

LIBERTY VILLAGE



POLICY
PLANNING
DESIGN

PHASE 1 REDEVELOPMENT PLAN



BLOCK 35 LOTS 31, 53, 54, 69, 70, 71 & p.o. 22

FLEMINGTON BOROUGH, NEW JERSEY

March 1, 2024



THE LIBERTY VILLAGE REDEVELOPMENT PLAN

Adopted _____

BOROUGH OF FLEMINGTON MAYOR AND COUNCIL

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Jeremy Long, Councilmember
Susan D.M. Engelhardt, Councilmember
Adrienne Fusaro, Councilmember
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INTRODUCTION

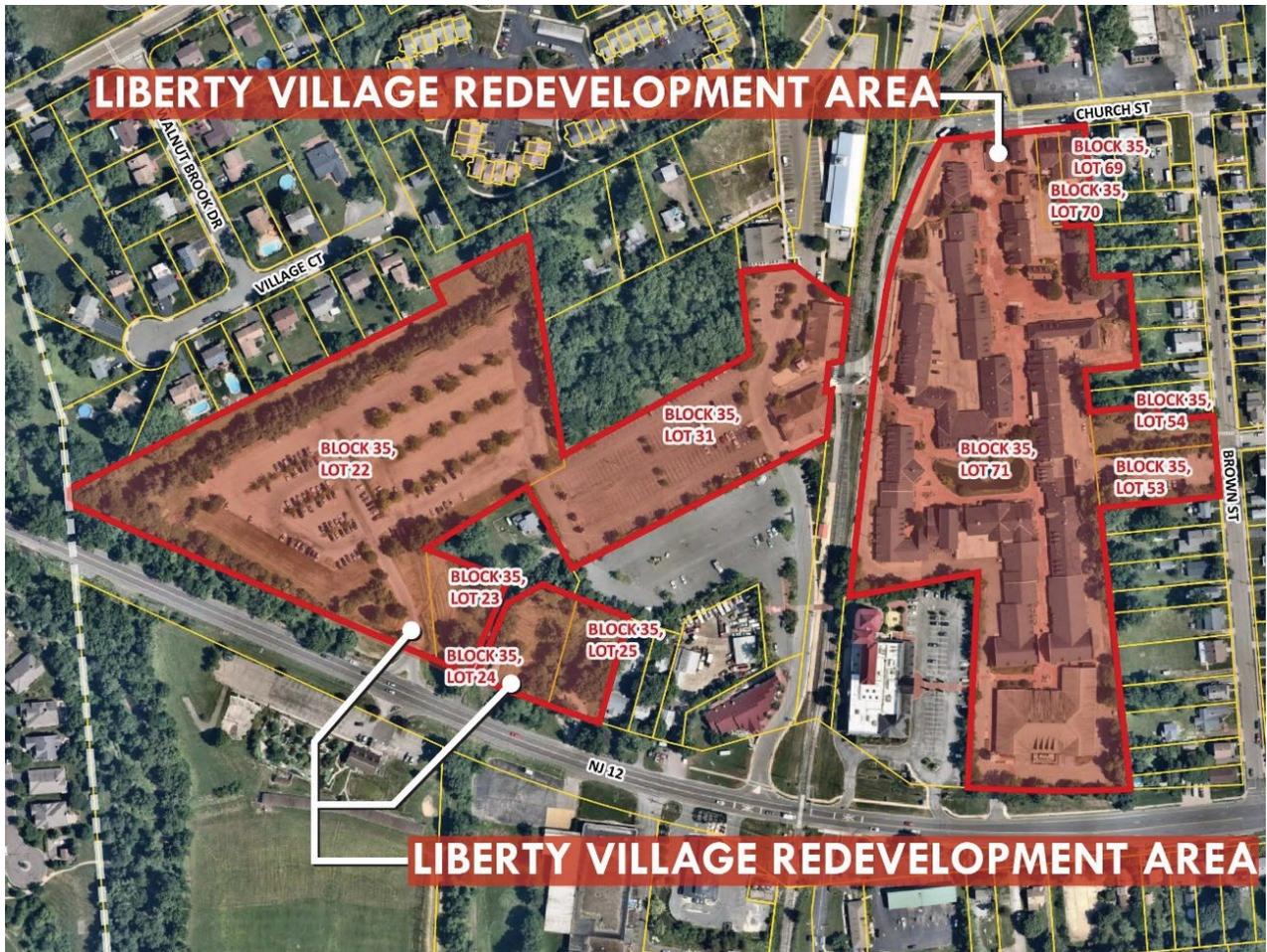
The Liberty Village Redevelopment Area was designated as a “Non-Condensation” Redevelopment Area, on October 12, 2021, through Resolution 2021-15 by the Borough Council. The Redevelopment Area consists of 10 lots, approximately 23-acres, located generally at the intersection of NJ Route 12, Stangl Road, and Church Street. It is bisected by the Black River & Western Railroad.

The Redevelopment Plan replaces and supersedes the *2021 Liberty Village Redevelopment Plan*. This Plan provides the policy and regulation for revitalization of the portion of the Liberty Village Redevelopment Area covered hereby. The Area is envisioned as a new residential neighborhood that is integrated with the surrounding neighborhood in terms of access, as well as a complementary scale and character. The Area will promote a high quality of life and provide economic support to the Borough’s downtown.

