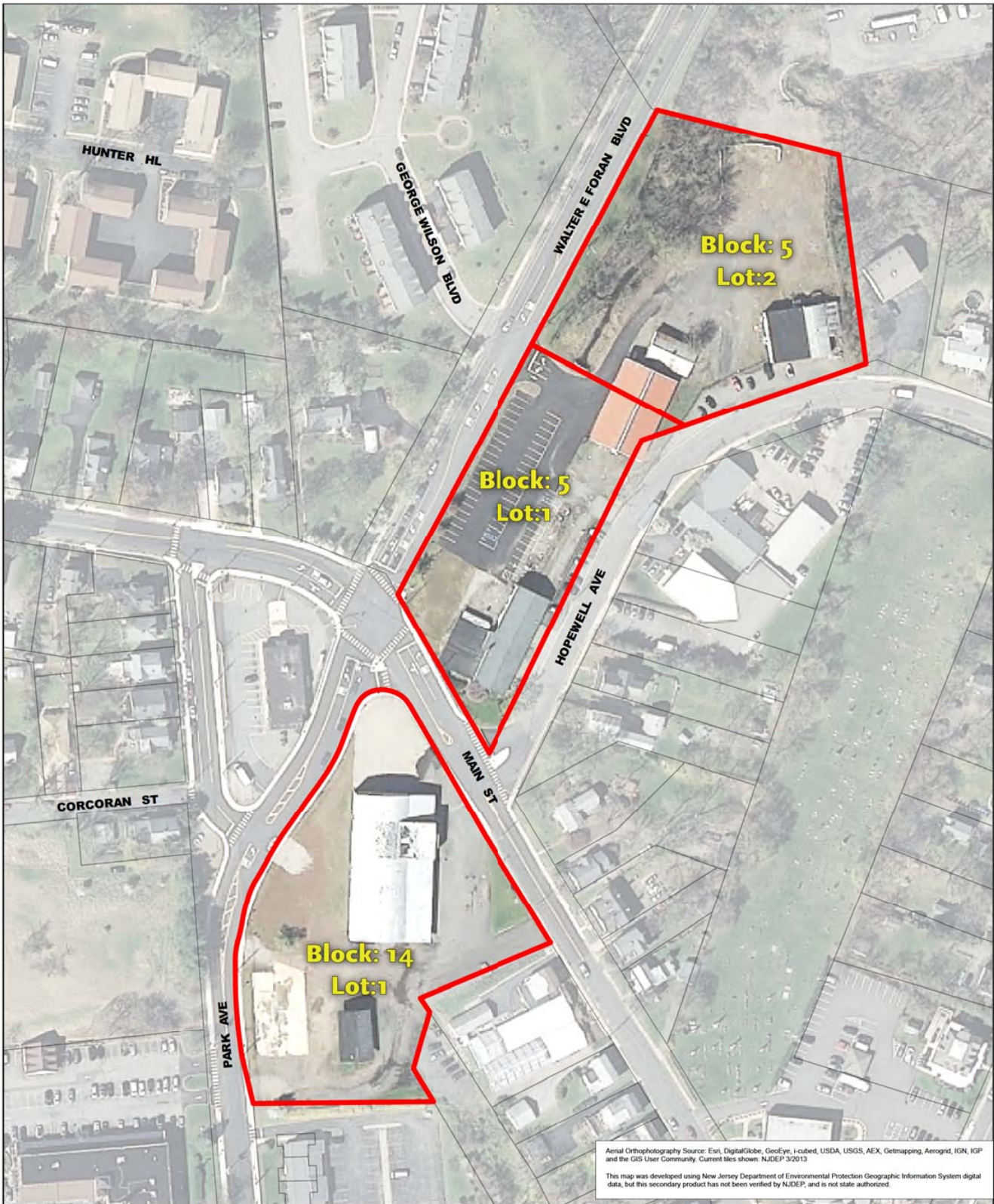
*Global Agway (Block 5, Lots 1 and 2) storage building; view from site interior*



*Abandoned Warehouse (Block 14, Lot 1)*



*Freight Train Depot (Block 14, Lot 1)*



GLOBAL AGWAY REDEVELOPMENT



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# Aerial Photograph

LOCATION:  
 Flemington Borough, Hunterdon County, NJ

DATE:  
 February, 2016

## EXISTING ZONING

The Redevelopment Area is located in the TC Transition Commercial zone district as well as the ROSH Redevelopment Office / Senior Housing Overlay.

As stated in §2618 of the Borough's Land Use Code, the purpose of the TC district is "to provide areas for more intensive commercial uses commonly with a wholesale component or outdoor storage which were developed in proximity to rail lines or highways." It permits a wide variety of retail, restaurants, professional office, service, and contractor uses; residential uses are prohibited. This zoning requires a suburban style commercial development with buildings setback from the street and a maximum building height of 2 stories.

