Master Plan of the
Borough of Flemington

Planning Board
Borough of Flemington
Hunterdon County, New Jersey

July 29, 1997

Master Plan of the

Borough of Flemington
County of Hunterdon

July 29, 1997

Adopted pursuant to *N.J.S.A.* 40:55D-28,
the New Jersey Municipal Land Use Law

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Introduction

Flemington Borough is located in south-central Hunterdon County and is surrounded on all sides by the Township of Raritan. Flemington Borough has the distinction of being the county seat and a traditional center of population. The Borough is small in area, covering 1.07 square miles and had an estimated population in 1996 of 4,047 persons. Flemington is about 32 miles due west of the closest portion of New York City and 27 miles north of Philadelphia. The Borough is traversed by three major transportation routes, State Route 31, State Route 12 and U.S. Route 202 and has access to major rail routes.

PURPOSE OF THE MASTER PLAN

A master plan is a document that states local policies for land development and redevelopment. The master plan is intended to guide the public and private sectors in making decisions on projects involving land use and improvements. Through its goals and objectives statement, the master plan sets out a vision for the community in the coming years.

A master plan forms the legal foundation for the zoning ordinance and zoning map. New Jersey, among a dozen or more other states, explicitly ties the master plan to the zoning ordinance and zoning map. These latter two items constitute the primary law governing the use of land. A zoning ordinance must be substantially consistent with the municipality's land use policies in its master plan. In the same fashion, the zoning map must be substantially consistent with the land use element that is a part of this master plan. The master plan is an important and integral part of Flemington's ongoing efforts to create a more pleasant and prosperous future through the guidance of land development.

The process of adopting a Master Plan provides a periodic opportunity to develop a shared consensus that balances many factors, including the needs of government, residents, visitors, property owners, the environment, economic trends, the business community and real estate development. Every six years the Master Plan is reviewed to determine if the goals and objectives for land development and redevelopment remain valid. The reexamination of the previous Master Plan by the Planning Board led to the conclusion that a new master plan - this document - should be prepared and adopted.

Goals and Objectives

Both the residential and the commercial segments of Flemington Borough are critical to its success as a community. Consequently, the Planning Board has as its common goal to integrate in an effective manner these two components to their mutual benefit.

A community survey was distributed to residents to determine what they liked and did not like about living in Flemington. The rate of response was outstanding. The consensus of the respondents was that Flemington was a nice place to live and raise a family. Retaining these values should be the focus of the Master Plan. The Planning Board has taken very seriously the comments of the residents and has worked hard to protect and promote the integrity of the existing residential districts within the Borough. Unjustifiable infringements upon the residential sector by other uses have been avoided.

Likewise, the Board strived to strengthen and promote the commercial sector. A thriving business community is required to service the needs of residents and in some cases the category of business allowed in the zone has been broadened. Home occupations have been permitted[1] but firmly regulated.

Finally much thought has been given to areas of rapid growth within the Borough. Specifically, the County justice complex and Walter Foran Boulevard have introduced changes that affect all segments of the community. The Board and its planner have been required to consider and plan for the impact of these changes.

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[1] - Eighty percent (80%) of survey respondents supported recognition of home occupations.

Existing Environmental Factors

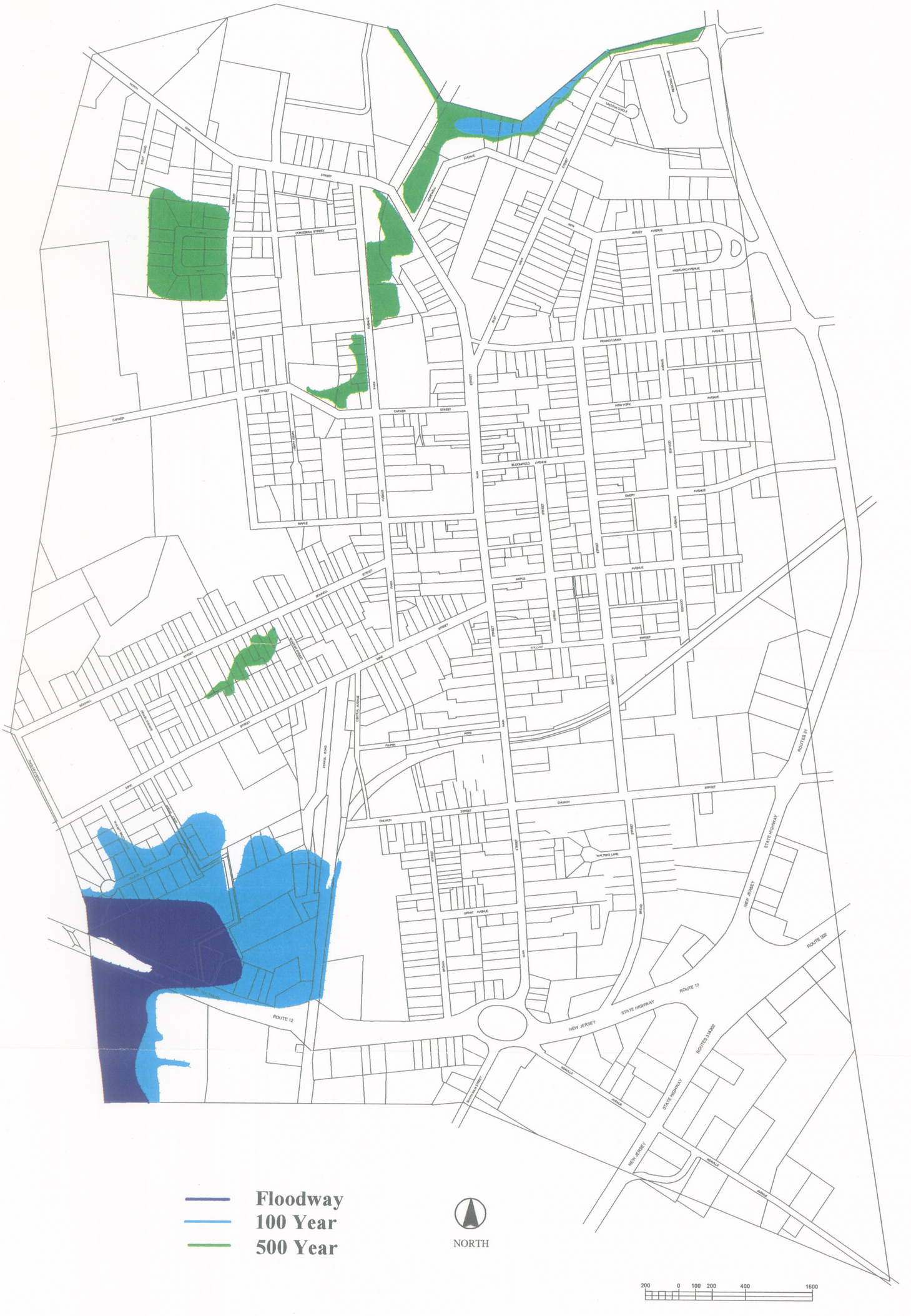
FLOOD PLAINS, WETLANDS AND TOPOGRAPHY

The Borough is less affected by environmental factors than most municipalities and this fact may be traced to the original siting of Flemington on suitable lands. Even though environmental factors are not a major influence, their presence does affect the Borough's land policies.

Although not obvious, floodplains have an impact on the Borough. In the southwest corner of the Borough, there is an extensive floodplain, which includes a floodway (main flood channel) and a 100-year floodplain. The amount of fill allowed is regulated by the NJ Department of Environmental Protection through its stream encroachment permitting process. Construction limitations are also imposed by the Federal Emergency Management Administration (FEMA) and the state Uniform Construction Code. Of lesser significance are the 500-year floodplains which are just found in the extreme northern end of the Borough. Floodplains have been delineated on Plate 1 on the following page.

Wetlands, while not officially mapped, have been identified in the Youngs Drive and Allen Street area. They are also found at the northern edge of the Borough which includes the Agway property. Development in and around freshwater wetlands is also regulated by the NJ Department of Environmental Protection.

The Borough has a topographic variation common to the County but lacks the steeper hills found in the surrounding municipalities. The topography in the Borough ranges from elevation 260' on the western side of the Borough to 160' along Route 12, and 140' at Route 31 at the northeast corner. This is a sufficient change in elevation to create spectacular views from the western edge of Flemington at the cemeteries.



CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington
Floodplains

Analysis of Existing Land Use

INTRODUCTION

A survey of the Borough to determine how land is actually being used, as distinct from what is permitted by the municipality's land development regulations, was undertaken in May 1996 and periodically updated through April 1997. The existing land use patterns are illustrated on Plate 2 - Existing Land Use found on page 11. The survey was made by direct observation, a review of recent aerial photographs, and from Borough property tax records. Based on the survey, the existing land use pattern in Flemington can be divided into thirteen broad functional categories: single family residential, two family residential, multi-family residential, apartment residential, townhouse/condominium, retail/service commercial, office commercial, industrial, public, quasi-public, vacant, railroad and roads. The existing land use survey is intended to determine potential land resources for development without any policy considerations. Table 1 indicates the amount of land in each category in the Borough by acreage and percentage.

Table 1. Existing Land Use in Acres and as a Percentage of Total Land Area

Land Use Category	Acreage	Percent
Single Family Residential	159.58	23.3%
Two Family Residential	31.36	4.6%
Multi Family Residential	8.00	1.2%
Apartment Residential	43.08	6.3%
Townhouse/Condominium	14.39	2.1%
Retail/Service Commercial	132.24	19.3%
Office Commercial	37.34	5.5%
Industrial	21.00	3.1%
Public	55.08	8.0%
Quasi-Public	48.32	7.1%
Railroad	7.50	1.1%
Vacant	43.25	6.3%
Roads	83.64	12.2%
TOTAL:	**684.79**	**100.0%**

Residential uses comprise 37.5% of the total land area, commercial and industrial uses 27.9%, public and quasi-public uses 15.1%, transportation 13.3% and vacant land only 6.3%.

Existing Land Use Classifications

Single Family Residential

The Single Family Residential land use category comprises 159.58 acres or 23.3% of the total land area of the Borough and is the largest land use category. Single family residential development is defined as single family detached housing and is concentrated in three main areas of the Borough. The first area is in the northeastern portion of the Borough and is generally east of Spring Street and East Main Street and north of William Street. The second area is in the south central portion of the Borough generally bounded by Brown Street to the west, Church Street to the north, Broad Street to the east and to the south by the existing commercial development surrounding the Route 12 traffic circle. The third area is in the western portion of the Borough bounded generally by Liberty Village to the south, Park Avenue to the east, and North Main Street to the north. Single family homes in the Borough, most of which are more than 50 years old, are found predominantly within the R-A Single Family zone.

Two Family Residential

The Two Family Residential land use category comprises 31.36 acres or 4.6% of the total land area of the Borough. Two family dwellings are defined as twins and duplexes and are scattered throughout the Borough but generally are located closer to the central business district. Two family residential dwellings are found predominantly within the R-B Transition zone.

Multi-Family (3-4 Units) Residential

The Multi-Family Residential land use category comprises only 8.00 acres or 1.2% of the total land area of the Borough. This category represents detached residential dwellings in the Borough containing three and four dwelling units. The three and four family dwellings are scattered throughout the Borough but generally are located on the fringes of the central business district. Three and

four family dwellings are found predominantly within the R-B Transition zone.

Apartment Residential

The apartment residential land use category comprises 43.08 acres or 6.3% of the total land area of the Borough. This land use category represents the garden apartment complexes of the Borough. The Borough contains six different garden apartment complexes with a combined total of 530 units as follows:

Flemington Arms Apartments		56 units
Flemington Gardens Apartments		180 units
Regional Court Apartments		60 units
Prospect Hill Apartments		164 units
Madison Arms Apartments		62 units
Elwood & Emery Avenues		8 units
	Total:	530 units

Each of these apartment complexes is located at the perimeter of the Borough in the R-C Garden Apartment zone with the exception of the 8-unit complex at the corner of Elwood and Emery Avenues which lies in the R-A Single Family zone.

Townhouse/Condominium

The Townhouse/Condominium land use category comprises 14.39 acres or 2.1% of the Borough's total land area. The Borough has two townhouse complexes. The first is the Victorian Square complex with 30 units located east of the Flemington Arms Apartments in the northern portion of the Borough in the T-H Townhouse zone; and the second is the Coppermine Village complex with 56 units located off Mine Street in the southwestern portion of the Borough in the R-A Single-Family zone.

Retail/Service Commercial

The Retail/Service Commercial land use category comprises 132.24 acres or 19.3% of the Borough's total land area and is the second largest classification. The Borough's retail and service commercial uses are concentrated within the Liberty Village/Turntable Junction outlet area; within the area surrounding the Route 12 and Route 31/202 traffic circles; but also scattered along Main Street

in the Borough's central business district. The retail and service commercial uses are concentrated with few exceptions within the Borough's C-1 Commercial, C-2 General Commercial and C-3 Highway Commercial zones.

Office Commercial

The Office Commercial land use category comprises 37.34 acres or 5.5% of the Borough's total land area. Office commercial land uses are found predominantly along Main Street in the Borough's central business district. Many of these offices are occupied by attorneys requiring access to the County Court system. Other locations within the Borough include several offices concentrated near the two traffic circles, a portion of the Flemington Commercial Park between Emery and Maple Avenues, the Commerce Square Offices on East Main Street, and the Old Egg Auction Offices on Park Avenue. The Borough's office commercial uses are found predominantly within the C-1 Commercial, C-2 General Commercial, C-3 Highway Commercial and B-H Business Historic zones.

Industrial

The Industrial land use category comprises 21.00 acres or 3.1% of the Borough's total land area. Industrial land uses are found at five locations within the Borough and include the Agway complex and Mechanical Precision shop along North Main Street and Hopewell Avenue, the Flemington Burlap Bag Company at Park Avenue and Corcoran Street, a portion of the Flemington Commercial Park between Emery and Maple Avenues, the Bemis Packaging facility along Route 12 and the former Presco Foods facility on Church Street. The Presco Foods facility is slated to become an outlet shopping center. The Agway complex, Mechanical Precision shop, Flemington Burlap Bag Company, Presco Foods and Flemington Commercial Park are located within the Borough's C-2 General Commercial zone, while the Bemis Packaging facility is located within the L-M Light Manufacturing zone.

Public

The Public land use category comprises 55.08 acres or 8.0% of the Borough's total land area. Public land uses in the Borough are concentrated along Main Street in the central business district and include many County facilities. The new courthouse building, however, faces Park Avenue at Capner. Other public land uses include the Flemington-Raritan Elementary School on Allen

Street, Tuccamirgan Park on Bonnell Street, the County Road Department facility at the corner of Church and Broad Streets, the Borough Park along the Black River & Western rail line at the eastern edge of the Borough as well as several other Borough owned properties.

Quasi-Public

The Quasi-Public land use category comprises 48.32 acres or 7.1% of the Borough's total land area. Quasi-public land uses include all churches and their associated religious facilities including cemeteries in the Borough, the first aid and rescue squad facility on Reaville Avenue, the Hunterdon Medical Center facility on Main Street, and clubs such as the American Legion and the Flemington Women's Club.

Railroad

The Railroad land use category comprises 7.50 acres or 1.1% of the Borough's total land area. The Flemington Branch and South Branch of the Black River & Western Railroad traverse the southern portion of the Borough in a southwestern and northeastern direction. The railroad from Flemington to Lambertville is used for excursion trains for tourists. The Liberty Village and Turntable Junction retail outlet areas are adjacent to these railroad rights-of-way.