The Redevelopment Plan envisions the creation of a revitalized area at the Liberty Village site. The Liberty Village Redevelopment Area is envisioned as a residential neighborhood that offers new home-ownership opportunities to the Borough as well as affordable housing for veterans. This new neighborhood creates the opportunity for economic growth and development, which will support the Borough’s existing businesses in both the downtown and Stangl Area.

The Redevelopment Area serves as an important transition area between a wide variety of adjacent uses. Residential uses, including single and multi-family units are located northwest of the Redevelopment Area. To the north and northeast are Turn Table Junction, Stangl Road and the downtown, all of which include a mix of commercial uses including restaurants, retail stores, and offices. To the east are predominantly single-family homes. Adjacent to the Redevelopment Area, to the south and along Route 12, is a mix of commercial uses including an office building, restaurants, light industrial, an auto repair shop, and a few single-family homes are also located in this area. West of the Redevelopment Area are single-family homes and a driving range along and proximate to Route 12.

There are minor environmental issues associated with the Redevelopment Area. The site was historically used for industrial purposes, with a metal foundry use dating back to the 1800s. A Transaction Screen Report, prepared by Salem Environmental LLC in 2019, states “there is a high risk for groundwater to be impacted the Site”. Additionally, the report recommends the collection of an analysis of soil and groundwater samples. The selected redeveloper will be responsible for addressing the contamination such that it is safe for residential development.



STATUTORY AUTHORITY AND PROCESS

Under New Jersey's LRHL, municipalities are empowered to determine whether an area is in need of redevelopment, to adopt a redevelopment plan, and to implement redevelopment projects. The statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise these powers lawfully. This process is summarized below:

1. The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of the LRHL.
2. The planning board must then prepare a map showing the boundaries of the Redevelopment Area and the location of the various parcels therein.

3. The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution.
4. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
5. Upon designation, the planning board or governing body then authorizes preparation of a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
6. The redevelopment plan is adopted by the Governing Body by ordinance after introduction, referral to the Planning Board, and a public hearing. The adopted redevelopment plan may supersede the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

This report meets the requirement listed under step 5, above, for a Redevelopment Plan and provides the Planning Board and Borough Council with the framework for the land development of the area.

Only after completion of this public process is a municipality able to exercise the powers granted under the LRHL for areas in need of redevelopment. These powers include but are not limited to:

- Acquire land or building identified for redevelopment acquisition in the redevelopment plan through lease, purchase, or eminent domain.
- Offer long-term tax abatements and exemptions for a period of up to 30 years from the completion of the project, or not more than 35 years from the execution of the financial agreement between the municipality and the urban renewal entity.
- Clearing an area, install, construct, or reconstruct streets, facilities, utilities, and site improvements.
- Negotiating and entering into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work.
- Making loans to redevelopers to finance any project or redevelopment work.
- Entering buildings or property to conduct investigations or make surveys; contracting with public agencies for relocation of residents, industry, or commerce.

- Enforcing laws, codes and regulations relating to use and occupancy; repairing, rehabilitating, demolishing, or removing buildings.
- Exercising other powers, including the power to do all things necessary or convenient to carry out its plans.

REDEVELOPMENT PLAN OBJECTIVES

The Liberty Village Redevelopment Plan is intended to provide a framework for the redevelopment of the area. This Redevelopment Plan is guided by the following objectives:

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 economic development and support for the Borough's downtown and commercial areas through the promotion of residential development.
3. Foster opportunities for home ownership in the Borough, with the new construction of residential units, while offering affordable housing options for veterans and a variety of household incomes.
4. Ensure a unique sense of place is established that relates to the historical character and scale of the Borough.
5. Enhance access to public parks through the creation of a public park along Brown Street.
6. Provide appropriate site design and performance standards to guide and facilitate redevelopment that serves as a transition between the auto-oriented commercial nature of Route 12 to the pedestrian friendly nature of Church Street.
7. Address general flooding issues in the area through updated stormwater management infrastructure.

APPLICABILITY & RELATIONSHIP TO THE LAND USE ORDINANCE

The Redevelopment Plan envisions the creation of a revitalized area at the Liberty Village site that offers new housing opportunities for a variety of households, including Veterans and households of varying incomes.

This Redevelopment Plan shall supersede the *2021 Liberty Village Redevelopment Plan*. The standards of this Redevelopment Plan shall supersede the zoning provisions of the Borough of Flemington 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 areas as permitted by N.J.S.A. 40A:12A-7.a(2).

The zoning map of the Borough of Flemington shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect this new classification.

GENERAL PROVISIONS

REDEVELOPMENT AUTHORITY

The Borough Mayor and Council shall act as the “Redevelopment Entity” 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-8* to effectuate all its duties and responsibilities in the execution and implementation of this Redevelopment Plan. Acquisition of any land or building which is necessary for the redevelopment project, pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c.361 (C.20:3-1 et seq.), is not permitted for the area as these properties were declared a “non-condemnation” area in need of redevelopment.

EFFECT OF REDEVELOPMENT AGREEMENT

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for development to the Flemington Planning Board in accordance with the terms of a Redevelopment Agreement and Redevelopment Plan, among other rights that may be granted by the Borough Council. Nothing herein shall prevent the Borough Council from amending the Redevelopment Plan as it sees fit.

ACQUISITION OF PROPERTY

No property is proposed to be acquired by public entities through the use of eminent domain in the Liberty Village Redevelopment Area as part of this Redevelopment Plan.

RELOCATION PROVISIONS

The Redevelopment Area does not include any occupied housing units. Any relocation obligation will be borne by the Designated Redeveloper through the terms of the Redevelopment Agreement.