Pursuant to §2640, the ROSH overlay provides a zoning alternative with a purpose to "(1) Promote development of compact, pedestrian-oriented mixed uses including assisted living senior citizen residential with retail, office and open space; (2) Encourage pedestrian-oriented development within walking distance of transit opportunities at densities and intensities that will help to support transit usage, and town center businesses; (3) Promote the health and well-being of residents by encouraging physical activities and greater social interaction." It permits limited retail uses, medical offices, restaurants, assisted living, and senior housing. This zoning requires development that is generally consistent with Flemington's building pattern with buildings located closer to the street, a 4 story maximum building height, and architectural standards.

### "NILKANTH" APPROVAL

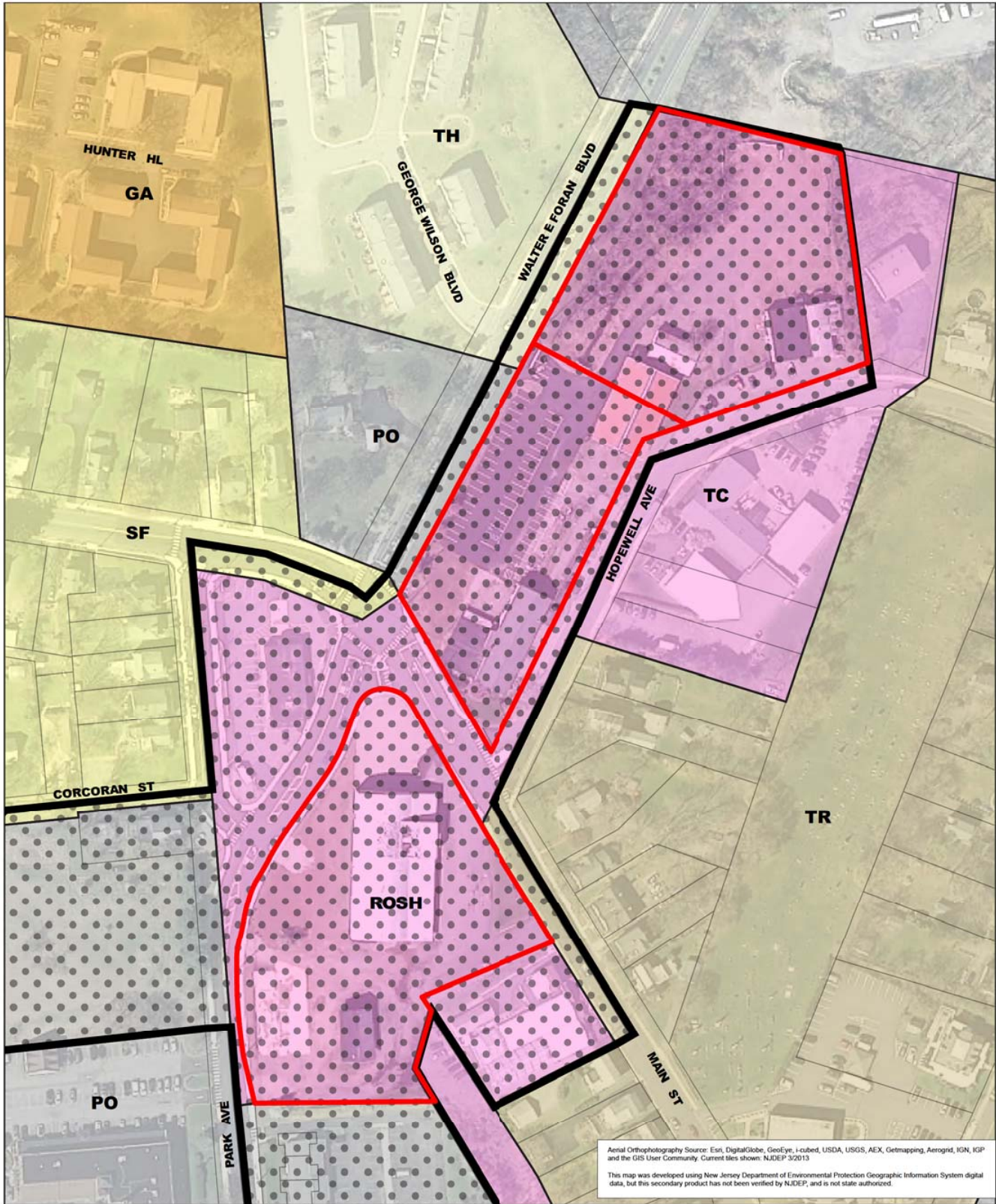
Block 14, Lot 1 received preliminary (May 2012) and final (November 2015) site plan approval for construction of three single-story commercial buildings and to relocate the historic train depot elsewhere on the property. The four buildings will consist of 21,534 square feet of retail space. Also approved are three points of vehicular access - two along Main Street and one along Park Avenue - and eighty-seven parking spaces at the site's interior.