Vacant

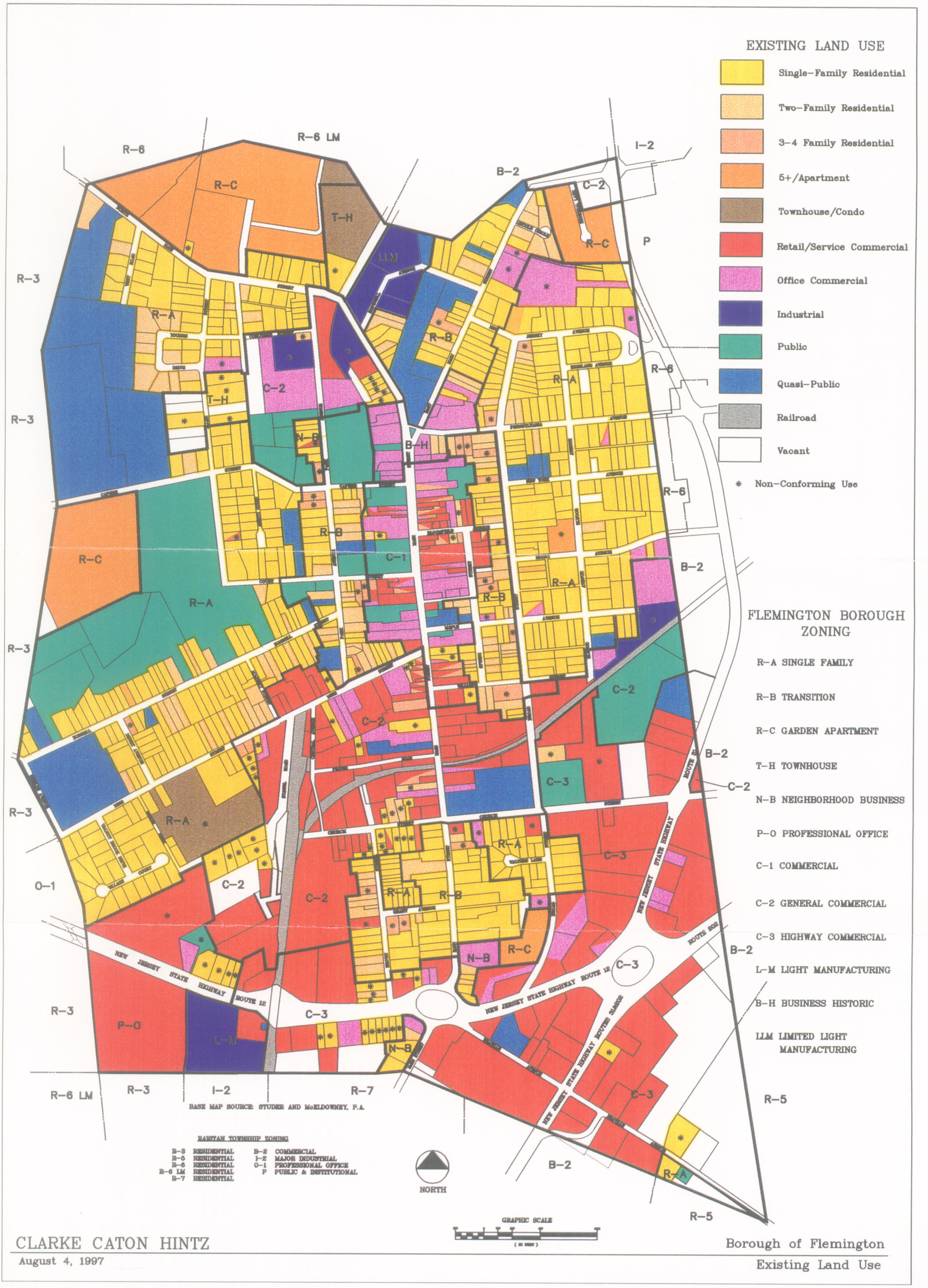
The vacant land use category is comprised of 47.68 acres or 7.0% of the Borough's total land area. The vacant land use category is intended to encompass land that has not been built upon in any significant manner and is not considered parkland or open space. Within the Borough there are eleven vacant parcels of at least one acre that are privately owned. The remainder of the vacant parcels are less than one acre and are generally found within the residential neighborhood areas of the Borough.

Roads

The remaining existing land use category is roads. Road rights-of-way in the Borough comprise 83.64 acres or 12.2% of the total land area.

SUMMARY

The existing land use survey shows a land use pattern typical of an historic town with a largely grid-oriented street system, commercial main street with a long development history spanning many different architectural eras. The existing land use pattern also reflects the Borough's role as the County seat of Hunterdon. The central business district area contains concentrations of retail, service and office uses which serve the numerous County facilities along Main Street. Of great importance to the Borough's commercial viability but more indicative of post-war suburban development are the Liberty Village and Turntable Junction retail outlets in the southwestern portion as well as the concentration of retail, service and office uses near the Route 12 and Route 31/202 traffic circles. The remainder of the Borough is comprised of a balanced mix of single and multi-family housing including apartments and townhouses. The Borough is virtually entirely developed and this is reflected in the shift from the development of vacant land to some redevelopment over the past fifteen years. Finally, the little remaining vacant land usually has environmental constraints that preclude or severely limit its development.



CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington

Existing Land Use

Analysis of Existing Zoning

INTRODUCTION

The Borough of Flemington Land Use Ordinance[2] divides the Borough into twelve zoning districts. The zoning districts are shown on Plate 3 - Existing Zoning (*see* p. 21). The following discussion analyzes each of the Borough's zoning districts in terms of existing land use with particular attention paid to non-conforming uses. For the purposes of this analysis, the term 'existing land use' means the actual utilization of land being conducted on a particular piece of property; whereas, the term 'zoning' refers to the types of land use activities permitted on the property as regulated by the Borough's zoning ordinance. Thus, if a particular existing land use activity is not permitted by the Borough zoning ordinance for the particular zone in which the property is located, that use is considered a non-conforming use.

Using the existing land use data collected in May 1996 and revised through April 1997, a computer analysis was undertaken to determine the level of non-conformance for minimum lot size and permitted use for each tax lot within the Borough under the current zoning ordinance standards. Each tax lot was assigned a land use category or categories, depending on the number of uses on the property. Where the tax lot contained more than one use, its acreage was divided into separate land use classifications based upon the existing land uses identified on the property. Thus, it is possible for one tax lot to be placed into as many as three separate land use classifications. The distribution of acreage among the various land use categories as well as their relative percentages within the twelve zone districts of the Borough are shown in Tables 2 and 3 (pages 22 and 23, respectively).

The analysis on zoning yielded the following information:

R-A Single Family

The R-A Single Family zone is the largest within the Borough and contains 209.47 acres or 30.6% of the Borough's total area[3]. The permitted principal

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[2] - As revised through April 8, 1996

[3] - Area is exclusive of road rights-of-way.

uses within the R-A Single Family zone district include single family dwellings; places of worship and ancillary buildings but not including cemeteries; government offices and schools. Permitted conditional uses include the conversion of single family residences into two dwelling units in accordance with certain requirements. The minimum lot area within the district is 11,250 sf. or 0.26 acres. Single Family Residential is the predominant land use within the R-A district accounting for 109.99 acres or 52.5% of the district's total acreage. Other significant land use categories within the R-A district include the Quasi-Public land use category which accounts for 31.65 acres or 15.1% of total district acreage, and the Public category which accounts for 29.74 acres or 14.2% of total.

The zoning analysis has identified 547 parcels of land within the R-A district. Of this total, 308, or 56.3%, are non-conforming in terms of minimum lot size and 69 or 12.6% are non-conforming in terms of use. Non-conforming lot sizes range between 0.23 and 0.01 acres below the district's minimum lot size of 0.26 acres. A number of parcels are also non-conforming in terms of lot width or lot frontage. The largest non-conforming use in the R-A district is the 56-unit Coppermine Village condominium development on Mine Street which accounts for 56 of the 69 non-conforming parcels. Also of note is the non-conforming Commerce Square office park on East Main Street. Other non-conforming uses include an 8-unit apartment building at the corner of Elwood and Emery Avenues, several 3- and 4-unit multi-family residential houses, and scattered retail/service and office uses.

R-B Transition

The R-B Transition zone is the fourth largest district within the Borough containing 66.14 acres or 9.7% of the Borough's total area. The permitted principal uses within the R-B Transition zone include single family dwellings, two family dwellings, places of worship and ancillary buildings but not including cemeteries, government offices and schools. Permitted conditional uses include offices in nonresidential structures in accordance with specified development standards. The salient difference between the R-A and R-B zones is that the R-B zone permits two-family dwellings as principal permitted uses, and also allows offices in non-residential structures as conditional uses. The minimum lot area within the district is 11,250 sf. or 0.26 acres - the same as the R-A district. Single Family Residential is the predominant land use within the R-B district with 31.65 acres or 47.9% of the district's total acreage. The Two

Family Residential land use category is also significant with 14.71 acres or 22.2% of total district acreage.

The zoning analysis has identified 230 parcels within the R-B district. Of this total, 141, or 61.3%, are non-conforming in terms of minimum lot size and 23 or 10.0% are non-conforming in terms of permitted use. Non-conforming lot sizes range between 0.21 and 0.01 acres below the district's minimum lot size of 0.26 acres. Of the 23 total non-conforming parcels, 19 are 3- and 4-unit residential dwellings or apartments with 5 or more units. The remaining four non-conforming parcels are professional offices and retail or service establishments.

R-C Garden Apartment

The R-C Garden Apartment zone is the fifth largest within the Borough containing 42.25 acres or 6.2% of the Borough's total area. The permitted principal uses within the district include garden apartments, public recreation, government offices and schools. There are no permitted conditional uses within the district. The minimum lot size within the district is 7 acres. The Apartment Residential land use category is predominant within the R-C district with 42.10 acres or 99.6% of the district's total acreage.

The zoning analysis has identified 8 parcels of land within the R-C district. Of this total, 6 or 75% are non-conforming in terms of minimum lot size and only one parcel containing 0.15 acres is non-conforming in terms of permitted use. Non-conforming lot sizes range between 6.85 and 1.74 acres below the district's minimum lot size of 7.0 acres. The lone non-conforming use in the R-C district is a single family home on North Main Street.

T-H Townhouse

The T-H Townhouse zone is the eighth largest within the Borough containing 12.18 acres or 1.8% of the Borough's total area. Permitted principal uses within the district include townhouses, government offices, public recreation and schools. There are no permitted conditional uses within the district. The minimum lot area within the district is 2.5 acres. This lot size assumes that the land would be owned in common. The Townhouse land use category is predominant within the T-H district with 5.13 acres or 42.1% of the district's total acreage. However, it is noted that non-conforming single family residential dwellings account for 4.47 acres or 36.7% of total district acreage.

The zoning analysis has identified 11 parcels of land within the T-H district. Of this total, 10 or 90.9% are non-conforming in terms of minimum lot size, and 5 or 45.5% are non-conforming in terms of permitted use. Non-conforming lot sizes range between 2.04 and 0.69 acres below the district's minimum lot size of 2.5 acres. Each of the 5 non-conforming parcels in terms of permitted use are single family homes. Four of these homes are located in the T-H district area which straddles Allen Street in the northwestern portion of the Borough. The other non-conforming use is a single family home on North Main Street just south of the Victorian Square townhouse development.

N-B Neighborhood Business

The N-B Neighborhood Business zone is the smallest within the Borough with 5.14 acres or 0.8% of the Borough's total area. Permitted principal uses within the district include single family dwellings, two family dwellings, places of worship and ancillary buildings but not including cemeteries, government offices, schools and home occupations. Permitted conditional uses include professional offices, banking and governmental offices. The minimum lot area within the district is 4,000 sf. or 0.09 acres. The Single Family Residential land use category is predominant within the district with 2.72 acres or 52.9% of total district acreage. Also of significance is the Office Commercial land use classification with 1.56 acres or 30.4% of total district acreage.

The zoning analysis has identified 19 parcels of land within the N-B district. Of this total, none of the parcels are non-conforming in terms of minimum lot size, and 2 or 10.5% are non-conforming in terms of permitted use. Of the 2 non-conforming uses in the N-B district, one is a 3-family residential dwelling and the other is a split use containing a shoe repair shop and a dwelling unit.

P-O Professional Office

The P-O Professional Office zone ranks seventh of the twelve districts in terms of size with 21.32 acres or 3.1% of the Borough's total area. Permitted principal uses within the district include professional offices, government offices, commercial recreation facilities and indoor recreational facilities. There are no permitted conditional uses within the district. The minimum lot area within the district is 2 acres. The Retail/Service Commercial land use category is predominant within the P-O district with 18.45 acres or 86.6% of total district acreage. Retail and service commercial uses are not permitted in the P-O zone and are therefore non-conforming. However, it is noted that although the

Paradise Golf outdoor recreational facility on Route 12 has been included in the Retail/Service Commercial land use category it is a conforming use.

The zoning analysis has identified 8 parcels of land within the P-O district. Of this total, 6 or 75% are non-conforming in terms of minimum lot size, and 6 or 75% are non-conforming in terms of permitted use. The non-conforming lot sizes within the district range between 1.78 and 1.14 acres below the district's minimum lot size of 2.0 acres. Of the 6 non-conforming parcels, 4 are single family homes located on State Route 12, one is a parking lot for the Liberty Village shopping complex, and the remaining parcel is a Borough-owned lot used for municipal purposes.

C-1 Commercial

The C-1 Commercial zone is the sixth largest within the Borough with 21.76 acres or 3.2% of the Borough's total area. Permitted principal uses within the district include any retail shopping facility or service establishment such as a grocery store, meat market, delicatessen, drug store, variety store, department store, clothing and apparel store, bakery, restaurant, luncheonette, barber shop, beauty parlor, shoe repair shop, dry cleaning establishment, bank, real estate office, business or professional office, or antique shop. Residential dwelling units are permitted as an accessory use above the first floor of a commercial or office building provided such units are not rented on a day to day basis. Additional permitted uses include indoor recreational facilities, government offices and schools. There are no permitted conditional uses within the district. The minimum lot area within the district is 4,000 sf. or 0.09 acres. The predominant land use categories within the district are Office Commercial with 7.16 acres or 32.9% of total district acreage and Retail/Service Commercial with 6.15 acres or 28.3% of total district acreage. Also of significance is the Public land use category with 5.61 acres or 25.8% of total district acreage.

The zoning analysis has identified 87 parcels of land within the C-1 district. Of this total, 13 or 14.9% are non-conforming in terms of minimum lot size, and 8 or 9.2% are non-conforming in terms of permitted use. The non-conforming lot sizes within the district range between 0.07 and 0.01 acres below the district's minimum lot size of 0.09 acres. Of the 8 non-conforming uses, 5 are single family residential homes, and 3 are two-family residential homes.

C-2 General Commercial

The C-2 General Commercial zone is the third largest within the Borough with 96.18 acres or 14.0% of the Borough's total area. Permitted principal uses within the district include any retail shopping facility or service establishment such as a grocery store, meat market, delicatessen, drug store, variety store, department store, clothing and apparel store, bakery, restaurant, luncheonette, barber shop, beauty parlor, shoe repair shop, dry cleaning establishment, bank, real estate office, business or professional office, or antique shop. Residential dwelling units are permitted as an accessory use above the first floor of a commercial or office building provided such units are not rented on a day to day basis. Additional permitted uses include indoor recreational facilities, government offices and funeral homes. Senior citizen housing complexes are permitted as conditional uses within the district. The salient difference between the C-1 and C-2 zones is that the C-2 zone permits funeral homes as a principal permitted use and senior citizen housing as a conditional use and does not permit schools. The minimum lot area within the district is 4,000 sf. or 0.09 acres. The Retail/Service Commercial land use category is predominant within the C-2 district with 40.87 acres or 42.5% of total district acreage. Also of significance is the Office Commercial category with 11.64 acres or 12.1% of total district acreage.

The zoning analysis has identified 150 parcels of land within the C-2 district. Of this total, 10 or 6.7% are non-conforming in terms of minimum lot size, and 39 or 26.0% are non-conforming in terms of permitted use. Non-conforming lot sizes within the district range between 0.06 and 0.01 acres below the district's minimum lot size of 0.09 acres. Of the non-conforming uses, 30 are single family residential homes and 6 are two-family residential homes. The remaining 3 non-conforming uses are industrial uses and include the Flemington Burlap Bag Company on Park Avenue; a portion of the Flemington Commercial Park at the eastern end of Maple Avenue; and the former Presco Food Products facility on Church Street.

C-3 Highway Commercial

The C-3 Highway Commercial zone is the second largest within the Borough with 107.62 acres or 15.7% of the Borough's total land area. Principal permitted uses within the zone include any retail shopping facility or service establishment such as grocery store, meat market, delicatessen, drug store, variety store, department store, clothing and apparel store, bakery, restaurant,

luncheonette, barber shop, beauty parlor, shoe repair shop, dry cleaning establishment, bank, real estate office, business or professional office, or antique shop. Additional permitted uses include automotive dealers; automotive parts, supplies and service establishments; indoor recreational facilities; government offices; funeral homes; drive-in or drive-through facilities; shopping centers subject to specified requirements; motel and motor inns containing at least 20 units; farmer's markets and all other retail or service establishments. Permitted conditional uses within the district include automobile service stations and public garages, and shopping centers. The salient difference between the C-1 and C-2 zones and the C-3 zone is that the C-3 zone permits all of the additional permitted and conditional uses listed above which include among other uses, automotive related establishments and shopping centers. The minimum lot size for permitted uses within the district is 30,000 sf. or 0.69 acres, and 2 acres for a shopping center as a conditional use. The Retail/Service Commercial land use category is predominant within the C-3 district with 63.74 acres or 59.3% of total district acreage. The C-3 zone also contains the largest amount of vacant land of all of the Borough's zones with 26.27 acres or 24.4% of total district acreage.

The zoning analysis has identified 90 parcels of land within the C-3 district. Of this total, 34 or 37.7% are non-conforming in terms of minimum lot size, and 16 or 17.8% are non-conforming in terms of permitted use. Non-conforming lot sizes within the district range between 0.57 and 0.02 acres below the district's minimum lot size of 0.69 acres. Of the 16 non-conforming uses, 14 are single family homes and 2 are two-family homes.

L-M Light Manufacturing

The L-M Light Manufacturing zone district ranks ninth of the twelve zone districts in terms of size with 6.97 acres or 1.0% of the Borough's total area. The stated purpose for the district is to provide areas suitable for non-noxious industrial uses, with appropriate controls to protect adjacent residential areas and the community. Principal permitted uses within the district include manufacturing, processing, producing or fabricating operations in accordance with performance standards. It is required that all operations and activities, except parking, are carried on within enclosed buildings and that there is no outside storage or outside repair of materials, equipment or refuse. Additional permitted principal uses include government offices, including related workshops, warehouses, garages but not open storage, research and laboratory and any form of agriculture or horticulture, including commercial greenhouses.