APPLICATION FOR DEVELOPMENT

The application for development shall include Phase 1, which includes Lots 31, 53, 54, 69, 70, 71, and the portion of Lot 22 identified as “Compensatory Flood Storage Excavation” in the Concept Plan provided in Exhibit A. Phase 2, which includes Lots 23, 24 25, and portion of Lot 22 not included in Phase 1, is not subject to this Redevelopment Plan.

The application shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in the Borough Land Development Ordinance. No building shall be demolished prior to the lot which it sits being subject to a preliminary site plan approval, unless required for public safety, as determined by the Borough of Flemington.

A Redevelopment Agreement between the Borough and the redeveloper shall be executed, and the Agreement shall, at a minimum, designate a redeveloper of the property. The designated redeveloper shall be the property owner or a related affiliate or in the alternative, and subject to the Borough’s approval, have the owner’s consent to be designated redeveloper. Only a party designated by the Borough of Flemington as the designated redeveloper shall be permitted to develop and/or redevelop the Property, which designation shall be accomplished with a Redevelopment Agreement between the Borough and the redeveloper. No party may seek or obtain site plan or subdivision approval related to any portion of the Redevelopment Area without first having been designated as the designated redeveloper by the Borough. The Planning Board may not consider an application for site plan approval nor grant site plan approval for the Redevelopment Area unless the Applicant, or a related affiliate approved by the Borough Council, is the designated redeveloper as designated by the Borough of Flemington.

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.) and the Municipal Land Use Law (*N.J.S.A. 40:55D.*) The Flemington Borough

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). Any deviation that constitutes a “d” variance pursuant to the Municipal Land Use Law (*N.J.S.A.* 40:55D-70d) from the Redevelopment Plan shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough Mayor and Council.

PHASE 2 REDEVELOPMENT REGULATIONS

The development of Phase 2 (Lots 23, 24 25, and portion of Lot 22 not included in Phase 1) shall not be subject to this Redevelopment Plan.

PHASE 1 REDEVELOPMENT REGULATIONS

Phase 1 shall consist of the development of Lots 31, 53, 54, 69, 70, 71, and the portion of Lot 22 identified as “Compensatory Flood Storage Excavation” in the Concept Plan provided in Exhibit A.

DEFINITIONS

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.

PERMITTED USES

1. Townhouse dwellings, market-rate and affordable.
2. Multi-family affordable dwellings.
3. Municipal uses.
4. Open space and recreation.
5. Flood control and stormwater management facilities and infrastructure.
6. The existing buildings south and southwest of the Central Station and Church Street intersection, that are proposed to be preserved, along with the associated parking shall be subject to the standards of the VAS district.

ACCESSORY USES

1. Off-street surface parking.
2. Home occupations.
3. Fences and walls.
4. Solar facilities.
5. Electric vehicle charging stations and make-ready infrastructure.
6. Signs.
7. Community gardening.
8. Private outdoor amenity space, such as patios and decks and related furnishings.
9. Clubhouse and related community amenities, such as but not limited to swimming pool, tennis court, co-working spaces, fitness space, outdoor cooking and eating facilities, and walking trails.
10. Maintenance buildings.
11. Open space and recreation.
12. Flood control and stormwater management facilities and infrastructure.
13. Other uses which are customary and incidental to a principal permitted use.

AFFORDABLE HOUSING

1. Affordable housing, in the form of townhomes and veterans apartments, shall be provided, with the following breakdown:
 - a. Townhouse affordable dwellings: not less than 7 units
 - b. Multi-family affordable dwellings : not less than 12 units
2. Townhouse affordable dwellings.
 - a. All affordable housing units shall be for-sale “family” units, defined as not being limited to any particular population (i.e., senior or special needs).
 - b. Affordable housing units shall be distributed throughout the market rate townhouses such that no more than 25% of the units in any building shall be affordable housing units.

- c. All affordable housing units shall have one (1) or more windows in each bedroom and one (1) or more windows in the living or dining space of the unit.
 - d. The average size of each affordable housing unit bedroom type (studios, 1-bedroom units, 2-bedroom units, 3-bedroom units) shall not be less than the average interior unit size of the market units of the same bedroom type in the project or the average unit sizes for units eligible for “project amenity” points set forth in the Low Income Housing Tax Credit Qualified Allocation Plan, adopted by the Board of the NJ HMFA.
3. Multi-family affordable dwellings.
- a. The affordable housing units shall be “special needs” units and shall be occupied by income qualified households with one or more disabled military veterans.
 - b. The affordable dwellings shall be located in 2 100% affordable housing buildings consisting of not less than 6 units each.
 - c. The affordable dwellings shall not be subject to the bedroom distribution requirements set forth in the Borough code or N.J.A.C. 5:80-26.3.
 - d. All affordable housing units shall have one (1) or more windows in each bedroom and one (1) or more windows in the living or dining space of the unit.
4. The affordable units shall meet the Borough’s Affordable Housing Procedural Requirements, pursuant to Section 2632 as may be amended, as well as the substantive rules of the Council on Affordable Housing (N.J.A.C. 5:93), and the NJ Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). This shall include, but not be limited to, reservation of at least 50% of the affordable units for low-income households (including 13% of the units as very low income), bedroom distribution, and affordability controls of not less than 30 years. However, the very low income obligation may be satisfied entirely by the multi-family affordable dwellings.