*Global Agway (Block 5, Lots 1 and 2) former retail building; view from Hopewell Avenue*



*Global Agway (Block 5, Lots 1 and 2) former retail building; view from Hopewell Avenue*



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GLOBAL AGWAY REDEVELOPMENT

# Existing Zoning

LOCATION:  
 Flemington Borough, Hunterdon County, NJ

DATE:  
 December 2016

	Study Area		SF - Single Family
	TC - Transition Commercial		TH - Townhouse
	PO - Professional Office		TR - Transition Residential
	GA - Garden Apartments		ROSH - Redevelopment Office / Senior Housing



## ENVIRONMENTAL CONDITIONS

Approximately 0.8 acres of the Study Area is environmentally constrained. The Bushkill Brook, as well as associated wetlands, runs along the northern portion of Block 5, Lot 2. It is anticipated that NJDEP will permit existing disturbed areas to be redeveloped, but will restrict development of undisturbed areas.

There are two Known Contaminated Sites located within Block 5 of the study area.

- Park Avenue Realignment Right of Way (Block 5, Lot 1)
- Flemington NJ Bulk Plant (Block 5, Lot 1)

Both sites were cited for groundwater contamination and are addressing remediation using a Licensed Site Remediation Professional (LSRP) and the associated process, consistent with the State's 2009 Site Remediation Reform Act (SRRA).

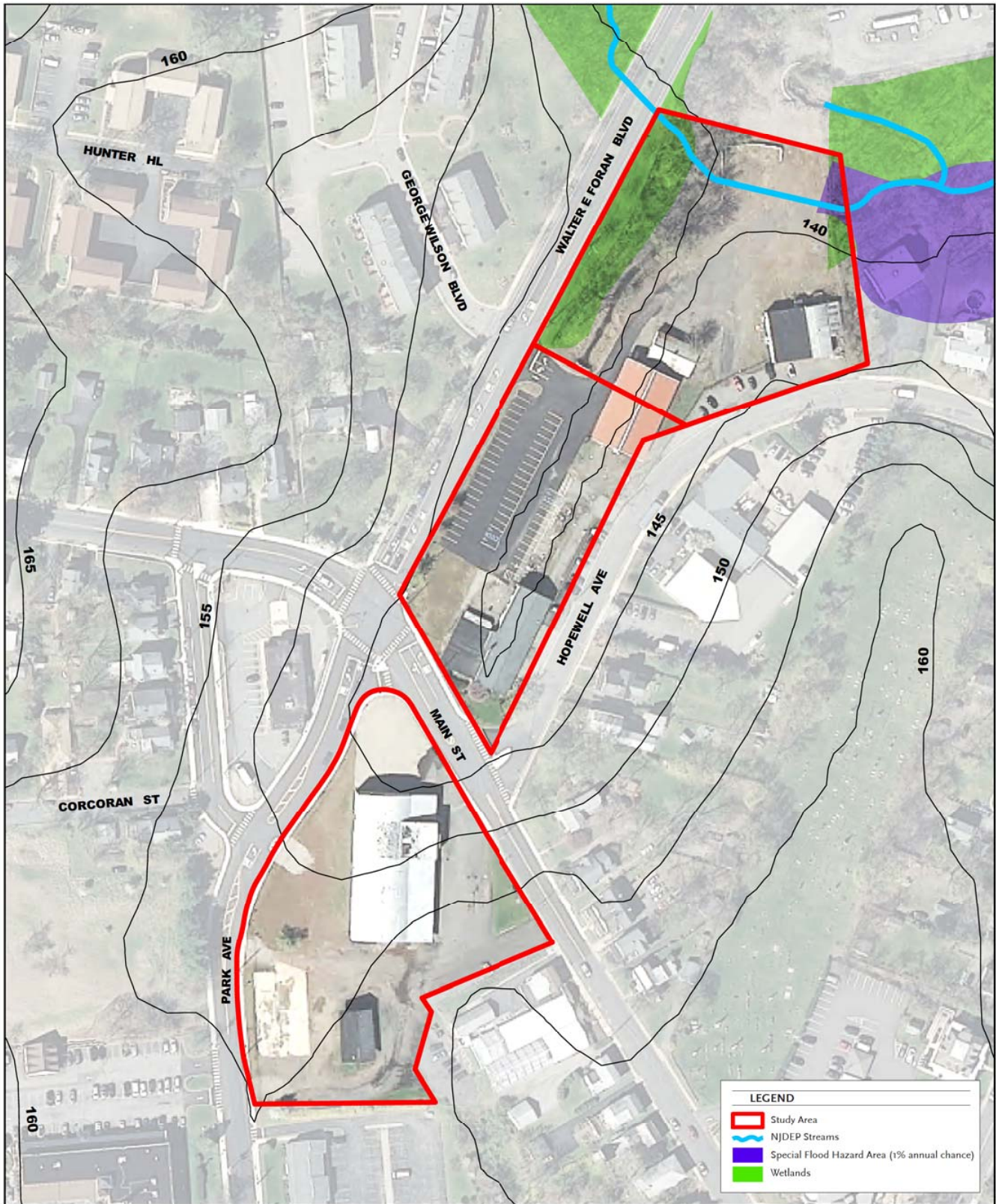
The site topography is such that areas along Hopewell Avenue have an increased elevation as compared to lands along Walter E. Foran Boulevard.



