MEMORANDUM

To: Flemington Borough Planning Board

From: Carl E. Hintz, PP, AICP, CLA, ASLA

Re: Master Plan Amendment Block 1, Lot 13

Date: July 16, 2003

The property (Block 1, Lot 13) located at the corner of Walter Foran Boulevard and Main Street is proposed for an amendment to the Land Use Plan of the Master Plan. The property is currently zoned TH Townhouse and is currently developed with a single family home.

With the realignment of Main Street and Walter Foran Boulevard, this intersection will become more heavily utilized. The current TH zone is inappropriate because it does not allow the residence, nor does it recognize the increased traffic by the site. The property is also surrounded on three sides by more intense development and zoning, to wit, townhouses and TH zone to the north, Agway and convenience store to the east and south, both located in the TC zone.

The Land Use Plan amendment recommends changing the zoning to PO Professional Office, as shown on the attached portion of the Land Use Plan map.

Additionally, physicians, physician specialty's Osteopathic Physicians and Dentists should be permitted land uses in the zone.

The property consists of 1.81 acres, with no known environmental constraints.