

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 01/11/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**RESOLUTION 2021-33**

DOC ID: 3392

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**Confirming Consistency of Flemington Center Urban  
Renewal, LLC's December 14, 2020 Draft Site Plan/ Concept  
Plan Submission with the Redevelopment Plan and  
Redevelopment Agreement**

**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 2017-130, designated additional properties for inclusion in the 2014 Redevelopment Area, comprised of Block 22, Lots 13 and 14, and Block 24, Lots 1, 2, 3 and 5 (along with the 2014 Redevelopment Area collectively referred to herein as the “**Redevelopment Area**”); and

**WHEREAS**, on December 11, 2017, the Borough Council adopted an ordinance approving the Union Hotel Redevelopment Area Plan (the “**Redevelopment Plan**”); and

**WHEREAS**, on December 12, 2017, the Borough and Flemington Center Urban Renewal, LLC (the “**Redeveloper**”) executed an Amended and Restated Redevelopment Agreement; and

**WHEREAS**, the Redeveloper has proposed an alternate project for the portion of the Redevelopment Area including Block 22, Lots 4, 5, 6, 7, 8, 9, 10, 12, 13, and 14 and Block 24, Lots 1 and 2 (which includes former Lot 3) and 5 (the “**Project Area**”), which reduces the size, density, and traffic associated with the previously proposed project and allows the Police

Building to remain, which meets the Borough's goals for the redevelopment of the Project Area and provides substantial economic benefit to the Borough; and

**WHEREAS**, on October 13, 2020, the Borough Council adopted an ordinance approving the Amended Union Hotel Redevelopment Area Plan (the "**Amended Redevelopment Plan**"); and

**WHEREAS**, on October 13, 2020, the Borough and Redeveloper executed a Second Amended and Restated Redevelopment Agreement (the "**Amended Redevelopment Agreement**"); and

**WHEREAS**, the Amended Redevelopment Agreement provides that the Redeveloper will submit certain site plan items in concept form, which the Borough shall review and advise in writing if such submission is conceptually consistent with the Amended Redevelopment Plan and the proposed development concept approved within the Amended Redevelopment Agreement; and

**WHEREAS**, on December 14, 2020, the Redeveloper submitted draft site plan documents containing the items required under the Amended Redevelopment Agreement (the "Conceptual Submission"); and

**WHEREAS**, the Borough and its professionals have reviewed the Conceptual Submission and find it includes everything required to be submitted under the Amended Redevelopment Agreement and further find the Conceptual Submission to be consistent with the Amended Redevelopment Plan and the proposed development concept approved within the Amended Redevelopment Agreement.

**NOW THEREFORE, BE IT RESOLVED**, that the Borough hereby confirms, pursuant to Section 3.2(c) of the Amended Redevelopment Agreement, that the Conceptual Submission is consistent with the Redevelopment Plan and the proposed development concept approved and incorporated within the Redevelopment Agreement.

Approved: January 11, 2021

Attest:

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Betsy Driver, Mayor

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Sallie Graziano, RMC, Borough Clerk