*Bushkill Brook (Block 5, Lot 2)*



*Bushkill Brook (Block 5, Lot 2)*



GLOBAL AGWAY REDEVELOPMENT

# Environmental Constraints

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Architecture  
Planning  
Landscape Architecture

LOCATION:  
Flemington Borough, Hunterdon County, NJ

DATE:  
February, 2016

# REDEVELOPMENT PLAN OBJECTIVES

The following objectives are intended to guide the Redevelopment Plan for the Global Agway Redevelopment Area:

- Integrate the relevant planning policies of the 2015 Reexamination Report into the Redevelopment Plan.
- Redevelop the area consistent with the Borough's overall economic goals and regional market forces to ensure any proposed redevelopment is economically feasible.
- Maintain the overall character and quality of life for existing Borough residents by permitting uses that are sensitive to the surrounding area (particularly residences in the TR and SF districts) and limiting impacts from the Redevelopment Area, such as lighting and noise.
- Redevelop the area with predominantly residential uses that will lead to more residents within walking and biking distance of the shops, services and activities in the downtown. Permit public or institutional uses as an alternative to residential use.
- Encourage diverse housing opportunities in the form of multi-family and/or townhouse residential units that accommodate a mix of incomes and household sizes. This includes, but is not limited to, an affordable housing set aside.
- Restore and utilize the train depot building for nonresidential use.
- Ensure that any redevelopment in the Redevelopment Area is done in a manner that is compatible with the architecture, style, scale and character of the nearby Historic District.
- Encourage a unique sense of place through distinctive design features, such as architecture and streetscape designs, that reflect the particular character and historic charm of Flemington and sets it apart from its surrounding municipalities.
- Redevelop the area in a manner that is walkable and compact with buildings that enclose the street and include architectural components that are sensitive to the size and proportion of humans.
- Permit increased building density where the development advances other goals, such as providing parking which serves the surrounding area, providing affordable housing, and/or providing recreation or entertainment space.
- Create a pedestrian connection between Park Avenue and Main Street.
- Create a central gathering place in the form of a park, plaza or other open space that fosters social interaction, serves as a community amenity, and makes the redevelopment attractive to new and existing residents.
- Incorporate gateway features, such as a visual terminus at Main Street and Park Avenue, to emphasize Flemington's unique charm and character and to reinforce to drivers that they have entered the Borough.
- Utilize street trees along Walter Foran Boulevard to emphasize a more formal entrance into the Borough, enhance the streetscape to contribute toward a pleasant and safe pedestrian experience.
- Encourage sustainable practices including the use of green infrastructure and green building techniques to reduce the Redevelopment Area's environmental footprint.
- Redevelop the area in a way that is sensitive to its environmental features, such as the Bushkill Brook, flood hazard area, and wetlands.

# DEVELOPMENT REGULATIONS

## A. APPLICABILITY

1. Block 14: The herein Redevelopment Plan shall serve as an overlay to the underlying TC zone district.
2. Block 5: The existing buildings may be reoccupied, and related site improvements may occur, consistent with the underlying TC zone district. However, the building located across the lot line of Block 5 Lots 1 and 2 may be occupied by a storage use, provided the storage use does not include warehousing or distribution. Construction of new buildings shall be consistent with the permitted principal uses and other regulations contained in this Redevelopment Plan.
3. All development and redevelopment shall comply with the Flemington Borough Land Development Ordinance, unless superseded herein.

## B. DEFINITIONS

The following definitions apply to the words as applied herein:

1. Publicly accessible area: A public or private area consisting of a street, sidewalk, pedestrian path, or open space or plaza used as passive or active recreation.

## C. PERMITTED PRINCIPAL USES

1. Townhouse units
2. Multi-family units
3. Open space, public and private, including but not limited to plazas and parks.
4. Municipal uses
5. Higher education
6. Combination of one or more permitted uses.

7. The following uses are permitted only in the train depot building:

- a. Retail sales and service
- b. Restaurants
- c. Artisan studio
- d. Artisan manufacturing
- e. Municipal uses

## D. PERMITTED ACCESSORY USES

1. Off-street parking, including garage, carport, surface and structured parking
2. Signs
3. Fences and walls
4. Roof-top solar facilities
5. Community gardening
6. Open space, public and private, including but not limited to roof-top, plazas, and parks.
7. Uses customarily incidental to a permitted use.