SITE DESIGN AND BULK REGULATIONS

- 1. Maximum Residential units: 123 dwelling units, including the affordable housing units.
- 2. Perimeter buffer. A planted buffer of not less than 10-feet in width and a solid fence of not less than 6 feet in height shall be located along the perimeter of the Redevelopment Area where the perimeter abuts residentially zoned or occupied property, or the railroad.

- a. The buffer shall consist of a double staggered row of evergreen trees of 6-8 feet in height spaced 8 feet on center.
 - b. Existing vegetation may satisfy this requirement to the extent possible. If existing vegetation is insufficient, the buffer shall be supplemented with new understory plantings of shade-tolerant coniferous and ornamental trees in naturalistic groupings.
 - c. A buffer shall not be required adjacent to the well treatment area or access to the well treatment area.
3. Site layout and design shall be substantially consistent with the Concept Plan provided in Exhibit A, unless otherwise provided herein. This shall include, but is not limited to, the following:
- a. The preservation of the two existing structures along Church Street on Block 35, Lots 69 and 70.
 - b. Twenty-one three-story townhouse buildings.
 - c. Two three-story multi-family affordable buildings.
 - d. Street and access locations.
 - e. Stormwater basin locations, including the bioretention basins located throughout the residential development, the bioretention basin proximate to Brown Street, and the stormwater retention basin located along Route 12.
 - f. Compensatory flood storage excavation.
 - g. Park located along Brown Street
4. The site layout and design may differ from the Concept Plan in Exhibit A in order to account for the following:
- a. Relocation of the railroad crossing.
 - b. Relocation or adjustment of the Church Street or Route 12 access location or design.
 - c. The area of Lot 22 identified as “compensatory flood storage excavation” shall be developed to provide flood storage and include trees and plantings.
5. Minimum lot area: 1,500 s.f.
6. Maximum impervious cover:
- a. Tract: 45%. Section 2637 shall not be applicable.

- b. Individual lots: 85%. Section 2637 shall not be applicable.
- 7. Building setback to parking (excluding garage and driveway spaces): 10 feet
- 8. Townhouse dwellings. The following minimum standards shall be applicable to the tract and across individual townhouse dwelling lot lines, where applicable.
 - a. Minimum setback to Route 12: 75 feet
 - b. Maximum units per building: 8
 - c. Minimum front yard setback where parking is provided in the front yard: 20 feet from sidewalk; where no sidewalk is provided, the minimum setback shall be 20 feet from the cartway.
 - d. Minimum front yard setback where no parking is provided in the front yard: 15 feet from the sidewalk.
 - e. Minimum dwelling width: 20 feet.
 - f. Minimum distance of buildings side to side: 25 feet
 - g. Minimum distance of buildings rear to rear: 50 feet
 - h. Minimum distance buildings front to front: 50 feet
- 9. Multi-family affordable dwellings.
 - a. Minimum front yard setback: 15 feet
 - b. Minimum rear yard setback: 20 feet
 - c. Minimum side yard setback: 10 feet
 - d. Maximum units per building: 6 units
 - e. Maximum impervious cover: 75% Section 2637 shall not be applicable
- 10. Building height: 3 stories / 40 feet
- 11. Private outdoor amenity space.
 - a. First floor / ground floor amenity spaces.
 - i. Amenity spaces shall be permitted for all dwellings.
 - ii. No minimum rear or side yard setback shall be applicable, except that a 10 foot setback to the tract perimeter shall be provided.

- iii. A privacy fence of not more than 6 feet in height may be provided along both sides and/or rear of each amenity space for a townhouse dwelling and the multi-family affordable units.
 - b. Upper story amenity spaces.
 - i. Amenity spaces shall be permitted at the second story provided the second story structure has a setback of not less than 25 feet to the tract perimeter.
 - ii. No privacy fences shall be permitted. The railing height shall not exceed 4 feet.
12. All utilities, with the exception of stormwater management, shall be installed underground.
13. Stormwater management areas, including bioretention systems depicted in Exhibit A, and compensatory flood storage and excavation areas shall have a naturalized planting design that includes a variety of ground cover, shrubs and trees appropriate for their location. Retaining walls shall be minimized to the extent practical and shall be screened with plantings. Safety fences shall be required at the discretion of the Planning Board. The stormwater retention basin along Route 12 shall also include a decorative fountain.
14. A pedestrian path shall be provided along the western side of Lot 71, as depicted in Exhibit A.
15. Bicycle parking shall be provided proximate to the multi-family affordable housing units, the parking spaces proximate to the buildings located along Church Street, and areas of 5 or more visitor parking spaces.

ARCHITECTURAL DESIGN

1. The exterior architectural design of townhouse dwellings shall be substantially consistent with the Concept Building Renderings in Exhibit B to this Redevelopment Plan, unless otherwise provided herein.
2. The exterior architectural design of the multi-family affordable dwellings shall be complementary to the exterior architectural design of townhouse dwellings. This shall include similar building colors, building materials, and stone base.
3. Architectural features on the sides and rear facades shall be complementary to those on the front façade. The townhouse dwelling side and rear facades shall contain the stone base depicted in Exhibit B.