Permitted conditional uses include schools, farm stands, farmer's markets, clubs, lodges and fraternal organizations, animal hospitals and kennels. The minimum lot area within the district is one acre. The Industrial land use category is predominant within the L-M district with 5.94 acres or 85.2% of total district acreage.

The zoning analysis has identified 3 parcels of land within the L-M district in the southwestern portion of the Borough along State Route 12. Of the 3 parcels, 2 or 66.7% are non-conforming in terms of minimum lot size, and 1 is non-conforming in terms of permitted use. The two non-conforming lot sizes within the district are 0.94 and 0.03 acres below the district's minimum lot size of one acre. The lone non-conforming use in the district is the Hunterdon Sporting Goods retail store on State Route 12.

LLM Limited Light Manufacturing

The LLM Limited Light Manufacturing district ranks eleventh of the twelve zones in terms of size with 5.66 acres or 0.8% of the Borough's total area. The permitted principal uses within the LLM zone are the same as those for the C-2 General Commercial zone and include any retail shopping facility or service establishment such as a grocery store, meat market, delicatessen, drug store, variety store, department store, clothing and apparel store, bakery, restaurant, luncheonette, barber shop, beauty parlor, shoe repair shop, dry cleaning establishment, bank, real estate office, business or professional office, or antique shop. Additional permitted uses include indoor recreational facilities, government offices and funeral homes. The LLM zone also permits the same principal permitted uses as the L-M Limited Manufacturing zone including manufacturing, processing, producing or fabricating operations in accordance with performance standards. It is required that all operations and activities, except parking, are carried on within enclosed buildings and that there is no outside storage or outside repair of materials, equipment or refuse. Additional permitted principal uses include government offices, including related workshops, warehouses, garages but not open storage, research and laboratory and any form of agriculture or horticulture, including commercial greenhouses.

Permitted conditional uses within the LLM zone are the same as those permitted within the L-M zone and include schools, farm stands, farmer's markets, clubs, fraternal organizations, animal hospitals and kennels. The zoning analysis has identified 4 parcels of land for which land uses have been

assigned in the LLM district. Each of these 4 land parcels are conforming both in terms of minimum lot size and permitted use.

B-H Business Historical

The B-H Business Historical zone district ranks tenth of the twelve districts in terms of size containing 6.15 acres or 0.9% of the Borough's total. The stated purpose for the district is to preserve larger historical buildings for professional use. Permitted principal uses within the district include single family dwellings, two-family dwellings, places of worship and ancillary buildings but not including cemeteries, government offices, schools and home occupations. There are no permitted conditional uses within the district. The minimum lot area within the district is 4,000 sf. or 0.09 acres. The Office Commercial land use category is predominant within the B-H district with 3.61 acres or 58.7% of total district acreage. Also of significance is the Public land use category with 1.53 acres or 24.9% of total district acreage.

The zoning analysis has identified 19 parcels of land within the B-H district. Of this total, 2 parcels or 10.5% are non-conforming in terms of minimum lot size, and none of the parcels are non-conforming in terms of permitted use. The two non-conforming lot sizes within the district are 0.06 and 0.01 acres below the district's minimum lot size of 0.09 acres.

SUMMARY

The analysis of existing zoning illustrates the breakdown of the various existing land use categories among the twelve zone districts of the Borough in terms of acreage and percentage. The analysis also identifies those tax parcels which are undersized for their zone district and those which are used for purposes not permitted within their zone district. Overall, the zoning analysis has identified a total of 1,176 parcels of land for which land uses have been assigned. Of this total, 532 parcels or 45.2% are non-conforming in terms of minimum lot size for their respective zone districts. Also, 170 parcels or 14.5% of the total are non-conforming in terms of permitted uses for their respective zone districts. This data may be used by the Planning Board to consider densities and lot sizes in the Borough's Land Use Plan Element (p. 40) and subsequently to recommend changes in the Borough's zoning ordinance.

CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington
Existing Zoning

Table 2
Borough of Flemington, Hunterdon County, NJ
Analysis of Zoning: Acreage Distribution by Zone District

Existing Land Use Category	R-A	R-B	R-C	T-H	N-B	P-O	C-1	C-2	C-3	L-M	LLM	B-H	TOTAL
Single Family Residential	109.99	31.65	***0.15***	***4.47***	2.72	***1.52***	***0.98***	***7.23***	***4.20***	0.00	0.00	0.24	**163.15**
Two Family Residential	9.86	14.71	0.00	0.00	0.52	0.00	***0.32***	***1.21***	***0.75***	0.00	0.00	0.77	**28.14**
Multi Family Residential	***0.59***	***4.61***	0.00	0.00	***0.22***	0.00	1.16	1.41	0.00	0.00	0.00	0.00	**7.99**
Apartment Residential	***0.98***	0.00	42.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**43.08**
Townhouse	***9.26***	0.00	0.00	5.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**14.39**
Retail\Service Commercial	***1.07***	***0.62***	0.00	0.00	***0.12***	***18.45***	6.15	40.87	63.74	***0.97***	0.29	0.00	**132.28**
Office Commercial	***6.42***	***0.41***	0.00	0.00	1.56	0.49	7.16	11.64	4.03	0.00	0.00	3.61	**35.32**
Industrial	0.00	5.28	0.00	0.00	0.00	0.00	0.00	***5.36***	3.97	5.94	4.86	0.00	**25.41**
Public	29.74	8.78	0.00	0.00	0.00	***0.86***	5.61	8.43	1.65	0.00	0.00	1.53	**56.60**
Quasi-Public	31.65	0.00	0.00	0.00	0.00	0.00	0.38	4.46	2.49	0.06	0.51	0.00	**39.55**
Railroad	0.00	0.08	0.00	0.00	0.00	0.00	0.00	6.73	0.52	0.00	0.00	0.00	**7.33**
Vacant	9.91	0.00	0.00	2.58	0.00	0.00	0.00	8.84	26.27	0.00	0.00	0.00	**47.60**
Roads	*	*	*	*	*	*	*	*	*	*	*	*	**83.95**
TOTAL	**209.47**	**66.14**	**42.25**	**12.18**	**5.14**	**21.32**	**21.76**	**96.18**	**107.62**	**6.97**	**5.66**	**6.15**	**684.79**

NOTE: Acreage percentage figures in ***bold italics*** indicate acreage devoted to non-conforming uses within the zone district.

* Acreage devoted to roads is 83.95 acres and has not been broken down by individual zone district.

Prepared by: Clarke Caton Hintz, September 1996.

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Table 3
Borough of Flemington, Hunterdon County, NJ
Analysis of Zoning: Percentage Acreage Distribution by Zone District

Existing Land Use Category	R-A	R-B	R-C	T-H	N-B	P-O	C-1	C-2	C-3	L-M	LLM	B-H	TOTAL
Single Family Residential	52.5%	47.9%	***0.4%***	***36.7%***	52.9%	***7.1%***	***4.5%***	***7.5%***	***3.9%***	0.0%	0.0%	3.9%	**23.8%**
Two Family Residential	4.7%	22.2%	0.0%	0.0%	10.1%	0.0%	***1.5%***	***1.3%***	***0.7%***	0.0%	0.0%	12.5%	**4.1%**
Multi Family Residential	***0.3%***	***7.0%***	0.0%	0.0%	***4.3%***	0.0%	5.3%	1.5%	0.0%	0.0%	0.0%	0.0%	**1.2%**
Apartment Residential	***0.5%***	0.0%	99.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	**6.3%**
Townhouse	***4.4%***	0.0%	0.0%	42.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	**2.1%**
Retail\Service Commercial	***0.5%***	***0.9%***	0.0%	0.0%	***2.3%***	***86.6%***	28.3%	42.5%	59.3%	***13.9%***	5.1%	0.0%	**19.3%**
Office Commercial	***3.1%***	***0.6%***	0.0%	0.0%	30.4%	2.3%	32.9%	12.1%	3.7%	0.0%	0.0%	58.7%	**5.2%**
Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	***5.5%***	3.7%	85.2%	85.9%	0.0%	**2.9%**
Public	14.2%	8.0%	0.0%	0.0%	0.0%	***4.0%***	25.8%	8.8%	1.5%	0.0%	0.0%	24.9%	**7.8%**
Quasi-Public	15.1%	13.3%	0.0%	0.0%	0.0%	0.0%	1.7%	4.6%	2.3%	0.9%	9.0%	0.0%	**7.1%**
Railroad	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	0.5%	0.0%	0.0%	0.0%	**1.1%**
Vacant	4.7%	0.1%	0.0%	21.2%	0.0%	0.0%	0.0%	9.2%	24.4%	0.0%	0.0%	0.0%	**7.0%**
Roads	*	*	*	*	*	*	*	*	*	*	*	*	**12.3%**
TOTAL	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

NOTE: Acreage percentage figures in ***bold italics*** indicate acreage devoted to non-conforming uses within the zone district.

* Acreage devoted to roads is 83.95 acres and has not been broken down by individual zone district.

Prepared by: Clarke Caton Hintz, September 1996.

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Existing Utility Services

WATER SERVICE

Flemington operates its own water utility service through the Borough's Water Department. The Department operates four wells which provide an average of 600,000 to 650,000 gallons per day of water to the entire Borough. The Department is also currently treating one well to remove contamination. Once treatment is completed the well will provide approximately 100,000 to 150,000 gallons per day of additional capacity to the Borough. The current level of water service and potential capacity of the wells is adequate to handle the water needs of projected future development and redevelopment within the Borough.

SEWER SERVICE

The Flemington sanitary sewerage system consists of a local collection system which covers the whole Borough. Sewage collected within the Borough is pumped to a treatment plant in Raritan Township operated by the Raritan Township Municipal Utilities Authority (RTMUA). The Borough of Flemington has an agreement with the RTMUA whereby payments for service are paid quarterly based upon a formula incorporating wastewater and a factor for stormwater infiltration. Currently, the Borough sends approximately 1 million gallons per day to the RTMUA for treatment. The Borough has a reserved capacity of 1,385,000 gallons per day in its agreement. An improvement program is currently being undertaken by the Borough to reline some of the sewer pipes to reduce groundwater and stormwater infiltration into the pipes and thereby reduce the amount of effluent sent to the RTMUA. The remaining reserved capacity within the RTMUA treatment plant is adequate to handle the sanitary sewerage needs of projected future development and redevelopment within the Borough.

Community Facilities Plan Element

INTRODUCTION

Community facilities are public buildings and grounds that provide locations for the administration and delivery of services. Typically these include the facilities of the municipal government, police, fire, emergency services, education, and other local service providers. Since Flemington also is the county seat, facilities owned and operated by Hunterdon County would also be included. Community facilities related to recreation are discussed in the Open Space and Recreation Plan Element.

The adequacy of community facilities depends on the demographic characteristics of residents and their cultural preferences. One community's facilities may revolve around senior citizen activities, another may concentrate on youth sports. The characteristics of the population in Flemington are sufficiently broad that there is a constituency for a large variety of facilities and programs.

The community facilities available in Flemington are illustrated on Plate 4 - Community Facilities (p. 28) and are described below.

LIBRARY

The Flemington Free Public Library is located at the corner of Main Street and Maple Avenue in the central business district of the Borough. The library was established in 1910 and sits within a building that was expanded in 1938 and 1968. The library currently has between 45,000 and 47,000 books in its collection. Other materials contained in the library include 63 subscriptions to periodical magazines and newspapers, 1,113 audio cassettes and 266 video cassettes. Circulation of materials from the library in 1996 numbered 30,162 items. The library operates a number of programs for children including storytelling programs, a summer reading club, crafts and a lunch and story club. The library is independent but has a reciprocal agreement with the Hunterdon County Library system.

The library recently received a Small Cities CDBG grant which is being utilized to install barrier free access to the library, a new elevator and a computerized

cataloging system. The size of the library facility is adequate and there exists room for an expansion of shelving within the existing building.

FLEMINGTON/RARITAN RESCUE SQUAD

The Flemington/Raritan Rescue Squad is a non-profit organization funded by Flemington Borough and Raritan Township. The squad also receives revenue generated from donations and fundraisers. The squad consists of approximately 80 volunteers and handles all rescue calls in the Flemington/Raritan areas as well as the Three Bridges portion of Readington Township. Calls include rescues in conjunction with their respective fire departments, auto accidents, medical traumas and other situations requiring ambulance services. The squad has 4 ambulances, one of which is specialized to handle automobile accidents and is equipped with a "jaws of life" mechanism. Of the other 3 ambulances, one is owned by Raritan Township and the other two are owned by the Squad itself.

A new ambulance is currently needed at a cost of approximately $95,000. The squad is currently having problems meeting the rescue needs of the community. In fact, consideration is being given to hiring a full-time paid medic, and possibly charging back insurance companies for the services the squad provides. The budget continues to increase each year because of new medical and health mandates from the State. Approximately one-third of the rescue calls come from within the boundaries of the Borough. The Squad's building on Reaville Avenue is satisfactory for the needs of the Squad.

MUNICIPAL BUILDING/POLICE DEPARTMENT

The Flemington Borough Municipal Building is located at 38 Park Avenue in the west-central portion of the Borough. The building currently houses all municipal administrative and municipal court functions. The building as currently configured contains 2,420 sf. of space. The Borough Municipal Building is in need of expansion. Clarke Caton Hintz has undertaken a space needs analysis for the main functions contained within the building. A summary of the needs analysis may be found in Appendix A at the end of this document.

The Flemington Borough Police Department is currently housed within the County administrative annex building connected to the Hall of Records on Main Street at Bloomfield Avenue. The Police Department currently occupies

1,725 sf. of space within the county building. The space needs analysis for the Police Department indicates that the department is in need 1,920 sf.

The Borough is considering expanding the existing municipal building or constructing a new facility on a separate site such that all municipal functions including the Police Department can be located together. In total, the space needs analysis has determined that a total of 8,500± sf. is needed for all municipal functions.

FLEMINGTON FIRE DEPARTMENT

The Flemington Borough Fire Department is situated within the Borough municipal building at 35 Park Avenue. The Department consists of 50 volunteer firemen and has four trucks in its inventory. Of the four trucks, three are pumper trucks and one is a new 105-foot tower ladder truck. Each of the four trucks fits into the garage area within the fire department building. The building is structured with garage bays on the street level and a meeting room, small kitchen, storage area and bathroom on the second floor. The building is adequate for the needs of the fire department at this time. The Department is expecting to replace one of the pumper trucks in the 1998 fiscal year.

FLEMINGTON/RARITAN REGIONAL SCHOOL DISTRICT

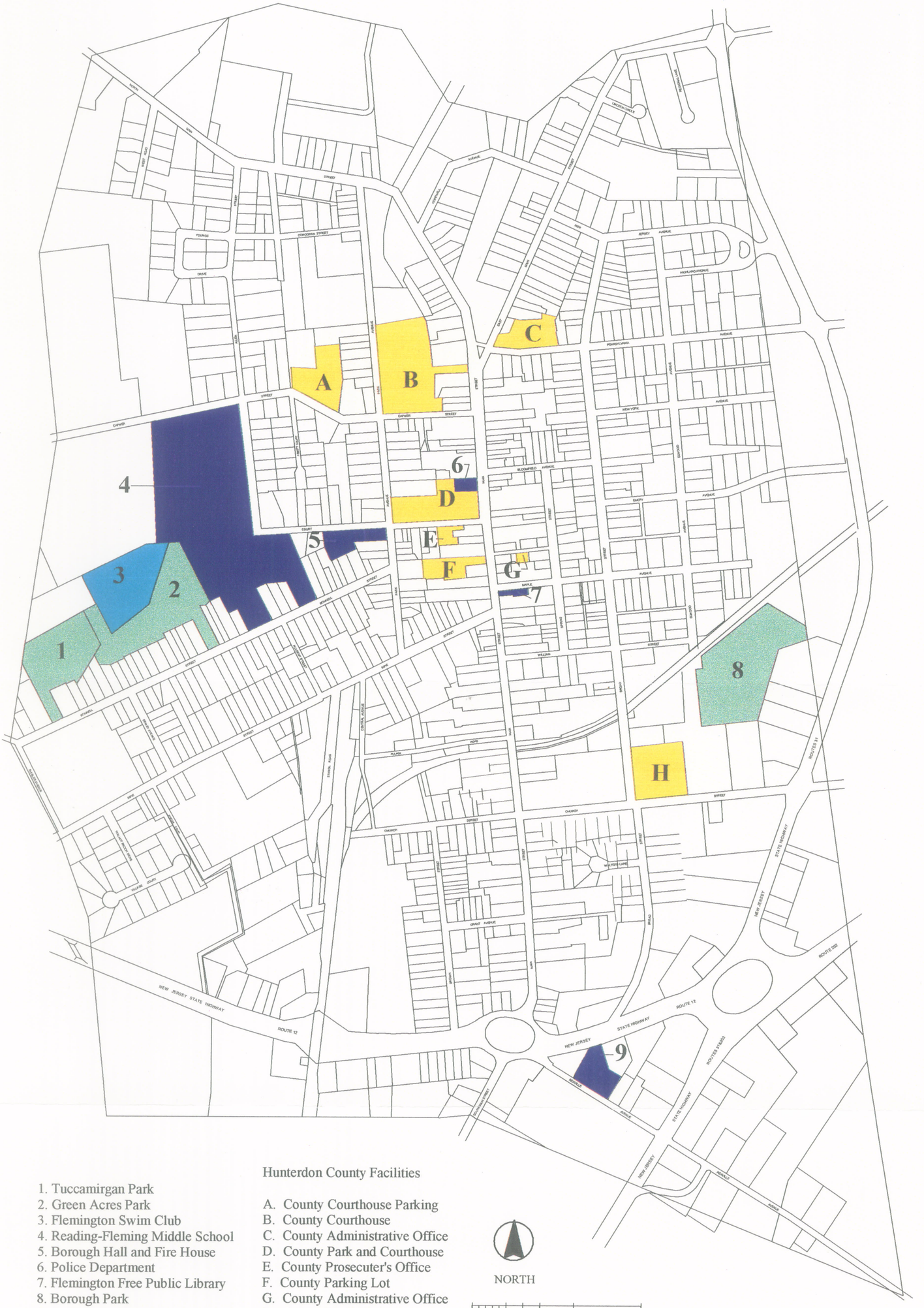
The Flemington-Raritan Regional School District serves the children of Flemington Borough and surrounding Raritan Township at levels Kindergarten (K) through 8th grade. The school district is structured with four (4) elementary schools serving levels K through 5th grade - Robert Hunter, Barley Sheaf, Francis Desmares and Copper Hill; and one middle school serving levels 6 through 8th grade - the Reading-Fleming Middle School. Students in levels 9 through 12th grade attend the Hunterdon Central High School. The Reading-Fleming Middle School is within the municipal boundaries of the Borough and is located at the corner of Allen and Court Streets. The Reading-Fleming Middle School has a functional capacity for 1,000 students and currently has an enrollment of 928 students. Based upon declining enrollment figures at the four elementary schools since the 1994-1995 school year, it appears the capacity of the middle school will not be exceeded in the near future.