## E. RESIDENTIAL DENSITY

1. Block 14: Gross residential density shall not exceed 30 du/ac
2. Block 5: Gross residential density shall not exceed 30 du/ac

## F. AFFORDABLE HOUSING

1. The affordable housing set-aside shall be not less than 15%. Affordable housing units shall be developed in compliance with the Borough's affordable housing ordinance and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80-21).
2. Affordable housing units shall be integrated with the market rate units such that no building is composed of more than 30% affordable housing units.

## G. BUILDING HEIGHT

1. Minimum building height: 2 stories / 35 feet
2. Maximum Building Height: 3 stories / 45 feet, with the following exception: Block 5, Hopewell Avenue Frontage: 2.5 stories / 38 feet

## H. SITE DESIGN & BULK REGULATIONS

1. Reverse frontage building and site design is prohibited.
2. Build-to-line. Principal buildings located along the below-listed streets shall be constructed at the build-to-line or within 5 feet therefrom for the purpose of providing building articulation.
  - a. Main Street: 10 feet
  - b. Park Avenue: 15 feet
  - c. Walter E. Foran Boulevard: 10 feet
  - d. Permitted intrusions and exceptions:
    - i. Steps and porches associated with a building entrance
    - ii. Fences and walls
    - iii. Open space in the form of a park or plaza uses for passive open space
    - iv. Vehicle and pedestrian access
3. Front yard setback
  - a. Hopewell Avenue: minimum 5 feet
4. Side and rear yard setback: minimum 10 feet
5. Buildings shall be oriented, with one or more building entrances, toward the public street to which the build-to-line is measured. Reverse frontage lots are prohibited.
6. Townhouse units
  - a. Minimum lot size: 2,000 square feet
  - b. Minimum building width: 25 feet
7. Multi-family units
  - a. Minimum lot size: 43,560 square feet
8. A park or plaza shall be created on Block 14, Lot 1. Said park or plaza shall meet the following:
  - a. Minimum size: 4,000 square feet
  - b. Minimum street frontage: 50 feet.
  - c. It shall not be located on a roof top
  - d. It shall be accessible to the public.
  - e. It shall include two or more of the following or similar amenities:
    - i. Seating for not less than 10 people;
    - ii. Water feature, such as but not limited to a fountain, reflecting pool, or splash pad;
    - iii. Play or game equipment, such as but not limited to a playset, chess, or shuffleboard;
    - iv. Community garden; or
    - v. Art installation, such as but not limited to a sculpture or mural.
9. Maximum impervious cover: 90%
10. Minimum distance between buildings: 20 feet
11. The train depot building shall be retained but may be relocated within the redevelopment area.
12. Stormwater detention areas shall not be located between a building and a publicly accessible area.
13. Trash and recycling disposal and pick-up facilities shall not be visible from a publicly accessible area.

## I. PARKING & CIRCULATION

1. Shared parking is encouraged. Where an applicant persuasively demonstrates that two or more parking generators have complementary parking demand peaks, the approving authority may permit a reduction in the required total number of parking spaces.
2. Off-site parking is permitted. Parking requirements may be satisfied through an agreement to provide off-site parking in surface or parking structure facilities within 500 feet of the building which contains the associated use(s). The applicant must provide an agreement, consistent with the off-site parking proposal, between the applicant and the operator of the shared parking facility.
3. Loading space(s) are not required.
4. Surface parking and loading are prohibited between a building and a publicly accessible area.
5. Driveway and garage parking for individual units or buildings shall not face Main Street, Park Avenue, or Walter E. Foran Boulevard. Rear vehicle access, including alley, garage and parking lot access, is required. Such rear access shall apply to all uses, including townhouse units.
6. Townhouses shall provide on-site parking by an enclosed garage located in the back yard with access from a lane. Parking may occur within the driveway leading to the garage, in which case said garage shall be set back no less than 18 feet and no more than 22 feet from the right-of-way of the rear lane to accommodate a car without projecting into the right-of-way.
7. Parking structures shall meet the following:
  - a. Where located on the ground floor, a parking structure shall not face a public street or other publicly accessible area with the exception of an entrance that does not exceed a width of 40 feet.
  - b. Parking structures facing a publicly accessible area should be architecturally integrated into the principal building using techniques such as a liner building or ground floor space along the sidewalk for a permitted use.

7. A pedestrian connection, composed of a sidewalk, between Park Avenue and Main Street shall be provided. Said connection may also accommodate vehicle lanes and other amenities or features.
8. Not more than one curb cut is permitted along Main Street for Block 5 and Block 14, each. Not more than two curb cuts each are permitted along Park Avenue and Walter E. Foran Boulevard.