4. Blank walls are prohibited. Windows and varying architectural materials are required on all facades.
5. Building entrances shall be oriented toward the street and shall be accentuated using architectural features such as awnings, architectural treatments, recesses, projections, etc. Service doors shall be integrated with the building design.
6. Windows shall be recessed, or project as bays from the main wall, a minimum of 3 inches from the façade so as to create texture and shadows on the façade for visual interest. Windows shall not be flush with the surrounding wall surface.
7. Vinyl siding shall be prohibited unless the following is satisfied:
 - a. Product thickness shall be .042" or greater for the purpose of rigidity, product overhang (typical of a lap style) shall be 1/2" or greater to create visual interest (cedar/shake look or board and batten are excluded from this requirement), product shall have a color-retention additive to limit fading and shall not be smooth finish but have a wood grain, "realistic" wood look.
 - b. When vinyl siding is used, no less than two textures and/ or colors shall be used on an elevation (including other exterior finishes such as stone, brick, or panel).
 - c. These vinyl siding requirements do not apply to PVC composite trim, or panels utilized as exterior finishes.
8. A row of townhouses and any parallel row of townhouses (front façade to front façade only) consisting of between three (3) and 8 townhouses shall be developed with the minimum of three (3) different townhouse styles. Furthermore, no two (2) townhomes of the same style shall be constructed adjacent and attached to one another. Different front facade townhouse styles shall be defined as units that do not share two (2) or more of the following building characteristics.
 - Window configuration.
 - Roof style.
 - Variation of exterior materials or colors of at least 50% of the front façade of the homes.
9. 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.

10. Ground-level mechanical equipment is discouraged. Where provided, it shall not be located between a building and a publicly accessible area and shall be screened with plantings or a solid fence.

PARK & BIORETENTION BASIN ALONG BROWN STREET

1. The park area shall not be less than 7,500 s.f.
2. The layout and design of the park and bioretention area along Brown Street shall be substantially consistent with the Park and Bioretention Area Concept Plan provided in Exhibit C, unless otherwise provided herein. This shall include, but is not limited to, the following:
 - a. Location and size of the play area and seating areas.
 - b. Fencing around the play area.
 - c. Bicycle parking.
 - d. Plant design.
3. Play equipment.
 - a. The selected play equipment need not be substantially consistent with the equipment depicted in the Concept Plan.
 - b. The play equipment shall be appropriate for a variety of ages.
4. The park, its seating, and access to the Park from Brown Street shall be accessible.
5. Bicycle parking for not less than 6 bicycles shall be provided.

STREETSCAPE DESIGN

1. Street trees shall be provided along all public and private streets, consistent with §1632A2. Street tree plantings shall not be subject to the Concept Plan in Exhibit A.
2. Sidewalks shall be provided along both sides of all public and private streets, including but not limited to Route 12.
3. Street furniture, minimally including trash receptacles, lighting, and benches, and mailboxes to the extent applicable shall be incorporated into the

streetscape of public and private streets. Street furniture shall be the same or substantially similar to those specified in the Main Street Streetscape Improvements.

SIGNAGE

1. Street signs shall be the same or substantially similar to those specified in the Main Street Streetscape Improvements.
2. Signage shall complement the style and materials of buildings to which it refers to.
3. Signage for non-residential uses shall be consistent with that permitted in the VAS Zoning District.
4. Freestanding signs shall be permitted in accordance with the following.
 - a. Development identification signs
 - (1) One sign shall be permitted at each intersection of an existing and proposed road.
 - (2) The maximum sign area of each sign shall be 20 square feet.
 - (3) The maximum height shall be 5 feet.
 - (4) The minimum setback to all rights-of-way, lot lines and buildings shall be 10 feet.
 - (5) Internal illumination is prohibited.
 - b. Development subarea identification signs
 - (1) Development subareas shall include concentrations of contiguous permitted uses, such as a concentration of multi-family units, concentration of townhouses or concentration of recreation facilities.
 - (2) One sign per subarea entrance shall be permitted to identify each development subarea.
 - (3) Signs shall only bear the name of the development subarea or the recreation facility, as applicable.
 - (4) The maximum sign area of each sign shall be 15 square feet.
 - (5) The maximum height shall be 4 feet.
 - (6) The minimum setback to all rights-of-way, lot lines and buildings shall be 5 feet.

- (7) To the extent reasonable and practical, development subarea identification signs shall not be visible from beyond the district boundaries.
 - (8) Internal illumination is prohibited.
5. Facade signs shall be permitted to the following.
- a. One sign per veteran apartment building facade shall be permitted.
 - b. The maximum sign area of the façade sign shall be 10 square feet.
 - c. Internal illumination is prohibited.
6. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site. Directional signs shall have a maximum area of 10 square feet.

RELATIONSHIP TO PLANNING & OBJECTIVES

The 2022 Master Plan outlines the vision for the future of Flemington Borough. The Master Plan outlines several goals and objectives related to commercial development within the Borough. The goals and objectives that are relevant to the Redevelopment Area are as follows:

“Employ strategies to encourage community and economic development within the Borough.”

“Integrate residential and commercial segments of Flemington Borough to benefit the entire community.”

“Strengthen and enhance the commercial sector of the Borough, with an emphasis on attracting specialty retail and restaurants, and encouraging the redevelopment of underutilized properties particularly those within the Downtown Business District.”

“Concentrate retail, service, and entertainment uses which best contribute to creating a vibrant downtown and that will draw residents and visitors alike to the retail portion of Main Street (Downtown Business I and II) and nearby surrounding properties, and the Liberty Village and Turntable Junction Area.”

“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.”

The Master Plan highlights the importance of strengthening, integrating, and encouraging commercial development within the Borough. Although the Master Plan goals emphasize commercial redevelopment in the Downton Business District, it also recognizes the importance of providing varying scales of commercial development. The Redevelopment Plan is consistent with goals and objectives outlined in the Master Plan.

