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, October 6, 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 West Allen Street, 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 TR (Transitional Residential) Zoning District known as Block 13, Lot 5, on the Flemington Borough Tax Map, having an address of 22 Allen Street, Flemington, New Jersey 08822.

Applicant has applied for minor subdivision approval to create three single-family residential lots consisting of two new lots with lands remaining. Lands remaining, Proposed Lot 5.01, would contain a gross area of 14,850.15 SF; Proposed Lot 5.02, would contain a gross area of 14,850.14 SF; and Proposed Lot 5.03 would contain a gross area of 14,404.42 SF. No improvements or disturbance are proposed to the lots at this time. The Applicant seeks the following relief from the Flemington Borough Zoning Ordinance, pursuant to N.J.S.A. 40:55D-70(c), to the extent necessary:

1. §2614(E), minimum front yard setback for proposed Lot 5.01 where 25.0' is required, 23.0' exists, 14.5' is proposed; and

2. §2614(E), minimum lot width for proposed Lot 5.03 where 50' is required and 49.66' is proposed.

At the time of the filing of its application, Applicant was not aware of any further relief required pursuant to N.J.S.A. 40:55D-70(c)(1) and/or (c)(2) but reserves the right to amend its application or seek at the time of public hearing on its application any additional variance(s), waivers, and/or exceptions as may be required by the Board or its professionals to grant the requested approvals.

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: September 24, 2026

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