## J. ARCHITECTURAL DESIGN

1. While architectural variety in building material, massing, cornice height, and window style/ height/ arrangement is encouraged, buildings shall generally relate in scale and design features to the Borough's historic district, showing respect for the local context. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining front yard setbacks at the build-to-line; by maintaining base courses; by use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors historically used in Flemington Borough.
2. Building architecture shall reflect the historic "Style Features" of one of the Borough's "Periods of Significance", as addressed in the Borough's "Historic District Design Guidelines".
3. A maximum of six (6) townhouses shall be permitted per building. A maximum of 50 units shall be permitted per multi-family building.
4. Facades shall be expressed as building modules that do not exceed 30 feet in width.
5. Building facades are strongly encouraged to use red brick as a primary component where a building faces a publicly accessible area. Building facades should be finished in stone veneer, brick, fiber cement panel and/or cast stone. Metal and stucco should be used only for minor accentuation of other elements of the facade. EIFS (exterior insulated finish system) shall not be used on first floor facades.

- 6.** Building facades facing a publicly accessible area shall be articulated into three distinct vertical components — a “base”, a “middle”, and a “top.”
- a.** The base should consist of the first story. The base design shall be emphasized to create visual interest and support pedestrian activity.
  - b.** The middle should consist of all or a portion of the upper stories. The middle shall be differentiated from the base and the top by a horizontal transition line. The transition line’s specific location shall be determined primarily by the overall height of the building and that of any adjacent buildings. The transition line shall relate to adjacent building if the adjacent buildings are lower than the proposed building. A change of material and/or color from the base is an acceptable way to distinguish the middle portion of the building.
  - c.** The top may consist of the top story or may consist of a horizontal or projecting element articulating the top of the building.
- 7.** Townhouse Units: No two (2) townhomes with the same base floor plan and style shall be constructed adjacent to one another and along the same street frontage unless there is substantial differentiation in the front elevation consisting of at least three of the following:
- a.** Porch and window configuration.
  - b.** Varied roof styles.
  - c.** Variation of exterior materials of at least 50% of the front façade of the homes.
  - d.** The width of lot and/or house varies.
- 8.** Townhouse Units: A block consisting of between one and 10 lots shall be developed with the minimum of three (3) different base model type homes. Blocks consisting of between 11 and 30 lots shall be developed with a minimum of four (4) base types. Each base model type home in any block shall have at least two (2) alternative front elevations containing different design features as enumerated in Paragraph 7.
- 9.** The building located at the corner of Main Street and Park Avenue shall include distinguishing architectural treatments that shall serve to highlight the gateway into the Borough from Walter Foran Boulevard and North Main Street. Examples include but are not limited to the following:
- a.** Alternative building materials.
  - b.** Alternative window design.
  - c.** Opening the space at ground level for people to walk across the corner. Building mass may be located above to further define the corner.
  - d.** A recessed entry at the corner such as an angled wall with an entry door.
  - e.** A corner window with an important view into the building.
  - f.** Balconies or bay windows that wrap the corner.
  - g.** A “tower” element to emphasize the corner.
- 10.** Building entrances shall be articulated to make them easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings, architectural treatments, recesses, projections, etc. Service doors shall be integrated with the building design and need not be articulated.
- 11.** Building entrances shall face the street which the building is oriented. This shall include, but not be limited to the front door of townhouse units and the lobby of multi-family units.
- 12.** Upper floor windows shall be divided into individual units, rather than a continuous “ribbon”. Additionally, upper story windows shall be oriented vertically.
- 13.** Windows shall be recessed, or project as bays from the main wall, a minimum of four inches from the facade so as to create texture and shadows on the facade for visual interest. Windows shall not be flush with the surrounding wall surface.
- 14.** Awnings should have a matte finish and be constructed of colored natural or synthetic canvas, or other materials such as metal or glass. Awnings should not be internally illuminated and should not be made of vinyl or other plastic material. Rounded awnings are discouraged. Awnings should be mounted at or below the lintel of the next story window.

15. The maximum length of any visible continuous roofline shall not exceed 100 feet. Visible roofline segments should vary in height by at least 4 feet.
16. Building roofs should be flat, gabled, or mansard. Hipped roofs are discouraged.
17. Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from publicly accessible areas, adjacent lots, and pedestrian corridors should be screened using parapets, pitched roof forms, or penthouses. Screening should be composed of materials that are the same or complementary to the building.
18. Ground level mechanical equipment is discouraged. Where provided, its shall not be located between a building and a publicly accessible area and shall be screened with plantings or a solid fence.

## K. SIGNS

1. Signs, including those for a residential development, shall be consistent with the standards for businesses for the DB district in the Flemington Borough Land Development Ordinance, with the following exceptions:
  - b. Freestanding and monument signs are prohibited.
  - c. Any wall sign shall be limited to not more than 50 square feet.

## L. STREETScape DESIGN

1. Street trees shall be provided along all public streets, consistent with §1632.A.2.
2. Sidewalks shall be provided along all public streets.
3. Walter Foran Boulevard shall include a three (3) foot grass or planting strip between the sidewalk and the cartway. Street trees shall be placed on the opposite side of the sidewalk as the street.
4. All streetscape furnishings, light fixtures, garbage disposal, etc. shall be consistent with that specified for Main Street.