Most of the parcels within the Redevelopment Area are located within the Village Artisan Shopping (VAS) Zoning District. Lots 53 and 54 are in the Transition Residential (TR) Zoning District. Lots 69 and 70 are in the Downtown Business (DBII) Zoning District.

The purpose of the VAS district is to attract destination oriented commercial uses such as retail outlet shopping or artisan produced arts and crafts. The full list of permitted principal and conditional uses can be found in section §2623 of the Borough’s Land Development Ordinance, but example uses include retail sales, restaurants, art galleries and studios, and jewelry manufacturing.

The purpose of the TR district is to provide for medium density residential development between commercial areas and lower density residential areas. The full list of permitted principal and conditional uses can be found in section §2614 of the Borough’s Land Development Ordinance, but example uses include single-family home, two-family homes, and houses of worship. The Redevelopment Plan is consistent with the purpose of the TR district and the permitted uses.

The purpose of the DBII district is to provide a mix of commercial and governmental uses while acting as a transition area between the Downtown Business Zone and Village Artisan Shopping Zone. The full list of permitted principal and conditional uses can be found in section §2621 of the Borough’s Land Development Ordinance, but example uses include retail sales, upper-story apartments, restaurants, and offices.

The adjacent lands in the Township of Raritan are within the O-1 Professional Office and R-9 Age-Restricted Residential-Assisted Living Zoning Districts. The O-1 District permits a variety of professional offices uses including but not limited to, examination offices for veterinarians, general business office for real estate and insurance agencies, and offices of governmental and social service organizations. The R-9 District permits assisted living facilities, and single family detached dwelling for older persons (55 years of age and over).

The majority of the Redevelopment Area is not within the Borough’s Historic District. Lots 53 and 54, both of which have frontage on Brown Street, are within the Historic District; however, there are no historic structures identified on the sites. Along Church Street there are three lots in the Historic District – a building at the northeast corner of

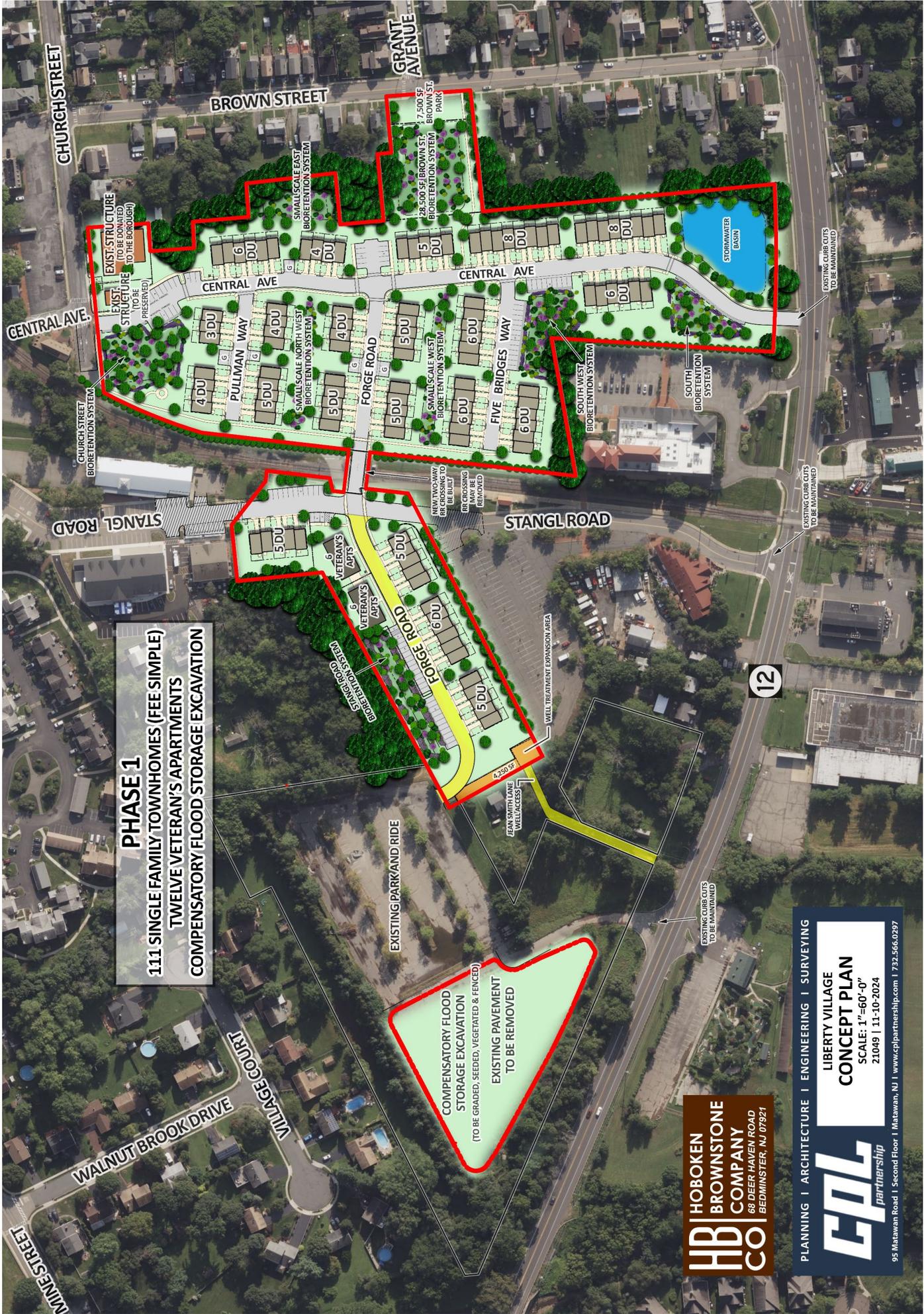
Lot 71 is classified as Contributing and the building that spans Lots 69 and 70 is classified as Non-contributing.