HUNTERDON COUNTY FACILITIES

Hunterdon County facilities, while serving a regional need, also provide services to Flemington residents and businesses and their physical proximity is an advantage. The County recently moved its court operations and jail to a new facility at the northeast corner of Park Avenue and Capner Street. The old courthouse, famously the site of the trial of Bruno Hauptmann in the Lindbergh kidnapping case, is being studied for possible reuse. The former jail is attached to the rear of the old courthouse. In addition to this building, the County facilities include the Hall of Records, administration, sheriff, and some of the prosecutor's office, all located adjacent to the old courthouse. Other prosecutor functions are located on the south side of Court Street, across from the old jail. The County currently leases space in Victorian Plaza at the corner of East Main Street and Pennsylvania Avenue. The County, however, is exploring the construction of a new county office building or the renovation of existing space elsewhere for administrative functions. A space study prepared by Clarke Caton Hintz indicated a need in excess of 82,000 sf. by the year 2015. Lastly, the County maintains a yard for public works and highway equipment at the corner of Church and Broad Streets.

SUMMARY OF RECOMMENDATIONS

The Borough should commence planning for the construction of a new municipal building which is sufficiently large to house all municipal functions including administration, court and police department.



Hunterdon County Facilities

1. Tuccamirgan Park
2. Green Acres Park
3. Flemington Swim Club
4. Reading-Fleming Middle School
5. Borough Hall and Fire House
6. Police Department
7. Flemington Free Public Library
8. Borough Park
9. Flemington-Raritan Rescue Sqaud

A. County Courthouse Parking
B. County Courthouse
C. County Administrative Office
D. County Park and Courthouse
E. County Prosecuter's Office
F. County Parking Lot
G. County Administrative Office
H. County Road Department

CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington
Community Facilities

Open Space and Recreation Element

INTRODUCTION

The Borough of Flemington has an arrangement with Raritan Township to operate and maintain park and recreational areas within both municipalities. Within the Borough of Flemington there are five areas used for park and recreational activities.

Tuccamirgan Park

The Tuccamirgan Park is located along Bonnell Street in the western portion of the Borough. The park consists of 5.35 acres and is used for passive recreation. The park is located near, and is used by, students of the Reading-Fleming Middle School.

Green Acres Park

The Green Acres park is also located along Bonnell Street and is adjacent to Tuccamirgan Park and the Reading-Fleming Middle School. The park consists of 5.20 acres and is used for passive recreation. The park is also used by students of the Reading-Fleming Middle School.

Reading-Fleming Middle School Grounds

The Reading-Fleming Middle School property consists of 15 acres of which approximately 9 acres to the north of the school building are occupied by a softball field and 2 soccer/lacrosse fields.

Memorial Park

The Borough's Memorial Park is a landlocked parcel in the eastern portion of the Borough adjacent to the Black River & Western Railroad right-of-way. The park consists of 6.54 acres and contains three (3) softball/baseball fields. The developer of Heritage Place II, on the old Presco Foods site, has proposed donating a .36 acre parcel adjacent to the Park for public use. The Planning Board has approved the plan; however, the acceptance by the Borough Council and the conveyance has not yet taken place.

Flemington Swim Club

The Flemington Swim Club is located between Tuccamirgan Park and Green Acres Park and adjacent to the Reading-Fleming Middle School in the western portion of the Borough. The club contains a large swimming pool, a small wading pool, and a club house.

PARK AND RECREATION STANDARDS

The National Recreation and Parks Association (NRPA) sets minimum standards for park and recreational facilities based upon community population. The Borough currently contains approximately 4,000 residents. According to the NRPA and based upon the Borough's population there should be one basketball court, two tennis courts, one baseball field and one softball field. The Borough provides a total of four baseball/softball fields and two combined soccer/lacrosse fields, though this includes school district facilities that are excluded from NRPA's standard. The NRPA recommends two tennis courts and one outdoor basketball court for a community of Flemington's size. Because of the lack of vacant land, locating these facilities is difficult. The lack of land may be partly ameliorated through joint development with Raritan Township for the larger sports fields. The current maintenance arrangement provides a convenient starting point for joint discussion with Raritan on this issue.

Table 4 - NRPA Standards Comparison.

Activity/Facility	Recommended	Provided
Basketball	1/5,000 population	None
Tennis Court	1/2,000 population	None
Baseball	1/5,000 population	2
Softball	1/5,000 population	2

Land Use Plan Element

INTRODUCTION

The Land Use Plan Element organizes the elements of the Master Plan into a description and geographic representation of its policies. Special issues are examined that have led to a number of recommendations for development and redevelopment policies for the Flemington. The element is divided into two major parts, the classification of land use and an examination of non-residential uses to be permitted in the central business district. The proposed land use designations are depicted on Plate 5 on page 41.

Land Use Classifications

SF - SINGLE FAMILY RESIDENTIAL

The SF - Single Family Residential land use designation is generally proposed in the same areas of the Borough that are currently zoned R-A Single Family (residential). The areas designated for SF are generally on the perimeters of the Borough, outside of the central business district and outlet shopping areas. Principal permitted uses within the SF designation will be single family dwellings, houses of worship and cemeteries, and home occupations with no more than one employee unrelated to the proprietor of the business use allowed. Accessory residential units will be permitted as a conditional use. The conditions would include: no increase in the existing square footage of the residence; no more than two dwellings on each property, adding off-street parking to accommodate the additional dwelling, and a minimum square footage requirement.

Accessory structures, such as decks, garages, swimming pools and sheds, are proposed to have lessened property line setbacks compared to principal buildings. Since a number of the lots are non-conforming in size in the RA district, the relaxed standards for accessory structures will result in fewer variance applications.

TR - Transition Residential

The TR - Transition Residential land use designation is proposed for the areas of the Borough that are currently zoned R-B Transition plus an additional part of town. A new area of Transition Residential has been designated along portions of Allen Street and Youngs Drive. This is proposed to be rezoned to the R-B Transition district. The TR - Transition Residential land use classification contains most of the largest, historic homes that are within walking distance of the downtown. These homes are concentrated along Main Street, Park Avenue and Broad Street, as well as some of the streets running perpendicular to these. Principal permitted uses within the TR designation will be single family dwellings, two family dwellings, and home occupations with no more than one employee unrelated to the proprietor of the business use. In addition, inclusionary senior housing development will be permitted as an overlay option in the portion of the zone along Allen Street. The minimum lot size for senior citizen housing uses is proposed to be increased from single family requirements since more land is needed to provide off-street parking and sufficient landscaping. The minimum lot width for single family dwellings will be reduced from 75' to 50'. The minimum lot size will remain at 9,000 sf. for single family residences, but will be increased to 15,000 sf. (7,500 sf. per dwelling) for two-family residences.

TH - Townhouse

The TH - Townhouse land use designation is proposed in two areas of the Borough. The first area is along North Main Street and encompasses the Victorian Square townhouse development. The second area is along Mine Street and Shields Court and encompasses the Coppermine Village townhouse development. Principal permitted uses within the TH Townhouse designation are proposed to remain unchanged. Home occupation uses will be permitted by an owner-occupant only.

GA - Garden Apartments

The GA - Garden Apartment land use designation is proposed in the same locations of the Borough that are currently zoned R-C Garden Apartment. Principal permitted uses within the GA designation will continue to be garden apartments, public recreation, and offices. Home occupation uses, however will not be permitted.

TC - Transition Commercial

The TC - Transition Commercial land use designation is proposed in locations currently zoned L-M Light Manufacturing and C-2 General Commercial. It is intended for more intensive commercial uses, often with a wholesale component to the use. The TC land use designation is proposed in five areas of the Borough. The first area is along North Main Street and Hopewell Avenue in the northern portion of the Borough. The second and third areas are in the northeast corner of the Borough at the intersection of East Main Street and Route 31 and to the east of East Main Street. The fourth area is in the east central portion to the north of the Black River & Western railroad right-of-way and east of Broad Street. The fifth area is in the southwestern corner of the Borough south of Route 12.

CB - Community Business

The CB - Community Business land use designation is proposed in the area of the Borough surrounding the Route 12 and South Main Street traffic circle. This area differs from the TR land use classification by being more oriented towards the everyday service needs of residents. Further, the district includes more residential uses interspersed with office uses. Principal permitted uses within the CB Community Business designation will be single family dwellings, two family dwellings, home occupations with not more than one employee unrelated to the proprietor of the business use, banks and offices. Retail uses are intended to be discouraged. As time passes, it is expected that the residential uses will be converted to offices. The area is primarily one of small scale buildings under 3,000 sf. in size and this scale is intended to be preserved in the conversion process. Accordingly, the zoning is proposed to be revised to establish a maximum square footage for the conversion of buildings from residential to non-residential use. This would reinforce the entry to the Borough from the Rt. 12 circle north towards the central business district by preserving existing buildings and preventing the assemblage of lots and hence the development of large office buildings.

DB - Downtown Business

The DB - Downtown Business land use designation is proposed for the traditional business and government district centered along Main Street between Church and Capner Streets. An eclectic mix of uses would be retained, including a variety of residential uses, however, residential uses

would be primarily intended as second and third floor apartments in buildings with retail uses on the ground floor. Non-residential uses would encompass a wide variety of uses that are listed at the end of this element. The zoning would remain C-1 Commercial but some additional revision to the district would be necessary to implement the Land Use Element.

PO - Professional Office

The PO - Professional Office land use designation is proposed in the north central portion of the Borough. This area straddles Main Street and Park Avenue and is currently zoned C-2 General Commercial, N-B Neighborhood Business and B-H Business Historic. This area encompasses the new Hunterdon County Courthouse building at the intersection of Park Avenue and Capner Street. As the population of the county grows, it is expected that the use of the court system will also grow. In turn, the demand for professional office space in close proximity to the courthouse will expand. Additional office space for county uses may also expand, this district already includes the Victorian Plaza building leased by the county.

VS - Village Shopping

The VS - Village Shopping land use designation is proposed in the southwestern portion of the Borough to encompass the Liberty Village and Turntable Junction shopping area. The district encompasses the heart of outlet shopping. The form of the development is low scale attached stores that are pedestrian oriented once the customer has reached the center by automobile. This is a primary distinction of the VS district in comparison to the Highway Retail designation where newer forms of outlet shopping have emerged. However, the VS district is less pedestrian oriented than the outlet retail located in the central business district. This area is currently zoned PO Professional Office and C-2 General Commercial.

HR Highway Retail

The HR Highway Retail land use designation is proposed in the southeastern portion of the Borough in the vicinity of the Route 202/31 traffic circle. Retail uses are the main land use, however, offices uses are also present. Retail uses are automobile oriented and configured in a strip commercial design. This area is currently zoned C-3 Highway Commercial.

OVERLAY/SUPER SHOPPING

The Overlay/Super Shopping district is within the land area designated for HR Highway Retail in the southeastern portion of the Borough bounded by Rt. 202 and Reaville Avenue. In includes several buildings on Rt. 202 that have been abandoned or vacant for a period of time. A higher quality of redevelopment could be achieved by incorporating the smaller highway frontage lots with the larger undeveloped land to the rear. To encourage redevelopment along these lines, the district would permit a large shopping center as an optional development alternative. Zoning incentives to assemble the land are proposed to encourage the redevelopment.

PUBLIC

The Public land use category encompasses two areas of the Borough. The first area is the Reading-Fleming Middle School, Tuccamirgan Park, Green Acres Park and the Flemington Swim Club in the west-central portion of the Borough. The second area is Memorial Park along Route 31 in the eastern portion of the Borough which provides active recreation land. The areas designated Public are intended for public and institutional uses.

Establishment of Non-Residential Permitted Uses

An analysis was conducted of the types of existing uses in the various non-residential zones of the Borough. In order to eliminate confusion or issues of interpretation, the Standard Industrial Classification (SIC) code system was used as a basis for selecting uses for the various land use classifications. The SIC code system was developed by the U.S. Office of Management and Budget to classify various types of economic activities. The uses are proposed to be incorporated in revisions to the affected zoning districts. The matrix on the following page entitled "Standard Industrial Classifications by Zone District" provides the type of uses proposed to be allowed in non-residential zones in a revised land development ordinance.

Flemington Borough
Standard Industrial Classifications by Land Use Category

The following uses are proposed for the various districts listed. The use types are classified according to the Standard Industrial Classification (SIC) as published by the U.S. Office of Management and Budget (1987). The SIC numbers are included in parentheses. NOTE: The dot indicates that the listed use is proposed within the district. Uses left blank are not intended to be allowed within the district.

Use and SIC Code	CB Community Business	TC Transition Commercial	DB Downtown Business	VS Village Shopping	HR Highway Retail	PO Professional Office
Plumbing, Heating & Air Conditioning (No outside storage) (1711)	●	●	●	●	●	●
Painting and Paper Hanging (172)	●	●			●	
Electrical Work (173)	●	●			●	
Masonry, Stonework, Tile Setting, and Plastering (174)						
Carpentry and Floor Work (175)						
Roofing, Siding, and Sheet Metal Work (176)						
Concrete Work (177)						
Water Well Drilling (178)						
Miscellaneous Special Trade Contractors (179)						
Special Trade Contractors, Not Elsewhere Classified (1799)						
Lumber and Other Building Materials Dealers (521)						
Paint, Glass, and Wallpaper Stores (523)		●	●	●	●	
Hardware Stores (525)		●	●	●	●	
Mobile Home Dealers (527)						
Lawn & Garden Supply Stores (526 pt.)		●	●	●	●	
Department Stores (531)					●	
Variety Stores (533)		●	●	●	●	
Miscellaneous General Merchandise Stores (539)		●	●	●	●	
Grocery Stores (541)	●	●	●	●	●	
Meat and Fish (Seafood) Markets, incl. Freezer Provisioners (542)	●	●	●	●	●	
Fruit and Vegetable Markets (543)	●	●	●	●	●	
Candy, Nut, and Confectionery Stores (544)	●	●	●	●	●	
Dairy Products Stores (545)	●	●	●	●	●	
Retail Bakeries (546)	●	●	●	●	●	
Miscellaneous Food Stores (549)	●	●	●	●	●	
Automotive Dealers and Gasoline Service Stations (55)					●	
Apparel and Accessory Stores (56)	●	●	●	●	●	
Furniture and Home Furnishing Stores (57)		●	●	●	●	
Restaurants (581)		●	●	●	●	
Fast Food Restaurant (581)				●	●	
Drug Stores and Proprietary Stores (591)	●	●	●	●	●	
Liquor Stores (592)					●	
Used Merchandise Stores (593)		●	●	●	●	
Miscellaneous Shopping Goods Stores (594)		●	●	●	●	
Florists, Tobacco Stores, News Dealers, Optical Goods, Misc. Retail (5999)	●	●	●	●	●	
Finance, Insurance, and Real Estate (60, 61, 62, 63, 64, 65, 67)	●	●	●	●	●	●
Hotels and Motels (701)					●	
Garment Pressing, and Agents for Laundries and Drycleaners (7212)		●			●	
Coin-Operated Laundries and Drycleaning (7215)			●		●	
Drycleaning Plants, Except Rug Cleaning (7216)	●	●	●		●	
Laundry, Cleaning and Garment Services (7219)	●	●	●		●	
Photographic Studios, Portrait (7221)	●	●	●	●	●	●
Beauty Shops (7231)	●	●	●	●	●	●
Barber Shops (7241)	●	●	●	●	●	●
Shoe Repair Shops and Shoeshine Parlors (7251)	●	●	●	●	●	●
Funeral Service and Crematories (7261)			●		●	
Miscellaneous Personal Services (7291)	●	●	●		●	●
Business Services (73)(87)	●	●	●	●	●	