## M. PLANTING AND LIGHTING DESIGN

1. All plantings and buffers shall meet the requirements in Flemington Borough Land Development Ordinance.
2. All lighting shall meet the requirements in Flemington Borough Land Development Ordinance.

## N. GREEN DESIGN

1. Site and building design should promote the conservation of energy and water through the use of site planning, architectural elements and construction techniques.
2. The extent practical, natural drainage systems should be utilized and naturalized control structures should be designed following NJDEP Best Management Practices. This includes use of green infrastructure for storm water management.
3. Natural site features should be preserved or restored, as applicable.
4. Redevelopment is encouraged to utilize green or sustainable building and site design standards. Example standards include but are not limited to the United States Green Building Council LEED, EnergyStar, Green Globes, and the Sustainable Sites Initiative

## O. PRECEDENT IMAGES

1. The following townhouse and multi-family images are included to convey the building massing, architecture and streetscape. Notwithstanding, the photographs may not meet all standards.



Image 1.





Image 2.



Image 3.



Image 4.



Image 5.



Image 6. (rear access for townhouse units)

2. The following park or plaza precedent images are included to convey the park design, amenities, and relationship to the street and adjacent buildings. Notwithstanding, the photographs may not meet all standards.



Image 1.



Image 2.



Image 3.



Image 4.



Image 5.

# GENERAL PROVISIONS

## REDEVELOPMENT AUTHORITY

The Borough Council shall act as the “Redevelopment Authority” pursuant to N.J.S.A. 40A-12A-4.c for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A-12A-15 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

## PLANNING BOARD REVIEW

Development review shall be conducted by the Flemington Planning Board pursuant to N.J.S.A. 40:55D-1, et seq. Any deviation from the Development Regulations herein shall constitute a variance. The Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan in accordance with the provisions of N.J.S.A. 40:55D-70c. Any deviation in accordance with N.J.S.A. 40:55D-70d shall require an amendment to this Redevelopment Plan. Examples include but are not limited to a use not specifically permitted within the redevelopment district and exceeding the maximum building or structure height as measured in feet and/or stories in excess of that permitted to be reviewed by the Planning Board in accordance with N.J.S.A. 40:55D-70d(6).

## EFFECT OF PLANNING BOARD APPROVAL

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) except to the extent they may be modified by the Redeveloper’s Agreement.

## ACQUISITION OF PROPERTY

No property is proposed to be acquired by public entities in the Redevelopment Area as part of this Redevelopment Plan.

## RELOCATION PROVISIONS

No property acquisition will be undertaken by a governmental entity or utilizing governmental funds pursuant to this Redevelopment Plan. Consequently, there would be no displacement of either residents or businesses that requires a Workable Relocation Assistance Program under N.J.A.C. 5:11-1 et seq.

# RELATIONSHIP TO PLANNING & OBJECTIVES

The Redevelopment Plan is consistent with Borough Planning Policies. Flemington Borough has long standing policies for promoting appropriate development and redevelopment that will advance economic development and quality of life.

Additionally, it is consistent with planning policies of the surrounding municipality, the County and the State.

## BOROUGH MASTER PLAN

The Redevelopment Area is located in the TC Transition Commercial zone district as well as the ROSH Redevelopment Office / Senior Housing Overlay (see page 3 herein for additional information). The existing TC district is incorporated into this Redevelopment Plan since the regulations herein are an overlay to Block 14 and the existing buildings on Block 5 may be reoccupied consistent with the TC district. The ROSH Overlay is eliminated in the Redevelopment Area. However, many of the principles of providing for housing in a compact and pedestrian oriented manner, as well as retention of the train depot, found in the ROSH Overlay are reflected in this Redevelopment Plan.

Several of the Borough's Master Plan Goals and Objectives, as cited in the 2015 Reexamination Report, are applicable to this Redevelopment Plan and support the development regulations herein.

Master Plan Goal:

*4) Integrate the residential and commercial segments of Flemington Borough to benefit the entire community.*

The redevelopment of these properties into productive uses and the new pedestrian access between Main Street and Park Avenue will allow for more integrated development in this area than previously or currently exists.



*Downtown Strategic Plan Artist Rendering  
Global Agway Site (Flemington BID)*

2015 Adopted Master Plan Goals:

- 2. Use density, a mix of uses, and public open space to enhance the downtown.*
- 3. Provide opportunities for appropriately scaled and located residential development to encourage redevelopment/revitalization of underutilized properties and to provide opportunity for additional market support for the retail, service, and entertainment portions of Main Street (Downtown Business I and II) and nearby surrounding properties, and the Liberty Village and Turntable Junction Area.*

Permitting additional residential units on this Redevelopment Area, located within walking distance of the Borough's Main Street shopping district will provide additional market support to existing and future commercial businesses, thus contributing toward enhancement of Main Street.