The New Jersey State Development and Redevelopment Plan (SDRP) is a statewide policy document that is meant to act as a guide for public and private sector investments throughout the state. The Plan outlines and designates areas as various Planning Areas. The Redevelopment Area is within the Fringe Planning Area (PA-3). The Fringe Planning Area is meant to:

“Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and confine - programmed sewers and public water services to Centers.”

Additionally, the Borough of Flemington, including the Redevelopment Area, is a State Plan Designated Center. Designated Centers are areas that contain compact forms of development. In the Fringe Planning Area, it is the intent of the State Plan, that centers accommodate future growth since they are already served by municipal infrastructure. Redevelopment of the site with a residential use is consistent with the State Plan and Center designation.

Exhibit A.
Site Concept Plan



PHASE 1
 111 SINGLE FAMILY TOWNHOMES (FEE SIMPLE)
 TWELVE VETERAN'S APARTMENTS
 COMPENSATORY FLOOD STORAGE EXCAVATION

COMPENSATORY FLOOD STORAGE EXCAVATION
 (TO BE GRADED, SEEDED, VEGETATED & FENCED)
 EXISTING PAVEMENT TO BE REMOVED

HB CO
 HOBOKEN
 BROWNSTONE
 COMPANY
 68 DEER HAVEN ROAD
 BEDMINSTER, NJ 07921

PLANNING | ARCHITECTURE | ENGINEERING | SURVEYING
CPAL partnership
 LIBERTY VILLAGE
 CONCEPT PLAN
 SCALE: 1"=60'-0"
 21049 | 11-10-2024

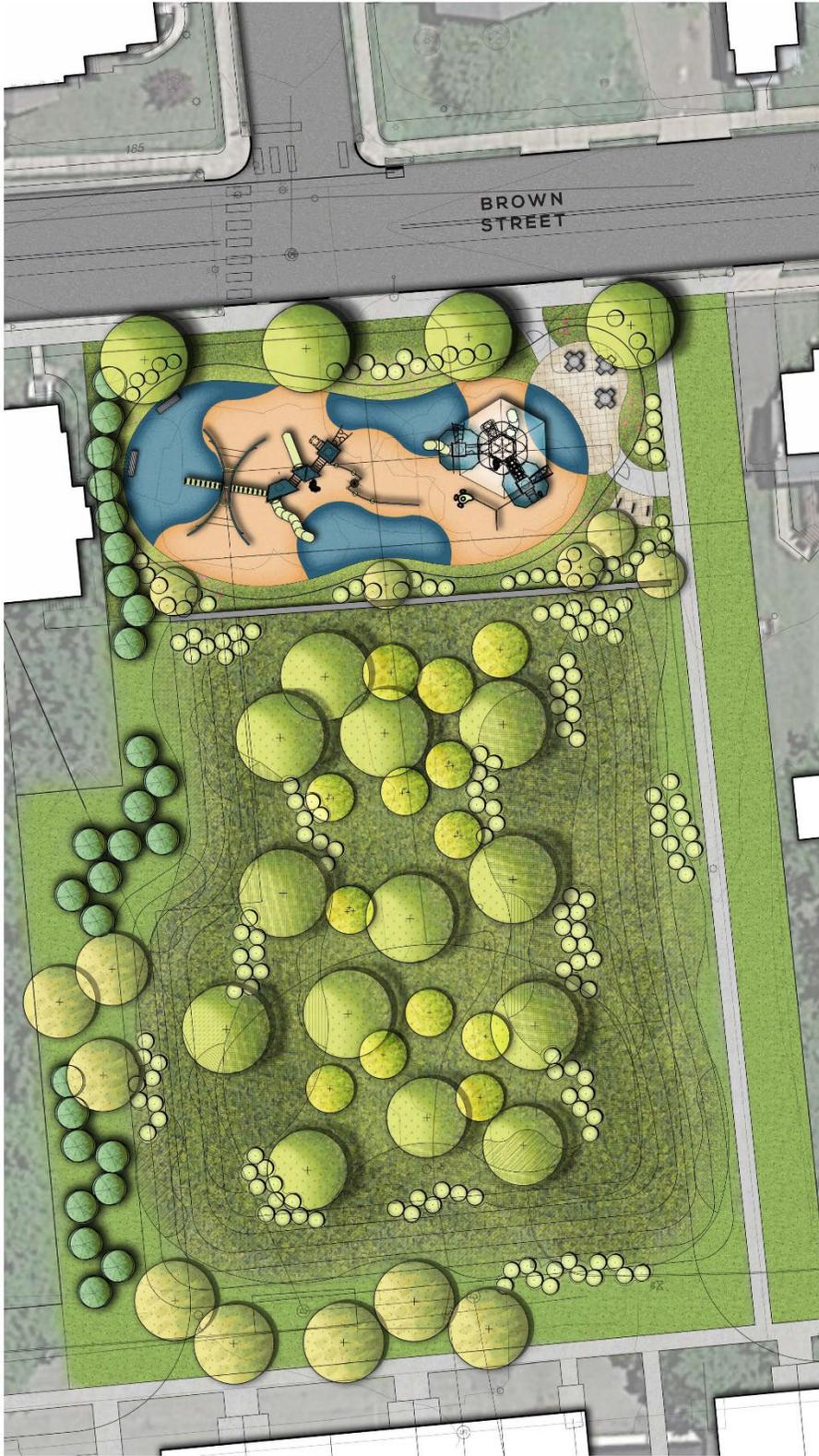
95 Matawan Road | Second Floor | Matawan, NJ | www.cpalpartnership.com | 732.566.0297

