

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 09/29/20 07:30 PM  
Department: Clerk of the Borough  
Category: Council Ordinance  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**AMENDED**

**ORDINANCE 2020-16**

DOC ID: 3298

---

---

**Final Reading: An Ordinance to Amend and Supplement the  
“2017 Union Hotel Redevelopment Plan” as Adopted by  
Ordinance 2017-17 of the Borough of Flemington**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Act”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, pursuant to Borough Council Resolution 2010-94, adopted June 14, 2010, the Borough Council designated the Union Hotel property, located at 70-76 Main Street, Flemington, and identified as Block 22, Lot 4 on the Borough of Flemington Tax Map (the “Initial Redevelopment Area”), as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”); and

**WHEREAS**, pursuant to Ordinance 2010-14, adopted on October 25, 2010, the Borough Council adopted the Union Hotel Redevelopment Plan; and

**WHEREAS**, pursuant to Borough Council Resolution 2014-44, adopted February 10, 2014, the Borough Council designated the area south of the Union Hotel property, inclusive of properties located at 78 Main Street, 80 Main Street, 82 Main Street, 90-100 Main Street, 104 Main Street, 110 Main Street, 7 Spring Street, 19 Spring Street, 3 Chorister Place and 6 Chorister Place, identified on the Borough Tax Map as Block 22 Lots 5, 6, 7, 8, 9, 10 and 12 and Block 23, Lots 1 and 7 as an area in need of redevelopment pursuant to the Redevelopment Law (such properties, together with the Initial Redevelopment Area, is the “2014 Redevelopment Area”) and, subsequently, on March 7, 2014, the Borough enacted an ordinance adopting a redevelopment plan for the Redevelopment Area (the “2014 Redevelopment Plan”); and

**WHEREAS**, on July 10, 2017, the Borough Council via Resolution 217-130, designated Block 22, Lots 13 and 14 (23 Bloomfield Avenue and 21 Bloomfield Avenue) and Block 24, Lots 1, 2, 3 and 5 (2 Spring Street, 8 Spring Street, 12 Spring Street) (the “Study Area”) to be included in the “Union Hotel Redevelopment Area” (2014 Redevelopment Area and Study Area collectively referred to herein as the “Redevelopment Area”); and

**WHEREAS**, on December 11, 2017 the Borough Council adopted Ordinance 2017-17 approving the 2017 Union Hotel Redevelopment Plan dated October 19, 2017; and

**WHEREAS**, the Borough Council has determined that the effective Redevelopment of the Redevelopment Area would be stimulated by amendment of the 2017 Union Hotel Redevelopment Plan as set forth in the attachment to this Ordinance entitled “Union Hotel Redevelopment Plan Amendment #1”; and

**WHEREAS**, the Borough Council desires to amend the 2017 Union Hotel Redevelopment Plan and to provide notice thereof in accordance with law.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Flemington, in the County of Hunterdon and the State of New Jersey, as follows:

Section 1. The 2017 Union Hotel Redevelopment Plan be and hereby is amended to include the terms and provisions contained in the Attachment to this Ordinance entitled "Union Hotel Redevelopment Plan Amendment #1".

Section 2. In the event that any section, part or provision of the Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any party thereof, other than the part so held unenforceable or invalid.

Section 3. This ordinance shall take effect upon final passage, publication, and filing with the Office of the Clerk of Hunterdon County, all as required by law.

Introduced: September 14, 2020

Amended and Adopted: September 29, 2020

Final Reading:

Attest:

---

Betsy Driver, Mayor

---

Sallie Graziano, Borough Clerk

<b>RESULT:</b>	<b>Amended &amp; Adopted [5 TO 0]</b>	<b>Final Read: 10/13/2020 7:30 PM</b>
<b>MOVER:</b>	Kimberly Tilly, Council Vice President	
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President	
<b>AYES:</b>	Giles-McCormick, Hand, Long, Runion, Tilly	
<b>ABSTAIN:</b>	Michael Harris	

Since this ordinance was amended at the public hearing, it will also be read by title and voted on again at the Oct. 13 Council meeting, and public comments will be allowed on the two amendments that were made.