In addition, the 2015 Reexamination Report specifically addressed this area, including the Flemington BID's Downtown Strategic Plan's recommendation for it. Page 41 of the Reexamination Report states the following in regard to the Study Area:

*The Downtown Strategic Plan proposes 30 stacked flats and 84 luxury apartments for the Global Agway*

*Site. The proposed residential density is 34 units per acre. The site has been designated an area in need of redevelopment (a redevelopment plan has not been adopted). The site is also in the ROSH overlay district, which primarily permits senior housing and small retail and service uses.*

*Residential development at this location is an alternative to the existing commercial development that furthers Borough goals to concentrate commercial activity toward the retail area of downtown and to permit residential development as a strategy to encourage reuse of underutilized properties and to create the opportunity to provide market support to the Borough's commercial districts.*

*Portions of the Agway site are located in the Special Flood Hazard Area (formerly referred to as the "100 year floodplain"), including the frontage along Walter E. Foran Boulevard. Any redevelopment of these areas should be sensitive to flood conditions to reduce environmental impact and impact on neighboring properties, and to address safety and accessibility concerns during flood events.*

The redevelopment envisioned herein is consistent with the Reexamination Report's recommendation for the Redevelopment Area.

## SURROUNDING MUNICIPALITY

Flemington Borough is entirely surrounded by Raritan Township. The Redevelopment Area is adjacent to a portion of the shared boundary with Raritan Township. The adjacent area in Raritan Township is located in the B-2 Commercial district. Across Walter E. Foran Boulevard from this district, but not adjacent to this Redevelopment Area, is Raritan Township's R-6LM district.

Directly adjacent to the Redevelopment Area, in the B-2 district, is a JCP&L property and beyond are a variety of commercial uses. This district permits a numerous of commercial uses. The purpose of the district is "provide controls for the major shopping and business areas of the township, serving the needs of both township residents and the regional population, transient highway users." This zoning is not inconsistent with the Redevelopment Plan since it provides additional goods and services within proximity of the future residences. Furthermore, any negative impacts from the JCP&L or commercial uses

in Raritan Township will be mitigated by the existing woodland buffer.

The R-6LM district is composed of a townhouse development. The zoning permits such development, provided there is an affordable housing set-aside, at a maximum density of 6 du/ac. This Redevelopment Plan is not inconsistent with this nearby zoning since both zoning schemes permit townhouse and/or multi-family development with an affordable housing set-aside.

## HUNTERDON COUNTY

Hunterdon County has undertaken a number of planning initiatives that make recommendations for land use and other policy matters to municipalities. In 2007 the County Planning Board adopted the 2007 Hunterdon County Growth Management Plan. The growth management plan is a strategic planning document and sets forth a set of actions to be undertaken by them to address how and where growth is to occur. All of the area is anticipated to be served by public water and sewer. For the most part, the growth management plan serves as a guide for municipalities to use when undertaking their own master plan work and does not contain specific land use recommendations for the redevelopment area. Notwithstanding, the community design principles contained therein are reflected in this Redevelopment Plan.

In 2014 the County approved the "Hunterdon County Comprehensive Economic Development Strategy" or "CEDS Plan". The Plan provides an analysis of key socioeconomic, real estate, and industry trends (as well as analysis of other topics) facing the County. It also provides a Goal and Objectives which are relevant, as well as consistent, with this Plan:

Goal:

*Channel growth and development in the County in an efficient, context sensitive manner.*

Objectives:

*Repurpose existing underutilized commercial and industrial properteis.*

*Create revitalized and vibrant communities by focusing development in town centers and for transit oriented development.*

*Support housing variety and density in centers that seek redevelopment/revitalization.*

This Redevelopment Plan is consistent with these Goal and Objectives providing support for redevelopment in town centers, such as the Borough of Flemington. This Redevelopment Plan capitalizes on the Borough's center based development pattern by permitting a variety of residential housing types, as well as commercial uses, on the underutilized sites.

## STATE OF NEW JERSEY

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Plan. The most current adopted plan is dated March 1, 2001. The purpose of the State Plan is to:

*Coordinate Planning Activities and establish statewide planning objectives in the following area: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination. (N.J.S.A. 52:18A-200(f), the state planning act)*

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA-8 State Park.

Flemington Borough is located in PA3-Fringe Planning Area; however, it was declared a designated Towns Center in 2001. The State Plan envisions designated centers, as well as other specified Planning Areas, to be a place where growth and redevelopment is promoted. The intent of the State Plan is to direct growth and development into areas served by public infrastructure as a means of more efficiently using public resources. This over arching goal has been consistent since the first State Plan was adopted in 1987. This means that municipal efforts to promote growth should be met with support, from both a financial and regulatory perspective, by the State.