Use and SIC Code	CB Community Business	TC Transition Commercial	DB Downtown Business	VS Village Shopping	HR Highway Retail	PO Professional Office
Automotive Repair, Services, and Parking (75)					●	
Miscellaneous Repair Services (762-764)	●	●	●	●	●	
Dance Studios (791)	●	●	●	●	●	
Bowling Alleys (793)					●	
Physical Fitness Facilities (7991)		●		●	●	
Health Services (80)	●	●	●	●	●	
Miscellaneous Personal Services, not elsewhere classified (7299):						
	●	●	●		●	●
Babysitting bureaus	●	●	●		●	●
Bartering services for individuals	●	●	●		●	●
Buyers' clubs	●	●	●		●	●
Clothing rental, except industrial launderers and linen supply	●	●	●		●	●
Coin-op. service machine op.: scales, shoeshine, lockers & blood pressure	●	●	●		●	●
College clearinghouses	●	●	●		●	●
Computer photography or portraits	●	●	●		●	●
Consumer buying service	●	●	●		●	●
Costume rental	●	●	●		●	●
Dating service	●	●	●		●	●
Debt counseling or adjustment service to individuals	●	●	●		●	●
Depilatory salons	●	●	●		●	●
Diet workshops	●	●	●		●	●
Dress suit rentals	●	●	●		●	●
Electrolysis (hair removal)	●	●	●		●	●
Geneological investigation service	●	●	●		●	●
Hair removal (electrolysis)	●	●	●		●	●
Hair weaving or replacement service	●	●	●		●	●
Quilting for individuals	●	●	●		●	●
Scalp treatment service	●	●	●		●	●
Shopping service for individuals	●	●	●		●	●
Tanning salons	●	●	●		●	●
Tuxedo rental	●	●	●		●	●
Miscellaneous Repair Shops and Related Services (7699):						
Antique repair and restoration, except furniture and automotive		●	●		●	
Binoculars and other optical goods repair		●	●		●	
Camera repair shops		●	●		●	
Dental instrument repair		●	●		●	
Drafting instrument repair		●	●		●	
Furnace and chimney cleaning		●	●		●	
Furnace cleaning service		●	●		●	
Gas appliance repair service		●	●		●	
Harness repair shops		●	●		●	
Key duplicating shops		●	●		●	
Laboratory instrument repair, except electric		●	●		●	
Lawnmower repair shops (except not in CB, VS and DB zones)		●	●		●	
Leather goods repair shops		●	●		●	
Lock parts made to individual order		●	●		●	
Locksmith shops		●	●		●	
Luggage repair shops		●	●		●	
Measuring and controlling instrument repair, mechanical		●	●		●	
Medical equipment repair, except electric		●	●		●	
Meteoroligical instrument repair		●	●		●	
Microscope repair		●	●		●	
Musical instrument repair shops		●	●		●	
Nautical and navigational instrument repair, except electric		●	●		●	
Organ tuning and repair		●	●		●	
Piano tuning and repair		●	●		●	
Picture framing to individual order, not connected to retail art stores		●	●		●	
Picture framing, custom		●	●		●	

Use and SIC Code	CB Community Business	TC Transition Commercial	DB Downtown Business	VS Village Shopping	HR Highway Retail	PO Professional Office
Pocketbook repair shops		●	●		●	
Precision instrument repair		●	●		●	
Reneedling work		●	●		●	
Repair of optical instruments		●	●		●	
Repair of photographic equipment		●	●		●	
Repair of speedometers		●	●		●	
Rug repair shops, not combined with cleaning		●	●		●	
Saddlery repair shops		●	●		●	
Scale repair service		●	●		●	
Scientific instrument repair, except electric		●	●		●	
Sewing machine repair shops		●	●		●	
Sharpening and repairing knives, saws, and tools		●	●		●	
Stove repair shops		●	●		●	
Surgical instrument repair		●	●		●	
Surveying instrument repair		●	●		●	
Tent repair shops		●	●		●	
Thermostat repair		●	●		●	
Tinsmithing repair, except construction		●	●		●	
Tuning and of pianos and organs		●	●		●	
Typewriter repair, including electric		●	●		●	
Venetian blind repair shops		●	●		●	
Window shade repair shops		●	●		●	

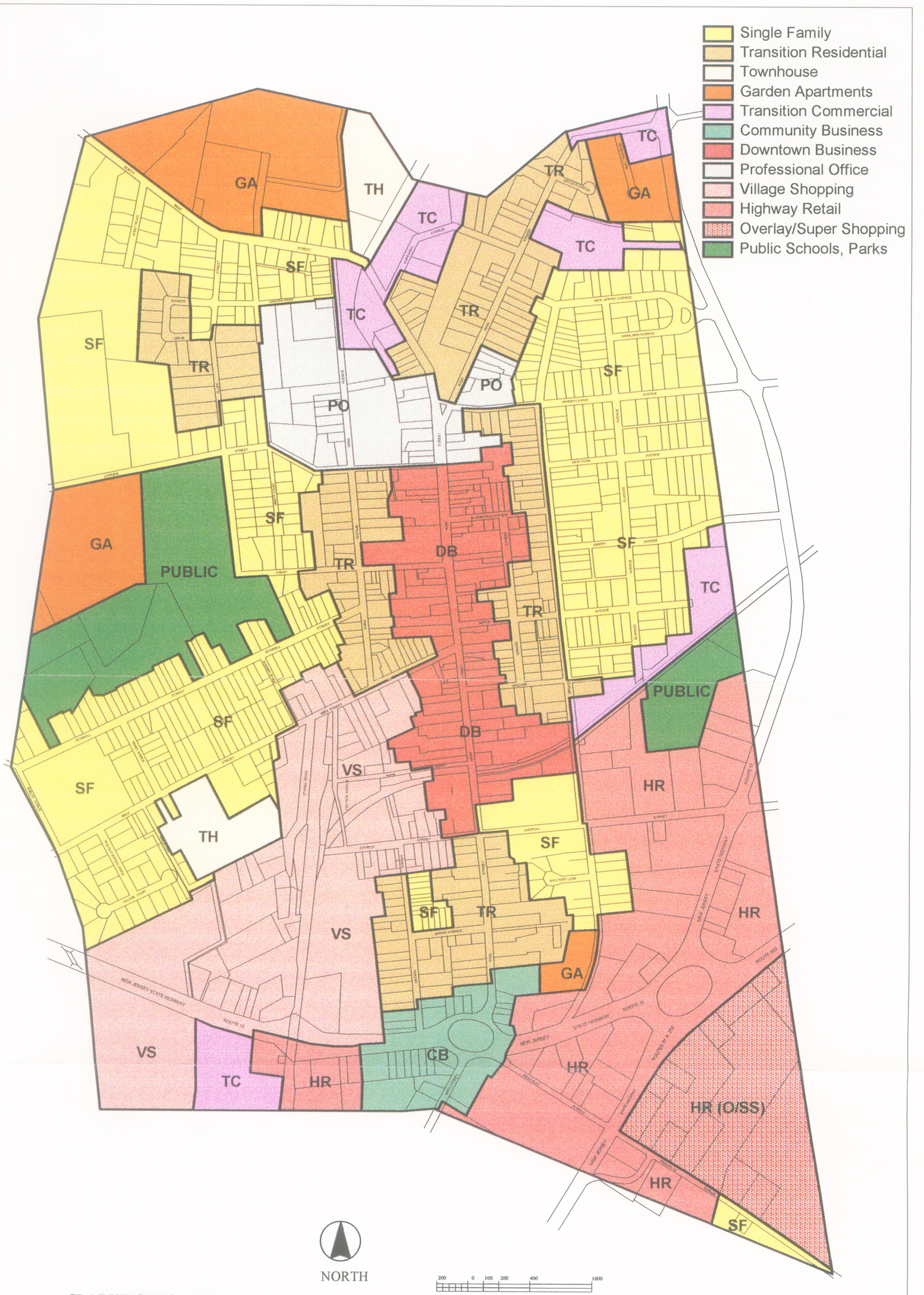
Prepared by: Clarke Caton Hintz, May 1997.

5210\spsheets\siccode.xls - August 1, 1997

RECOMMENDATIONS

The following policy recommendations are made to realize the Land Use Plan Element:

- Prepare a new land development ordinance to implement the land use plan recommendations of this plan.
- Prepare a 6-year Capital Improvements Program in accordance with *N.J.S.A.* 40:55D-29.
- Prepare a Center Designation application by the Planning Board to be submitted for approval to the Hunterdon County Planning Board and the State Planning Commission.



CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington

Land Use Plan

Housing Element

INTRODUCTION

The Fair Housing Act (*N.J.S.A.* 52:27D-301 et seq.), enacted by the New Jersey State Legislature in 1985, created the Council on Affordable Housing (COAH) within the New Jersey Department of Community Affairs. COAH is responsible for determining each municipality's allocation of low and moderate income housing, establishing guidelines for implementing the Fair Housing Act and evaluating proposed municipal compliance strategies.

The Council on Affordable Housing divided the state into six housing regions and established a formula which assigns each municipality a "fair share" of its region's need for affordable housing. COAH's initial formula was developed for a six year period, from 1987 through mid-1993. That formula was superseded by regulations (*N.J.A.C.* 5:93-1.1 et seq.) issued in 1994 which recalculated a portion of the 1987-1993 fair share obligation for each municipality and computed the additional municipal housing need through 1999. This Housing Element has been prepared in accordance with these substantive and procedural regulations of the Council on Affordable Housing[4].

Once the Housing Element is adopted, the municipality has the option to submit the Element and a Fair Share Plan to COAH for approval, called "substantive certification". The Fair Share Plan is a document that contains proposed implementing ordinances and administrative procedures designed to provide the opportunity for affordable housing construction and rehabilitation in the municipality. COAH's substantive certification provides municipalities with a measure of legal protection from suits alleging that their land use regulations are invalid or unconstitutional because of a failure to provide sufficient opportunity for affordable housing development.

COAH delineated the set of six separate housing regions because of the diversity of housing markets in the state. Flemington is located within the West Central region which includes the counties of Hunterdon, Somerset and Middlesex.

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[4] - *N.J.A.C.* 5:91-1 et seq. and 5:93-1.1 et seq.

HOUSING STOCK INVENTORY

In 1990, there were 1,854 housing units in Flemington, of which 66 or 3.6% were vacant. Of the occupied units, 34.7% were owner occupied and 65.3% were rented. Table 5, Housing Units by Occupancy Status, illustrates this occupancy status in 1990.

Table 5. Housing Units by Occupancy Status, 1990

	Housing Units	Owner Occupied	Renter Occupied
Occupied	1,788	620	1,168
Vacant	66		
Total	**1,854**		

Source: 1990 US Census

About 48% of the total housing stock consists of single family detached and two-family (twins and duplexes) units. Single family attached (townhouses) and units with 3 or more units make up 52% of the total housing stock. Housing units in buildings containing 5 or more units (apartment buildings) comprised 31% of all the housing units in 1990. Of the owner occupied units 74% were single-family detached units; while units in structures containing 5 or more units comprised 48% of all rental units. See Table 6, below for a detailed explanation of the housing units in 1990.

Table 6. Housing Units by Number of Units in Structure, 1990

Number of Units	Owner Occupied	Rental	Vacant	Total
1, Detached	458	81	33	572
1, Attached	88	82	0	170
2	63	240	12	315
3 or 4	0	194	0	194
5+	0	559	14	573
Mobile Home/Trailer	0	0	0	0
Other	11	12	7	30
Total	**620**	**1,168**	**66**	**1,854**

Source: 1990 US Census

Table 7 below illustrates the age of the Borough's housing stock. While 43% of the housing units were constructed prior to 1940, the 1960's and 1970's saw the largest numeric increases per decade in the municipality's housing stock. The main difference is that dwellings constructed prior to 1940 were primarily single family detached houses, some of which have been converted to two-family units, while the units constructed in the 1960-1979 period were mostly multi-family. A majority of the Borough's housing stock, or 51%, was 40 years old or more in 1990, accounting for the median year built of 1949.

Table 7. Housing Units by Age, 1990

Year Built	Total Units	%	Owner Occ.	Rental Occ.	Vacant
1980-March, 1990	100	5.4	74	19	7
1970-1979	303	16.3	32	271	0
1960-1969	350	18.9	20	316	14
1950-1959	165	8.9	70	88	7
1940-1949	146	7.9	61	78	7
Before 1940	790	42.6	363	396	31
Totals	**1,854**	**100.0**	**620**	**1,168**	**66**

Median year built: 1949

Source: 1990 US Census

Building permit data since April 1990 when the U.S. Census was taken may be used as a surrogate to estimate the number of units added to the housing stock, since historically there is a close correlation between permit data and actual construction. From 1990 through 1995, however, only one permit was issued for a housing unit in Flemington. This is balanced by the issuance of one demolition permit, for no net change.

Table 8, Housing Units by Number of Rooms on the following page, shows that the median number of rooms in a dwelling is 5, however, housing units with 4 rooms constitutes 33% of the housing stock - the largest percentage. Dwellings with 5, 6 or 7+ rooms are at half of this percentage. The housing stock in Flemington is generally smaller in comparison to Hunterdon County as a whole and this is reflective of its higher multi-family component.

Table 8. Housing Units by Number of Rooms, 1990

Rooms	Number of Units	Percentage of Total
1	13	1%
2	45	2%
3	256	14%
4	619	33%
5	290	16%
6	319	17%
7+	312	17%
Totals	**1,854**	**100%**

Mean rooms per unit: 5.0

Source: 1990 US Census

The value of housing or rental cost is one half of the equation that determines the affordability of housing, household income being the other half. Housing value of owner-occupied units in Flemington is substantially less than the median for Hunterdon County. Housing valued between $125,000 to $175,000, clustered around the median of $154,900 constitutes nearly 33% of all housing value in the Borough. A comparison of approximately the same percentage of housing units in Hunterdon clustered around the median value of $210,700 indicates a range of $175,000 to $300,000 in value. Flemington housing is considerably more affordable in general than Hunterdon County. Housing value differences between the Borough and County are compared in Table 9.

Table 9. Comparison of Flemington and Hunterdon County Owner-Occupied Housing Value, 1990.

	Flemington		Hunterdon	
Housing Value	No. of Units	% of Total	No. of Units	% of Total
Less $25,000	0	0.0	39	0.1
$25,000-$49,999	0	0.0	32	0.1
$50,000-$74,999	0	0.0	151	0.6
$75,000-$99,999	61	11.5	689	2.8
$100,000-$124,999	95	17.9	1,632	6.5
$125,000-$149,999	93	17.5	2,572	10.3
$150,000-$174,999	81	15.3	3,119	12.5
$175,000-$199,999	79	14.9	3,190	12.7
$200,000-$249,999	108	20.4	5,095	20.4
$250,000-$299,999	6	1.1	3,691	14.8
$300,000-$399,999	7	1.3	3,166	12.7
$400,000-$499,999	0	0.0	859	3.4
$500,000 or more	0	0.0	786	3.1
Total	530	100.0	25,021	100.0
Average Value	$160,443	$233,539		
Median Value	$154,900	$210,700		

Source: 1990 US Census

Lower valued units under $100,000, of particular concern for affordable housing, made up about 11.5% of the total number of housing units. This data, from the 1990 Census, is self-reported value. Past studies have noted that this value tends to be under reported because of the respondents' uncertainty about how the data will be used. Housing value in Flemington is about 74% of the County's median.

Table 10 tabulates the differences between Flemington and Hunterdon County in rental housing.

Table 10. Comparison of Flemington and Hunterdon County Monthly Rental Cost*, 1990.

	Flemington		Hunterdon	
Monthly Rent	No. of Units	% of Total	No. of Units	% of Total
$0-$99	9	0.6	28	0.4
$100-$149	9	0.8	42	0.7
$150-$199	10	0.0	52	0.8
$200-$249	0	0.0	60	0.9
$250-$299	0	0.6	34	0.5
$300-$349	14	4.8	133	2.1
$350-$399	30	1.9	135	2.1
$400-$449	23	5.4	181	2.9
$450-$499	19	4.3	271	4.3
$500-$549	33	8.5	362	5.7
$550-$599	101	12.0	437	6.9
$600-$649	159	13.6	578	9.1
$650-$699	286	5.4	634	10.0
$700-$749	154	9.0	521	8.2
$750-$999	208	24.0	1,772	27.9
$1,000 or more	95	9.0	1,101	17.4
Total	1,150	100.0	6,341	100.0
Median Rent	$679		$721	

* - Monthly rental cost for those reporting cash rent paid.

