FLEMINGTON BOROUGH PLANNING BOARD/ZONING BOARD

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

In compliance with the New Jersey Municipal Land Use Law, the General Ordinances of the Borough of Flemington and the Rules and Regulations of the Flemington Borough Planning Board/Zoning Board;

PLEASE TAKE NOTICE that on Tuesday, July 28, 2026, at 7:00 p.m. at the Flemington Borough Hall, 38 Park Avenue, Flemington, New Jersey, the Flemington Borough Planning Board/Zoning Board will hold a public hearing on the application of JAJA Global, LLC, at which time and place all interested persons will be given an opportunity to be heard either in person or with an option to be heard electronically via the "Zoom Webinar" platform in the manner described below.

The premises in question is located in the TC (Transition Commercial) Zoning District and is identified on the Flemington Borough tax map as Block 45, Lot 2, located at and having an address of 54 State Route 12, Flemington, New Jersey.

Applicant proposes to construct two additions to the existing building; 45,635 SF to the east side of the building and 42,766 SF to the west side the building for warehouse and distribution use. Applicant seeks a bifurcated d(2) use variance (expansion of a pre-existing, non-conforming use), pursuant to N.J.S.A. 40:55D-70d, from the provisions of Flemington Borough Zoning Ordinance §2618.B, principal permitted uses in the TC Zoning District, to allow the expansion of the warehouse and distribution use on the premises, which is not a permitted use in the TC Zone or, to the extent necessary a d(1) use variance. Should the Board grant the bifurcated d(2) use variance, Applicant will seek preliminary and final major site plan approval for the proposed additions and related site work in the future.

Additionally, Applicant seeks bulk variance relief from the Flemington Borough Zoning Ordinance for pre-existing, non-conforming conditions, pursuant to N.J.S.A. 40:55D-70(c)(1) and/or (c)(2), to the extent required as follows:

	Permitted/ Required	Existing	Proposed
§2618.E., minimum rear yard setback	50'	0'	0'
§2618.F.3, parking from public road	25'	2'	2'
§2618.D, required parking	106	--	65

Applicant has identified no additional relief that may be required under N.J.S.A. 40:55D-70(c) and/or (d), *et. seq*. However, the Applicant reserves the right to supplement its application and/or seek at the time of hearing such other approvals, interpretations, variances, exceptions, and/or waivers as may be requested or required by the applicant or the Board as a result of a review of the application by the Board's professionals.

A copy of said application and documents are on file in the Board Office at 38 Park Avenue, Flemington, New Jersey, for all interested parties prior to said hearing. Please contact the Board Secretary at 908-782-8840 or chaughey@historicflemington.com to arrange accommodation for viewing these files.

THE MEETING WILL BE OFFERED IN PERSON WITH AN OPTION TO PARTICIPATE VIRTUALLY FOR ALL BOARD MEMBERS, INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. TO ATTEND THIS MEETING VIRTUALLY, ENTER THE FOLLOWING LINK ON YOUR COMPUTER OR PERSONAL DEVICE:

https://zoom.us/j/98502651617?pwd=YlJ0S0tZYTM1Tmh4djlGbGc0bWh6dz09
Passcode: 581089

Or iPhone one-tap:
US: 13126266799,,98502651617# or 16465588656,,98502651617#
Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: 1 312 626 6799 or 1 646 558 8656 or 1 301 715 8592 or 1 346 248 7799 or 1 669 900 9128 or 1 253 215 8782
Webinar ID: 985 0265 1617
International numbers available: **https://zoom.us/u/aijhXxtgU**

Date: July 16, 2025

Steven P. Gruenberg, Esq.
Attorney for Applicant, JAJA Global, LLC
151 Main Street
Flemington, NJ 08822