Exhibit B.
Concept Building Renderings





Exhibit C.
Park & Bioretention Concept Plan



CONCEPTUAL LANDSCAPE DESIGN PLAN
 LIBERTY VILLAGE
 FLEMINGTON, NEW JERSEY
 DATE: 2023.06.14 SCALE: 1" = 10'





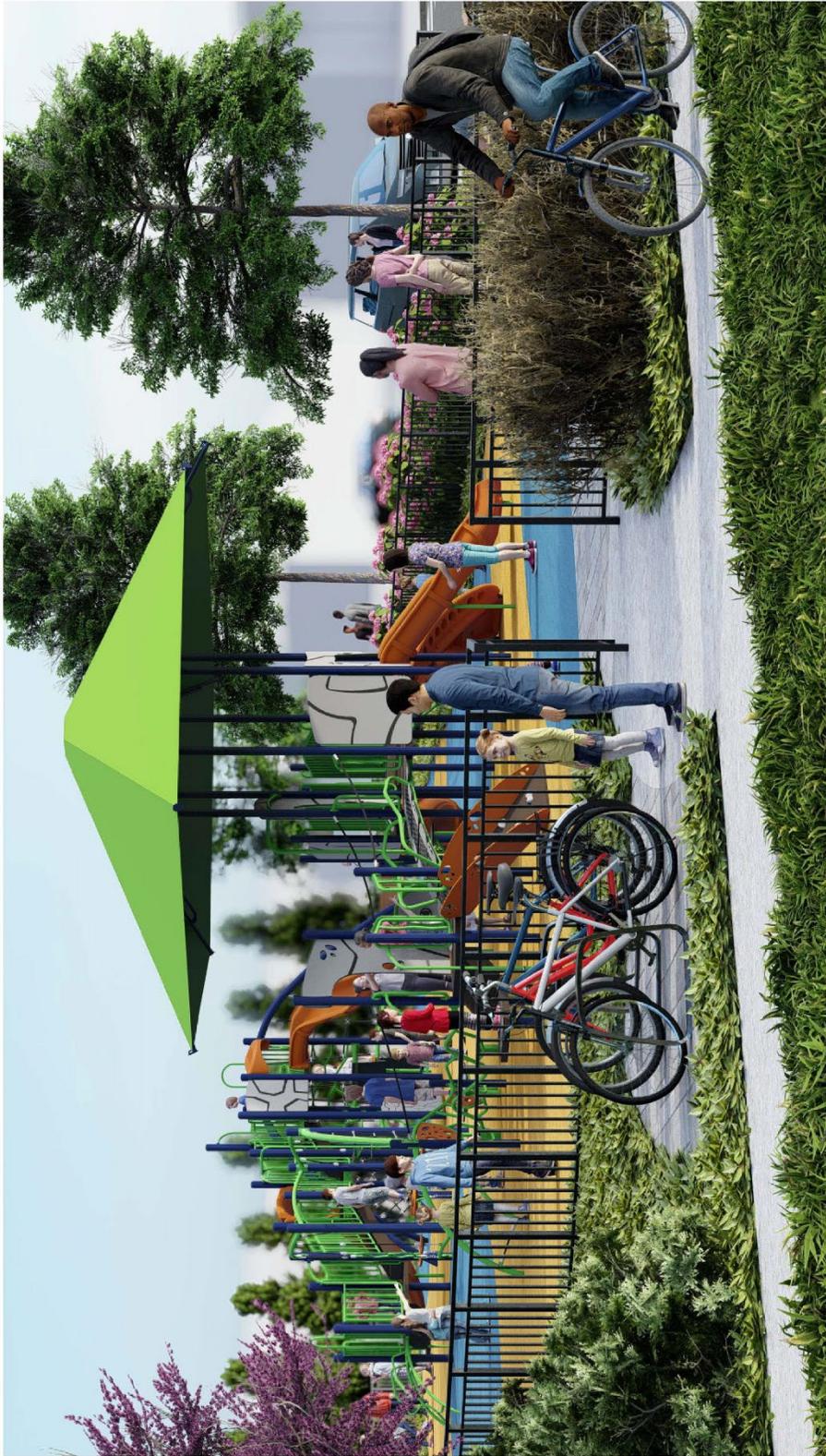
PERSPECTIVE VIEW 8
LIBERTY VILLAGE
FLEMINGTON, NEW JERSEY
DATE: 2023.06.14





MODEL PLAN VIEW
 LIBERTY VILLAGE
 FLEMINGTON, NEW JERSEY
 DATE: 2023.06.14





PERSPECTIVE VIEW 1
LIBERTY VILLAGE
FLEMINGTON, NEW JERSEY
DATE: 2023.06.14






PERSPECTIVE VIEW 7
LIBERTY VILLAGE
FLEMINGTON, NEW JERSEY
 DATE: 2023.06.14