Source: 1990 US Census

In 1990, Flemington's median rental cost was approximately 94% of the County median. The distribution of rental cost would be similar for both jurisdictions except for the preponderance of units costing between $550 and $749 per month in the Borough (60.9% v. 34.2% in the County) and a lower percentage in the high end of the market (26.4% v. 45.3%). Rental cost compared to the County median is higher than the difference exhibited in owner-occupied housing, 94% v. 74%. In other words, buyers found better housing value in Flemington than renters.

Only six housing units in the Borough, all duplex units, lack complete plumbing facilities. This represents only 0.3% of the housing stock existing at the time of the 1990 Census. This is down from 1980 when 50 units, or 2.7% lacked complete plumbing facilities. See Table 11, Selected Quality Indicators.

Table 11. Selected Quality Indicators, Occupied Housing Stock, 1990

	Overcrowded	Lacking Complete Plumbing	Overcrowded and Lacking Complete Plumbing
No. Units	41	6	0

Source: 1990 US Census

Units which are overcrowded are defined as having 1.01 or more persons per room. Within the Borough, there are 41 units which are overcrowded, yet, there are no units which are both overcrowded and lacking complete plumbing facilities. These factors indicate that the housing stock in Flemington is in good condition with very few substandard units.

Housing Stock Projections

As previously noted, building permit data provides a reasonable surrogate for housing constructed. Over the past fifteen years, the number of permits issued in the Borough has been low with the exception of 1984 when 56 multi-family permits were issued in five or more unit buildings. Table 12, Residential Building Permits Issued (following page), presents building permit data from 1981 through 1995.

Table 12. Residential Building Permits Issued, 1981-1995

Year	Total Number of Permits	Number of Single-Family Permits	Number of Multi-Family Permits
1981	0	0	0
1982	0	0	0
1983	1	1	0
1984	56	0	56
1985	1	1	0
1986	4	4	0
1987	1	1	0
1988	1	1	0
1989	0	0	0
1990	0	0	0
1991	0	0	0
1992	0	0	0
1993	0	0	0
1994	0	0	0
1995*	1	1	0
Total	65	9	56
Average	4.3	0.6	3.7

*Preliminary figures from the NJ State Data Center.

This data illustrates the cyclical nature of the housing industry. Residential construction in Flemington was nearly non-existent at the beginning of the 1980's and then rose to the fifteen year peak in 1984 with 56 multi-family permits. In 1986, 4 single-family permits were issued, followed by only one single-family permit in each of years 1987 and 1988. Between 1989 and 1994 no new residential construction occurred in the Borough. One single-family permit was issued in 1995. Given the developed nature of the Borough and its average annual rate of 4 new units per year for the last 15 years and its dearth of vacant, developable land, no new units are expected to be constructed unless part of a redevelopment project.

General Population Characteristics

The population of Flemington has decreased 2.1% between 1980 and 1990, declining from 4,132 to 4,047 people. This is in contrast to the 23% growth experienced by Hunterdon County during the same period. The 1980's saw a reversal in the population rate, which had increased 5.5% in the previous decade (*see* Table 13, Population Growth). The change in the age distribution within the Borough is even more significant. During the last decade there has been an actual decline in the number of Borough residents under age 24 (*see* Table 14, Age Distribution). The percentage of residents aged 25 to 34 increased by 1.8%. The largest percentage increase was in the 35 to 44 age cohort which increased by 6.8% between 1980 and 1990. This is a function of the "baby boom" generation who were 26 to 44 years old in 1990. The number of residents age 55 and over decreased by 17.6% between 1980 (1,145 persons) and 1990 (944 persons), greatly exceeding the rate of population decrease in the Borough as a whole.

Table 13. Population Growth, 1970-90

	1970	1980	% Growth	1990	% Change
Flemington	3,917	4,132	5.5%	4,047	-2.1%

Table 14. Age Distribution, 1980-1990

Age Group	1980	Percent	1990	Percent	Percent Change
Under 5	253	6.1%	263	6.5%	+0.4%
5-14	480	11.6%	422	10.4%	-1.2%
15-24	662	16.0%	521	12.9%	-3.1%
25-34	846	20.5%	904	22.3%	+1.8%
35-44	416	10.1%	682	16.9%	+6.8%
45-54	330	8.0%	311	7.7%	-0.3%
55-64	471	11.4%	312	7.7%	-3.7%
65+	674	16.3%	632	15.6%	-0.7%
Totals	**4,132**	**100.0%**	**4,047**	**100.0%**	**-2.1%**

Median Age: 34.1 years

Sources, Tables 13 & 14: 1980 & 1990 US Census

The median age of the population in Flemington is expected to increase in the present decade as the baby boom generation ages another ten years from 1990. Since this generation will be past its household formation and childbirth years, the number of children under 15 years should be expected to drop unless there is a significant influx of younger couples to the Borough. This event could occur more readily in Flemington than elsewhere because of its high percentage of rental housing.

The size and type of the existing housing stock influences the relatively low median age of 34.1 years in Flemington. The housing stock is predominantly multi-family attached housing in structures with five or more units, with an average of five rooms per unit. This housing attracts single persons and young two-person households which need smaller, less expensive units. This helps to account for the lower median age in comparison to other Hunterdon County municipalities while at the same time accounting for the under age 24 population decrease. Given the small size of the 55-64 age cohort, the over-65 population will decrease significantly in the next decade. This trend will then continue as the oldest of the 45-54 year old cohort begin to reach retirement age by the end of the next decade only reversing when the baby boom generation reaches retirement age.

The implications from these demographic changes for the policy and the planning for the Borough are significant. Based on these trends the Borough, unlike many municipalities, will not see a rise in the need for senior citizen services and activities into the next decade. While facilities and services for the senior population are important and must be planned for, the Borough's main concern should be with providing housing, facilities and services for single persons and childless couples among the population.

HOUSEHOLD CHARACTERISTICS

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. By comparison, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 1990 there were 1,805 households in Flemington, with an average of 2.2 persons per household and 1,067 families with an average of 2.8 people per family.

Table 15, Households by Persons in Household and Household Type, breaks down the different household types. Approximately 47% of the households are comprised of married couples. Of those, 43% have children. Another 11% are headed by a woman with no husband present, while less than 1% of households are headed by a man with no wife present. A significant proportion (41%) of the households are "non-family" households, of which the majority are comprised of one person, male or female, living alone.

Table 15. Households by Persons in Household and Household Type

	No. Households	Percent
Family Households (2+ Person Households)		
Married Couple	848	47.0
Single Male Head	13	0.7
Single Female Head	206	11.4
Subtotal:	**1,067**	**59.1**
Non-Family Households (Living alone)		
Male	217	12.0
Female	371	20.6
Subtotal:	**588**	**32.6**
Non-Family Households (Not living alone)		
Male	77	4.3
Female	73	4.0
Subtotal:	**150**	**8.3**
Total:	**1,805**	**100.0**

Source: 1990 US Census

INCOME CHARACTERISTICS

Persons residing in Flemington have on average lower incomes than in Hunterdon County as a whole. Median income in 1989 in Flemington was $35,170 for households and $45,503 for families. Comparable figures for the

County were $54,628 for households and $61,132 for families. Flemington had the lowest municipal median income in the County in 1990. However, Hunterdon County incomes are among the highest in the State - below only Morris and Somerset Counties. The Borough's median household income is about $5,000 below the State figure of $40,927 for households, while the County median household income is about $14,000 higher than that of the State as a whole.

Table 16 further illustrates these findings by noting the number of families and households in each of the income categories. Within the Borough, only 9.8% of the households have incomes of $75,000 or more and only 16.2% of families have incomes in excess of $75,000. The largest single income bracket for both families and households is the group which earns between $50,000 and $75,000 per year, with 18.4% of all households and 27.1% of all families. Also of note, 71.8% of all households and 56.7% of all families earned less than $50,000 in 1990.

Table 16. Household and Family Income by Income Brackets Flemington Borough, 1990.

	Households	Percent	Families	Percent
less than $4,999	58	3.2	22	2.1
$5,000 - $9,999	127	7.0	33	3.1
$10,000 - $14,999	162	9.0	35	3.3
$15,000 - $19,999	155	8.6	78	7.3
$20,000 - $29,999	278	15.4	154	14.4
$30,000 - $39,999	256	14.2	137	12.8
$40,000 - $49,999	260	14.4	146	13.7
$50,000 - $74,999	332	18.4	289	27.1
$75,000 - $99,999	132	7.3	128	12.0
$100,000- $124,999	27	1.5	27	2.5
$125,000- $149,999	7	0.4	7	0.7
$150,000 +	11	0.6	11	1.0
Total	**1,805**	**100.0**	**1,067**	**100.0**
Median income	$35,170		$45,503	
Average income	$39,131		$48,698	

Source: 1990 US Census

Based on a median household income of $54,628 for all households in Hunterdon County for the 1990 Census, the moderate income threshold is $43,702 (80% of $54,628). A total of 1,132 households, or 62.7% of all households in Flemington are within the low and moderate income category.

Table 17, Percent Distribution of Persons and Households Below Poverty Level, shows that 8.1% of all Flemington residents and 5.9% of households live below the poverty level as defined by the 1990 U.S. Census.

Table 17. Percent Distribution of Persons and Households Below Poverty Level, 1990

	% Below Poverty Level	
	Persons	Households
Flemington	8.1%	5.9%

Source: 1990 US Census

EMPLOYMENT CHARACTERISTICS

Table 18, Distribution of Employment by Industry, shows the distribution of employment by industry for Flemington residents. A large number of residents, 32.9%, are in service industries; that is, business and repair or personal services, or professional services like health, education or other similar disciplines. Another 27.9% are involved in retail or wholesale trade; 15.5% are in manufacturing, while 7.3% work in finance, insurance or real estate.

Table 18. Distribution of Employment by Industry, Flemington Borough, 1990.

Sector Jobs	Number of Persons	Percent
Agriculture, Forestry, Fisheries & Mining	25	1.1%
Construction	136	6.2%
Manufacturing	343	15.5%
Transportation, Communications, Utilities	111	5.0%

Table 18. Distribution of Employment by Industry, Flemington Borough, 1990, cont.

Sector Jobs	Number of Persons	Percent
Retail and Wholesale Trade	616	27.9%
Finance, Insurance, Real Estate	161	7.3%
Services	726	32.9%
Public Administration	88	4.0%
Total	**2,206**	**100.0%**

Source: 1990 US Census

Table 19, Employment by Occupation, identifies the occupations of employed persons. The data in Table 19 indicates that Flemington's labor force is well balanced among the various occupations.

Table 19. Employment by Occupation, Flemington Borough, 1990

	Number of Persons	Sector Jobs Percent
Executive, Administration, & Managerial	219	9.9%
Professional Specialty	323	14.6%
Technicians	111	5.0%
Sales	324	14.7%
Administrative & Clerical Support	369	16.7%
Services	323	14.6%
Farming, Forestry & Fishing	23	1.0%
Manufacturing	277	12.6%
Others	237	10.7%
Total	**2,206**	**100.0%**

Source: 1990 US Census

The New Jersey Department of Labor tracks covered employment throughout the State but is based on postal code rather than municipal boundaries. For

Flemington, this means that most of Raritan Township, and parts of Readington, Franklin and East Amwell Townships are also included in the state's "Flemington" survey. Further, covered employment data includes only those jobs for which unemployment compensation is paid. By definition it does not cover public employees, nor the self-employed, most part-time or temporary employees. Even with these limitations, covered employment data give a reasonable picture of the employment market in the general area. Table 20 compares covered employment for several years in Flemington and Hunterdon County.

Table 20. Covered Employment Estimates, 1985-1994
Flemington Borough & Hunterdon County

Year	Flemington	Hunterdon
1985	5,454	26,998
1990	5,999	31,171
1991	5,777	30,312
1992	5,647	30,904
1993	5,439	32,079
1994	5,272	33,060

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, NJ Covered Employment Trends, December, 1995. Data are as of September of each year.

Neither the New Jersey Department of Labor nor Hunterdon County project employment for the Borough or the County. Approximately 145 jobs per year have been lost between 1990 and 1994, according to the covered employment data.

FAIR SHARE ALLOCATION

On June 6, 1994, COAH adopted a new set of substantive regulations (*N.J.A.C.* 5:93-1 et seq.) which replaced the regulations under which the Council had administered the Fair Housing Act since 1986. These regulations allocate municipal affordable housing obligations through 1999 and establish a new policy framework for fair share compliance during the next six year period.

Municipal housing allocations remain composed of three components: indigenous need, reallocated present need, and prospective need. However, COAH has modified the method of calculating the statewide and regional housing need and the method of allocating that need among the constituent municipalities. A tabular summary of the Borough's affordable housing obligation is presented in Table 21.

Table 21. Flemington's 1987-1999 Affordable Housing Allocation

Formula Category	Number of Units
Indigenous Need	33
Reallocated Present Need	5
Present Need 1993	38
Prospective Need 1993-1999	27
Total Need 1993-1999	65
Prior Cycle Prospective Need	45
1987-1999 Total Need	110
Demolitions	0
Filtering	-28
Conversions	-12
Spontaneous Rehabilitation	-1
Housing Market Adjustments	-41
Pre-Credited Need	**70**
Reductions	0
Credits from First Round	0
20% Cap on Vacant Land	0
Calculated Need	**70**

Source: New Jersey Council on Affordable Housing, October 11, 1993

The components of calculated housing need are outlined as follows:

Indigenous Need is the number of dwellings that are substandard and inhabited by a low and moderate income household. Indigenous Need is a part of Present Need. This number is calculated from U.S. Census surrogates that

stand in for the actual count since data at the minor civil division level is not available. Flemington's Indigenous Need number is 33 units.

Reallocated Present Need is equal to the dwelling units assigned to municipalities from a regional pool of indigenous need. Each housing region has a regional average of all of its indigenous need units. If a municipality has more than the regional average, then the amount above the average is placed in a regional pool and reassigned to other municipalities within the region. The Reallocated Present Need number for Flemington is 5 units.

Present Need 1993 is the total of Indigenous Need and Reallocated Present Need. Both Reallocated Present Need and Prospective Need (*see below*) are distributed to municipalities through a formula that includes the municipal share of the regional undeveloped land, equalized non-residential property valuation, change in equalized non-residential property valuation, and aggregate household income differences. For Flemington, Present Need 1993 equals 38 units (33 + 5).

Prospective Need 1993-1999 is the share of future households of low and moderate incomes allocated to Flemington Borough which will require affordable housing not provided by the normal housing market. The Prospective Need 1993-1999 number is 27 units.

Present and Prospective Need 1993-1999 together are called *Total Need* and equal 65 units. The Total Need is then added to Prospective Need from the first round, which is 45 units, for a two round cycle (1987-1999) of 110 units. This number in turn is modified by several factors intended to account for normal housing market adjustments. These factors are:

Demolition which is the number of units that are expected to be removed from the housing stock in the second round. In Flemington, zero units are expected to be demolished.

Filtering is an adjustment that assumes over time the typical household will move up in price in the housing market, thereby selling a lower priced house to another household. In turn, the second household sells a still lower priced house to a third party, and so on. This process of filtering creates housing opportunities for low and moderate income households. Filtering subtracts 28 units from Flemington Borough's total.

Residential Conversion is the process of providing affordable housing by the conversion of larger single family homes to two or more dwellings or the conversion of previously non-residential buildings to residential uses. In Flemington, 12 conversions are expected.

Spontaneous Rehabilitation is the reconstruction of the existing substandard housing stock to meet building and housing code requirements outside of governmental programs. This adjustment is based on per capita income. Spontaneous Rehabilitation removes 1 unit from the Borough's total housing need.

Pre-Credited Need is the sum of all of the preceding components and is equal to 70 units. Reductions from this number are permitted to account for affordable housing construction and fair share planning during the first cycle, as well as certain other credits to arrive at the second cycle *Calculated Need.* Flemington's *Calculated Need* is 70 units.

Flemington Borough's Housing Plan

The Borough's affordable housing allocation consists of a total of 70 units. Council on Affordable Housing (COAH) regulations stipulate that of this 70 unit total, 32 units are to be addressed through a rehabilitation program, and the remaining 38 units are to be addressed through new construction.

The Borough's six member Housing Committee met three times in late 1996 and early 1997 to discuss the Borough's affordable housing obligation and other housing issues important to the Borough's future. The Housing Committee has recommended that the Borough not participate in the COAH substantive certification process because there is a negligible amount of vacant land in the Borough, and because the Borough contains a significant number of apartment units and HUD subsidized units. Consequently, the remainder of the Housing Element document describes a number of programs and policies that the Borough intends to implement to further the housing related goals and objectives of the Borough Master Plan.

Housing Rehabilitation

Although the Borough has chosen not to participate in the COAH substantive certification process, the Borough has initiated a rehabilitation program in accordance with the COAH regulations. The maximum number of units which

can be addressed through housing rehabilitation is calculated under COAH's rules as follows:

Indigenous Need (1993):	33 units
Less Spontaneous Rehabilitation:	-1
Rehabilitation Component:	32 units

It is noted that the Borough may have completed rehabilitations of housing units since April 1, 1990. If this is the case, and the units average at least $8,000 in capital cost they can be subtracted from the rehabilitation component. Pursuant to COAH rules the Borough must provide funding of $10,000 per unit (which includes the capital cost plus administrative cost). At 32 units this requirement translates to a total funding commitment of $320,000. The Borough may reduce its actual outlay of local funds by seeking funding from other sources, such as the Hunterdon County Housing Corporation, Hunterdon County Housing Office, the N.J. Department of Community Affairs and the U.S. Department of Housing and Urban Development.

The Borough received a $200,000 Small Cities Rehabilitation Grant from the NJDCA in 1996. This sum will act to initiate the Borough's rehabilitation loan program which will follow the regulations and requirements of COAH. The Borough's rehabilitation program will be administered by Charles C. Nathanson & Associates, Inc. Although the Small Cities grant will not fund the Borough's entire 32 unit rehabilitation component, the Borough intends, if necessary, to raise the remaining $120,000 through other available funding sources or through a bond issue.

VACANT LAND

The COAH regulations at *N.J.A.C.* 5:93-4.2 permit a municipality to request an adjustment to their inclusionary development component due to a lack of available vacant land. The Council on Affordable Housing has assigned an inclusionary development component of 38 units to the Borough for the period 1987-1999. The regulations instruct municipalities to analyze each of its vacant parcels and to calculate a realistic development potential (RDP) for affordable housing units. As shown in Table 22 on the following page, the Borough's RDP has been calculated to be 12 units of affordable housing. However, we note that wetlands may reduce the unit yield on the St. Magdalen's Church site as described below. Table 22 lists 33 vacant and available sites within the Borough. Of this total, 19 have been determined to be unsuitable for

inclusionary housing development because they are less than 0.83 acres and are of insufficient size to produce 1 unit of affordable housing unit at the COAH prescribed minimum density of 6 units per acre with a 20% set-aside. In addition, 6 parcels have been eliminated because they are currently zoned for commercial development and the Borough considers that zoning to be most appropriate; 3 parcels are currently used as parking lots for downtown retail and commercial uses; 3 parcels are too narrow or have no road frontage; and 2 are suitable for development.

Table 22 indicates the realistic development potential for Flemington given its scarcity of vacant land. Table 22 was developed from the existing land use survey. The realistic development potential totals 12 units on two lots out of a vacant total of about 40 acres. The analysis reviewed 37 lots in total. The realistic development potential for affordable housing is based on a density of 10 units per acre with a 20% set-aside in accordance with COAH rules. The tabulation of the vacant land survey and the affordable housing potential is found on the following page.

The two parcels that have been determined to be suitable for inclusionary housing development are described below:

St. Magdalen's Church Site, Block 2, Lot 1.02

The St. Magdalen's Church site is 4.65 acres in area and has 160 feet of frontage on North Main Street in the northwestern portion of the Borough. The site abuts the St. Magdalen's Church cemetery to the south. The Church does not intend to expand the cemetery onto the subject parcel but does intend to develop a road through the parcel to connect the cemetery with North Main Street. Although wetlands are not shown for the site on the NJDEP's Freshwater Wetlands Mappings, wetlands and a spring are thought to exist on the site. The Church has made application to the NJDEP for a letter of interpretation for the existence of wetlands on the parcel. At this writing, the NJDEP has not yet produced the requested letter. Because the determination has not yet been made by the NJDEP, Appendix 1 has calculated the RDP for the site based upon the entire 4.65 acres. At the COAH prescribed minimum density of 6 units per acre with a 20% set-aside, the site would yield a total of 28 units with an affordable housing set-aside of 6 units. However, it is noted that the wetlands determination on the site will likely reduce the unit yield.

Table 22
Analysis of Realistic Development Potential

Flemington Borough, Hunterdon County, NJ

Tax Sheet	Block	Lot	Ac.	Owner	Frontage (feet)	Roadway Access/Frontage	Zone District	Dev. Capacity	Reasons for Suitability/Unsuitability
1	2	1.02	4.65	St. Magdalen's Church	160	N. Main Street	R-A	6	Developable
3	2	23,44-47	2.80	Moreira	414	Allen Street	T-H	6	Allen Street Sr. Housing*
2	5	14	0.40	Elizabethtown Gas Co.	148	E. Main Street	R-B	0	Insufficient Acreage
2	5	15	0.68	Jung	520	E. Main Street	C-2	0	Insufficient Acreage
2	5	100	0.94	Whetstone Associates	70	N. Main Street	C-2	0	Narrow Lot
2	12	1.01	0.30	Rockafellow	75	Highland Ave.	R-A	0	Insufficient Acreage
3	13	6	0.47	Peterson	73	Allen Street	T-H	0	Insufficient Acreage
3	13	29	1.48	Daiboch & Rubinstein	80	Corcoran St.	C-2	0	Parking Lot
3	13	30	0.22	Paper Street	40	Corcoran St.	R-A	0	Insufficient Acreage
3	14	4	0.46	?	0	Landlocked	C-2	0	Insufficient Acreage
5	15	3	0.46	Sheneman	0	Landlocked	R-A	0	Insufficient Acreage
5	15	8	0.13	Medway	85	Shields Ave.	R-A	0	Insufficient Acreage
5	15	49	0.16	McCreery	0	Capner Street	R-A	0	Insufficient Acreage
4	20	3	0.12	Littel	50	New York Ave.	R-A	0	Insufficient Acreage
4	20	9	0.19	Kerr	52	New York Ave.	R-A	0	Insufficient Acreage
4	22	12	0.11	N&W Realty	34	Spring St.	R-B	0	Insufficient Acreage
4	24	5	0.08	Flemington Fur Co., Inc.	35	Spring St.	R-B	0	Parking Lot
4	26	2	0.27	Gold	68	Elwood Ave.	R-A	0	Insufficient Acreage
4	28	9	0.27	Stothoff	84	Emery Ave.	R-A	0	Parking Lot
5	35	6.01	0.31	Sirusas	68	Mine St.	R-A	0	Insufficient Acreage
7	35	60	0.15	Bronnhuber	50	Brown St.	R-B	0	Insufficient Acreage
6	38	21	0.25	Crocco	20	Main & Broad	C-2	0	Insufficient Acreage
7	45	9	1.25	South Main Village, Inc.	0	Landlocked	C-3	0	Landlocked
7	45	15	1.63	Yard	0	Landlocked	C-3	0	Landlocked
8	47	6	0.18	Wolf	50	S. Main St.	C-3	0	Insufficient Acreage
8	47	7	0.34	Village Commons H.A.	67	S. Main St.	C-3	0	Insufficient Acreage
8	49	1	9.43	Flemington South Estates	245	Reaville Ave.	C-3	0	Commercial Zoning Appropriate
8	49	2	0.52	Flemington Fur Co., Inc.	150	Route 202	C-3	0	Commercial Zoning Appropriate
8	49	10	8.69	Flemington South Estates	585	Reaville Ave.	C-3	0	Commercial Zoning Appropriate
8	49	11	1.00	Flemington South Estates	162	Reaville Ave.	C-3	0	Commercial Zoning Appropriate
8	49	12	0.95	Flemington Fur Co., Inc.	140	Route 202	C-3	0	Commercial Zoning Appropriate
8	50	2.01	0.28	Wolf	380	Rt. 202 Jughdle.	C-3	0	Commercial Zoning Appropriate
8	50	6	0.77	Flemington South Estates	530	Reaville Ave.	R-A	0	Insufficient Acreage
		Total	**39.96 acres**					**12**	**Affordable Housing Units**

Source: Existing Land Use Survey, May 1996.
* Realistic development potential based upon a density of 10 units per acre with a 20% set-aside.
Prepared By: Clarke Caton Hintz, Trenton, NJ.

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Allen Street Site, Block 2, Lots 23, 44, 45, 46 & 47

The Allen Street site consists of five lots which comprise 2.8 acres with 414 feet of frontage on Allen Street in the northwestern portion of the Borough. The Borough Housing Committee is supportive of developing senior citizen rental housing on the site. The Hunterdon County Housing Corporation (HCHC) is interested in taking the lead in developing the site. The Borough Housing Committee envisions rezoning the site at a density of 10 units per acre with an affordable housing set-aside of 20%. However, if a public sponsor/developer could be attracted to participate the project could be developed for 100% affordable senior citizen rental housing. At a density of 10 units per acre and assuming no environmental constraints, the site would yield a total of 28 units. A 20% set-aside would produce 6 units of affordable senior rental housing. With the participation of public sponsor/developer the site could produce 28 affordable senior rental units.

APARTMENT COMPLEXES

The Borough contains six large apartment complexes that together comprise 530 housing units as follows:

Flemington Arms Apartments	56
Flemington Gardens Apartments	180
Regional Court Apartments	60
Prospect Hill Apartments	164
Madison Arms Apartments	62
Elwood & Emery Avenues	8
Total:	**530**

MADISON ARMS APARTMENT COMPLEX

The Housing Committee recommends that the 62 unit Madison Arms Apartment complex on Broad Street, which currently has a 75% senior population, be designated as a Senior Citizen Complex to be converted upon sale, or allowed to be converted by the current owner of the complex.

HUD Section 8 Vouchers

According to current records, there are 114 apartments in the Borough that are subsidized through the U.S. Department of Housing and Urban Development's Section 8 Voucher program. These subsidies are the highest in number of any municipality within Hunterdon County. The Housing Committee recommends that there be no increases in HUD Section 8 voucher subsidies.

Accessory Apartments

COAH rules permit municipalities to include for credit up to 10 units of affordable housing to be provided through the creation of accessory apartments (*N.J.A.C.* 5:93-5.9). An accessory apartment is defined as "a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters, and a private entrance, which is created within an existing home, or through the conversion of an existing attached accessory structure on the same site, or by an addition to an existing home or accessory building" (*N.J.A.C.* 5:93-1.3).

COAH requires that any municipality with accessory apartments as part of its Fair Share Plan demonstrate that the housing stock lends itself to accessory apartments (i.e., has relatively old and large units). Furthermore, the municipality must establish a program to facilitate creation of these units, consistent with the following requirements:

1. Funding in the amount of $10,000 per unit must be available to subsidize the physical improvements needed to convert a portion of qualified structures into accessory apartments. If 10 units are planned, a total of $100,000 for the accessory apartment program must be incorporated in the Borough Council's Resolution of Intent to Bond in the event funds are not available from an outside source in a timely manner.

2. Rents for the units must be structured, to the extent possible, so that they will average 57.5 percent of median income, including utilities; and

3. The accessory apartments must be affirmatively marketed and have controls on affordability for a minimum of 10 years (*N.J.A.C.* 5:93-5.9).

The Borough intends to amend the Land Development Ordinance to permit the creation of accessory apartments units. The Borough's large and old housing stock would lend itself to the creation of accessory apartments and would provide a much needed housing resource.

SENIOR CITIZEN AND RENTAL HOUSING

SENIOR CITIZEN HOUSING

COAH regulations limit the proportion of affordable units within a municipality's plan which can be restricted to occupancy by income qualified senior citizens (*N.J.A.C.* 5:93-5.13(a)2). If the Borough were to participate in the COAH process it would seek an adjustment in its fair share obligation due to a lack of vacant land. The resulting realistic development potential (RDP) for the Borough would then be incorporated into the COAH formula. The COAH formula would limit Flemington to 10 senior citizen units, as shown in the following calculation:

Prior-Cycle Fair Share	0 units
Realistic Development Potential	+6 units
Rehabilitation Component	+32 units
Maximum Age - Restricted Housing	38 x .25 = 10 units (rounded)

In this calculation, municipalities that have not received substantive certification or a judgment of repose are assigned a prior-cycle fair share of zero (*N.J.A.C.* 5:93-5.13(a)2).

Consequently, the development of the Allen Street property for Senior Citizen housing at a density of 10 units per acre and a 20% set-aside yielding 6 affordable units would be within the COAH limitation for senior housing units. However, in the event that the site is developed for 100% affordable units and the Borough decides to seek COAH credit, a waiver would need to be requested to receive credit for each of the 28 units.

RENTAL HOUSING

COAH regulations require each municipality to provide a realistic opportunity for a proportion of its affordable housing to be for rent rather than for sale (*N.J.A.C.* 5:93-5.14). If the Borough were to participate in the COAH process it

would seek an adjustment in its fair share obligation due to a lack of vacant land. The resulting realistic development potential for the Borough would then be incorporated into the COAH formula. The COAH formula would limit Flemington's rental component to 2 units, as set forth in the following calculation:

Realistic Development Potential	6 units
Rental Component	6 x .25 = 2 units (rounded)

The development of the Allen Street site for affordable senior citizen rental housing would satisfy the Borough's obligation to provide two units of affordable rental housing.

Tax Abatement Program

The Borough has initiated a Tax Abatement program for the purposes of encouraging the rehabilitation of neglected residential and non-residential properties.

Circulation and Parking Plan Element

INTRODUCTION

The Circulation and Parking Plan Element examines the existing network of streets and parking lots to identify problems and suggest solutions. In particular, the element focuses on the quantity of parking needed to support the existing non-residential uses in the Borough. Secondarily, this element analyses pedestrian issues related to the connection of commercial areas and suggested improvement of the aesthetic quality of Flemington's streets.

PARKING

An issue was identified early in the Master Plan process that the lack of parking for businesses and the County was a problem. The Circulation/Parking Subcommittee of the Planning Board has spent considerable time counting the parking spaces in the central business district (east from Park Avenue on the west to Broad Street on the east) and south from Church Street north to Pennsylvania Avenue). Clarke Caton Hintz (CCH) also field surveyed the existing parking lots, and created Plate 6 - Parking Usage (see p. 72) showing existing parking in the downtown area.

STUDY METHOD

The process followed by the Circulation/Parking Subcommittee and CCH in the survey of parking capacity took the following steps:

1. A study area was first delineated centered around Main Street. The area is bounded roughly by Park Street to the west, North Main Street and Pennsylvania Avenue to the north, Broad Street to the east, and Church Street to the south. The study area contains 12 blocks and encompasses the majority of the Borough's business district.

2. The 12 blocks were then surveyed to determine the location and number of existing parking lots and on-street parking spaces. The total number of parking spaces in each parking lot was tallied. The information from the survey was placed on Plate 6 - Parking Usage.

3. Using the existing land use inventory enumerated in early 1996 and property tax record data from the Borough Tax Assessor a database was created. The database contains the land use information for each lot within the 12 block study area. This information was supplemented with the square footage of non-residential buildings and the number of existing parking spaces counted during the survey.

4. Using the square footage data for the non-residential buildings the total demand for parking spaces was calculated. For office uses, a parking ratio of 4 spaces per 1,000 sf. of building area was assumed. For retail and all other non-residential uses a parking ratio of 5.5 spaces per 1,000 sf. of building area was assumed. For residential uses a ratio of 2 spaces per unit was assumed, and those spaces are assumed to be in existence. These ratios represent a worst case scenario with high demand.

5. Using the total number of existing spaces counted during the survey and the total calculated number of needed parking spaces, a parking space deficit was calculated for each of the 12 blocks and for the study area as a whole.

The results of the parking needs analysis show that for the 12 block study area 2,029 off-street parking spaces exist, with 110 on-street spaces for a total of 2,139 spaces. Under the high demand analysis, 3,337 spaces would be necessary creating an overall deficit of 1,198 spaces. If the amount of floor area is multiplied by median parking demand, the deficit lowers to 240 spaces. The deficit corresponds to the non-residential demand for spaces.

This deficiency may seem high since spaces appear to be available on any given day. This may be accounted for by several factors. For example, the existing buildings were considered to be 100% occupied. Upper floors in the central business district currently have a low occupancy level. Further, parking behavior in the central business district differs from other more suburban locations. Motorists tend to park in one location and visit a number of stores or offices. In this fashion, the parking demand which looks at stores as if they were isolated from each other, tends to overstate the demand for parking. However, if the Borough is successful in eventually attracting higher occupancy, there will be a need to plan for long-term parking solutions.

RECOMMENDATIONS

A number of recommendations are proposed to improve vehicle circulation and parking. Additionally, accommodating pedestrians and bicyclists in the circulation plan is encouraged.

Parking Lot Reconfiguration

The reconfiguration of the Bloomfield Avenue to Pennsylvania Avenue parking lots within Block 18, as well as the parking lots behind Mikasa on the west side of Main Street within Block 21 are recommended. In both cases the parking areas are a combination of private and public lots. In the case of the lots in Block 18, there are several outbuildings (barns, sheds and garages) which interrupt the efficient layout of the lots. Further, the ownership of the lots has prevented an efficient parking scheme which would maximize the number of spaces that could be created in this block. The Borough should take several steps to improve the potential parking in these areas, as follows:

- Commission the Borough Engineer to survey the interiors of Blocks 18 and 21, including entrance drives, and create a base map of the existing conditions on the lots.

- Prepare parking layout plans without regard to ownership of the land. Assure the private landowners that they would be entitled to the same number of parking spaces as they currently have.

- Use the resulting parking layouts when either the Planning Board or the Board of Adjustment review site plans to require conformance with the overall plan, including the necessary legal documents to allow cross-access. In addition, the plans may be used by the Borough Council to negotiate parking and circulation easements or to reconstruct the parking lots with public funds. Parking meters could be the financing source for the reconstruction.

Cross-Access and Shared Parking

The Borough's site plan ordinance should be revised to require cross-access and shared parking for properties throughout the Borough, since there are other potential parking lots than the two noted above which would benefit from such a policy.

Speed Limits

The current speed limits vary in the Borough, and the speeds are often exceeded. Speed limits should be systematically reviewed. It is recommended that the speed limits be set on all of the interior Borough streets at 25 MPH where the Borough has jurisdiction.

Bike Racks

Bike racks need to be provided in the downtown. A standard bike rack detail should be selected that is sympathetic to the architecture of the downtown and should then be used consistently. The Borough's site plan ordinance should be amended to include a requirement for Bike Racks for new or amended site plans for commercial buildings. Not all uses need Bike Racks, and a minimum square footage should be determined before triggering the need for a rack.

Sidewalk Maintenance

Pedestrian systems or sidewalks are vital to a town like Flemington. Homes, shops and services are close enough to allow people to walk from place to place. In addition, sidewalks are important since the parking in the downtown is not typically adjacent to the buildings or use. The appearance of sidewalks, their condition, and their importance to the downtown dictate the need for government involvement, either by policing and requiring private restoration; or by public construction, with assessments attached to benefitting properties.

Realignment of Park Avenue

Park Avenue will be realigned to meet Foran Boulevard which enters North Main Street. The plans call for a design which will create a new intersection between North Main Street, Park Avenue and Walter Foran Boulevard. A small portion of the existing Park Avenue will be a cul-de-sac to provide access to existing residences that front on the road. The new roads are intended to connect to Rt. 31 in Raritan Township. These will provide a second means of traveling to Flemington from Rt. 31 in addition to East Main Street. The street will follow the alignment of the abandoned railroad line. The realignment and intersection improvement is identified on Plate 7 - Circulation Plan, p. 73.

Traffic Signalization

The traffic expected to use the new street will require signalization at the intersection of N. Main Street, Park Avenue and Foran Boulevard. A second set of traffic lights are needed at the intersection of Broad Street and Church Street based on the poor levels of service recorded at the intersection. A third intersection at Mine and Main Streets was also evaluated but it was determined that the traffic problem was an afternoon "peak hour" phenomenon only, and no signalization is needed.

Streetscape

Finally, it is recommended that the streetscape throughout the Borough be enhanced by the planting of additional street trees. The trees should be installed with tree gates and root "guards" or "shields" to prevent root penetration into utility lines. A Borough-wide inventory of existing street trees, including the species, general condition and health, spacing, and interference with existing utilities should be undertaken. This will aid in establishing a long term plan for improving the streetscape.

Public & Private Parking Lots

00 Approximate Number of On-Site Spaces

(00) Approximate Number of On-Street Spaces

Levels of Service
AM = Morning Level of Services (LOS)
MD = Mid Day Level of Services (LOS)
PM = Evening Level of Services (LOS)
SAT = Saturday Level of Services (LOS)

Off-Street Parking

Block 8 | 123 Existing | 127 Deficit

NORTH

200 0 100 200 400 1600

CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington
Parking Usage

CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington

Circulation Plan

Historic Preservation Plan Element

INTRODUCTION

Flemington's long settlement and slow growth in this century have aided in preserving a wealth of architectural styles from the Federal to the present. As interest in the nation's cultural resources has grown, the preservation of historic buildings, structures, and landscapes has increased markedly. The concentration of significant buildings in Flemington is one of its greatest assets and forms an integral part of the cultural realm of the Borough.

Flemington was originally part of West Jersey, divided from East Jersey through actions of the English King in 1676. William Penn, better known for his activities in creating Pennsylvania, was granted this land by the Duke of York along with other Quakers. Flemington was originally owned by Penn and Daniel Coxe, two of the Proprietors of West Jersey. An attempt to survey the boundary between East and West Jersey was undertaken by George Keith in 1687 but foundered when he reached the South Branch of the Raritan River at Three Bridges[5]. This was sufficient, however, to undertake a survey of the Flemington area in 1712 but it was not until the John Lawrence survey of 1745 that the boundaries between the two provinces was finally established and successive land claims settled. The earliest settlers arrived in the general vicinity in the 1730's. Not all of the settlers occupied the land legally and squatter's settlement's were an early problem for the landowners.

This area was also the site of an important Indian settlement. The chief at the time of the arrival of early settlers was named Tuccamirgen for which one of the Borough's parks is named.

Flemington traces its beginning from Samuel Fleming's purchase of land in 1756 and his subsequent construction of a tavern. By 1765, Fleming Castle was built and is the oldest extant building in the Borough. Flemington became an important stop for settlers moving westward into Pennsylvania.

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[5] - This boundary line forms part of the border between Hunterdon and Somerset Counties.

Fleming Castle was listed on the State Register of Historic Places in 1973. The central part of the Borough was added to the State and National Registers of Historic Places in 1980 and is the basis for the local historic district.

The Historic Plan Element is intended to establish and maintain policies for the conservation of the history of Flemington as it relates to its people and land. It generally concerns itself with buildings and sites more than 50 years old, however important concerns arise with new buildings are constructed in an historical context. Local efforts in historic preservation fit into a framework developed by the state and federal governments that have created programs designed to coordinate and promote conservation activities. Historic preservation has extended beyond the initial desire to protect buildings where significant persons lived or events occurred to a broader emphasis on preserving the cultural heritage of a community as it has developed over time.

Historic Preservation Criteria

The framework for historic preservation has been codified into a set of criteria used to determine the need and desirability for inclusion in preservation efforts. These criteria include:

1) Whether the site or district has significant character, interest, or value, as part of the heritage of cultural characteristics of the municipality, state, or nation, or is associated with the life of a person significant in the past.

2) Whether the site or district is associated with an event of importance to the history of the municipality, state, or nation.

3) Whether the place reflects the environment in an era characterized by a distinctive architectural style.

4) Whether the building or structure embodies distinguishing characteristics of an architectural style or engineering specimen.

5) Whether the work is one by a designer, architect, landscape architect, or engineer whose design has significantly influenced the historical, architectural, economic, social, or cultural development of the municipality, state, or nation.

6) Whether the site or district contains elements of design, detail, materials, or craftsmanship which possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

7) Whether an area is part of or related to a park or other distinctive location which should be preserved according to an historic, cultural, or architectural motif.

8) Whether an area has yielded, or may be likely to yield, information important to pre-history or history.

9) Lastly, whether the site or district exemplifies the cultural, political, economic, social, or historical heritage of the community.

This set of criteria was developed by the U.S. Secretary of Interior to aid in the designation of historic sites and districts. The criteria, any one of which may be conclusive in the decision to protect a site or district, constitute a sweeping mandate to preserve the fabric that gave rise to modern day Flemington.

Refinement of the Historic Districts

The historic areas of Flemington include about 40% of its land area in five districts. The main district encompasses both sides of Main Street with significant inclusions along Broad, East Main, and Bonnell Street. Two smaller Districts are located on the north side of Capner Street. Two other small Districts are found on the south side of North Main (*see* Historic Land Use, p. 81). The Districts were resurveyed using the original Register application and reclassified into significant, contributing, non-contributing or modern, encroaching and demolished (since 1980) categories. These are defined as follows:

Significant: Historically significant building based on its own unique characteristics with a clearly distinctive type, period or construction method which may include being the site of an important event o r residence of an important person during the period of significance.

Contributing: Building contributes to the integrity of the historic district through distinguishable architectural characteristics - also built during the period of significance.

Non- Contributing or Modern: Indirectly contributes to the historic district -built during the period of significance, but as a result of additions or alterations no longer has distinguishable historic characteristics *or* not built during the period of significance but attempting to be in keeping with the historical characteristics of the district in scale, materials and style.

Encroaching: Clearly detracts from the historic integrity of the district - built within the last 50 years without any relationship to surrounding historic structures and does not attempt to achieve any relationship with the surrounding historic structures.

Demolished is self-explanatory.

Based on the resurvey, three of the five historic districts are proposed to be removed. The districts to be removed include the two on the south side of North Main Street and the one at Capner and Allen Streets. These three are the smallest of the five districts and encompass two to four lots apiece. The size of the districts are too small by themselves to sustain historic district status. The state statutes do provide for an historic landmark status for significant buildings, however, all of the buildings in the three districts have only been classified as contributing.

In addition to the de-designation of the three districts, the main district boundary has been refined, with a general reduction in the area encompassed. The northern part of East Main Street the east side of Brown Street near the Rt. 12 circle and the area of Shields Avenue and Bonnell Street are the main parts proposed to be removed from the district. These constitute areas with many encroaching or modern buildings.

In some areas, additions to the main historic district are proposed. Broad Street from New Jersey to Pennsylvania Avenues is the largest area.

Goals and Recommendations for Historic Preservation

Because of the importance of the Historic Plan Element, goals and objectives more specifically tailored to preservation are included. Further, several specific recommendations are enjoined to the goals to promote the preservation of the cultural heritage of the Borough.

1. Locate, designate, protect and maintain Flemington's most important historic sites and district(s).

   - Develop mechanisms to preserve the contexts of historic resources.

   - Continue survey, registration and designation activities of historic buildings with the Borough.

   - Undertake survey, registration and designation activities of historic landscapes and landscape elements.

   - Undertake survey, registration and designation activities of archaeological resources in areas where development is likely to occur.

   - Through design review, tailored to specific historic resources, that conforms to the standards as outlined in the Borough of Flemington's Historic Preservation Ordinance, insure high standards of preservation.

2. Maintain the historic character of Flemington's historic commercial and institutional resources while encouraging their development as commercial and cultural assets.

   - Afford protection through designation.

   - Encourage preservation and adaptive reuse.

   - Encourage archaeological investigation in sites to be developed.

   - Coordinate preservation activities with open space goals and programs.

3. Maintain the historic character of Flemington's historic residential resources while encouraging their development as commercial and cultural assets.

   - Afford protection through designation.

- Encourage preservation and adaptive reuse.
- Encourage archaeological investigation in sites to be sites.
- Coordinate preservation activities with open space goals and programs.

4. Contribute to the improvement of the economy of Flemington by encouraging expenditures for the restoration and/or adaptive reuse of historic buildings for local purposes and to encourage and promote tourism.

   - Work to prevent deterioration and demolition of historic structures.
   - Encourage construction jobs by promoting preservation efforts.
   - Encourage many types of jobs by revitalizing and maintaining historic commercial areas.
   - Encourage tourism by promoting the historical appeal of Flemington's historic resources and by promoting the rehabilitation of such resources for tourism-related uses.
   - Encourage the preservation of designated non-conforming historic buildings by creating a vehicle to provide expedited zoning variances or exemptions.

5. Enhance Flemington's Historic Preservation Program to foster local interest in and a greater appreciation of and support for historic and archaeological resources.

   - Develop an educational outreach program to promote preservation awareness in Flemington.
   - Distribute survey findings and documentation to land use boards and the public.
   - Develop mechanisms for publicly acknowledging successful preservation efforts.

- Assemble and distribute technical information that can assist property owners in appropriately rehabilitating their historic properties.

6. Establish a local incentive program to provide assistance in the preservation of historic resources.

   - Provide local incentives for owners of locally designated historic resources.

   - Update and revise existing zoning code to encourage preservation of Flemington's historic resources, by providing expedited variances or exemptions for non-conforming historic properties.

   - Create a local tax-abatement/reduction program for locally designated historic resources.

   - Establish mechanisms to publicize tax-relief programs.

   - Encourage local lenders to provide low-interest loans for rehabilitation of local historic resources.

7. Integrate historic preservation review criteria and data into the local planning and development review process.

   - Establish procedures to make certain that all municipal agencies involved in the planning process are aware of Flemington's historic resources and preservation goals.

   - Make certain that no local ordinances are contrary to preservation goals.

   - Require all public sector planning studies on land use issues to identify the presence of historic resources and the impact of any such proposals on these resources.

   - Prepare historic preservation ordinances consistent with governing state statutes and recent court decisions.

   - Ensure that sign controls are sympathetic to the historic district.

FLEMINGTON HISTORIC DISTRICT
NATIONAL REGISTER OF HISTORIC PLACES

- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING HISTORIC\ CONTEMPORARY
- ENCROACHING
- DEMOLISHED

- - - EXISTING HISTORIC DISTRICT

——— PROPOSED HISTORIC DISTRICT

CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington

Historic Land Use

Recycling Plan Element

Borough Recycling Program

The Borough of Flemington has adopted recycling regulations that are incorporated into the general ordinances of the Borough as Sections 24-1 through 24-5. The Borough contracts with a private collector for the collection of commingled glass, plastic tin and aluminum as well as newspapers and cardboard. Recyclables are collected curbside for residences only on the second and fourth Friday of each month. Non-residential uses within the Borough are required to make their own arrangements for recycling. Bulk goods can be disposed of at the Hunterdon Reclamation Center in Annandale for $0.06 per pound.

Hunterdon County District Solid Waste Management Plan

Hunterdon County has adopted a Solid Waste Management Plan in accordance with State law. The Solid Waste Management Act established a comprehensive system for the regulation of solid waste collection, recycling and disposal. The Act authorizes counties to develop and implement comprehensive solid waste management plans which meet the needs of municipalities within the County.

The Flemington Borough plan is consistent with the District Solid Waste Management Plan in terms of recycling, solid waste collection and solid waste disposal and complies with all applicable state laws.

Analysis of Consistency with Other Planning Documents

INTRODUCTION

The Master Plan of Flemington Borough is designed to specifically address land use policies within the Borough, however, it must also be reviewed in the context of the land development policies of Raritan Township, Hunterdon County and the State Development and Redevelopment Plan. This statement will relate the Land Use Plan Element and the municipality's goals and objectives to the land development policies contained in the foregoing documents.

LAND USE POLICY IN RARITAN TOWNSHIP

The Borough of Flemington, as previously noted, is surrounded by the Township of Raritan on all sides. Zoning that affects the municipal boundary is depicted on Plate 9 - Surrounding Municipal Zoning (p. 87). Lands in Raritan Township along the northern boundary with Flemington are zoned R-6 Residential, R-6 LM Residential and B-2 Commercial. The R-6 zone permits single-family detached units on 40,000 sf. lots or clustered lots of 15,000 sf.; or single-family attached units at a density of 3.3 units per acre; or two-family dwellings on 40,000 sf. lots. The R-6 LM zone permits single-family attached dwellings at a density of 6 units per acre with a 20% affordable housing set-aside. The B-2 Commercial zone permits retail, commercial and office uses on lots of 100,000 sf. with a maximum FAR of 0.40. The land areas in Raritan to the north of Flemington are largely developed and are compatible with existing development and proposed zoning within the Borough.

In Raritan Township to the east of the Borough are zoned I-2 Major Industrial, P Public & Institutional, R-5 Planned Residential Development, R-6 Residential, and B-2 Commercial. Permitted land uses within the R-6 and B-2 zones are described above. The I-2 zone permits manufacturing and processing operations, offices and distribution facilities on minimum lots of 5 acres with a maximum FAR of 1.0. The P zone permits governmental, public and institutional uses on minimum lots of 3 acres and a maximum FAR of 1.0. The R-5 zone permits single-family detached dwellings on 40,000 sf. lots or

clustered lots of 15,000 sf.; or planned residential development with single-family attached dwellings on minimum lots of 2,200 sf.; or multi-family dwellings at a maximum density of 8 bedrooms per acre; or senior citizen housing at a density of 12 units per acre. The land areas in Raritan to the east of Flemington are largely developed. These areas are compatible with the existing development and proposed zoning in Flemington with the exception of the southeastern portion of the Borough where Raritan's R-5 zone abuts Flemington's proposed HR Highway Retail and OSS Overlay/Super Shopping zone. The R-5 zone in this area of Raritan is developed with multi-family housing and could potentially conflict with retail and commercial development in Flemington.

Lands in Raritan Township to the south of Flemington Borough are zoned R-3 Residential, R-6 LM Residential, R-7 Residential, B-2 Commercial and I-2 Major Industrial. Permitted land uses within the R-5, R-6 LM, B-2 and I-2 zones are described above. The R-3 zone permits single-family residential dwellings on minimum lots of 40,000 sf. or clustered lots of 25,000 sf. The R-7 zone permits apartments and townhouses at a density of 7.2 units per acre with a 20% affordable housing set-aside or senior citizen units at a density of 12 units per acre. The land areas to the south of Flemington are largely developed and are compatible with the existing development and proposed zoning in the Borough.

The land areas in Raritan Township to the west of Flemington Borough are zoned R-3 Residential and O-1 Professional Office. The permitted land uses within the R-3 zone are described above. The O-1 zone permits professional offices and limited service uses on minimum lots of 40,000 sf. with a maximum FAR of 0.50. The land areas to the west of Flemington are largely developed and are compatible with the existing development and proposed zoning within the Borough.

Compatibility with Regional and State Planning Documents

The consistency of the Master Plan with regional and state plans is examined in this section. The documents compared are the Hunterdon County Master Plan and the State Development and Redevelopment Plan (SDRP).

HUNTERDON COUNTY GROWTH MANAGEMENT PLAN

The Hunterdon County Planning Board adopted its Growth Management Plan in December 1986. The Hunterdon County Growth Management Plan represents the county's master plan for development. It was prepared under the New Jersey County Planning Act as a guide for land development. The Growth Management Plan's Future Land Use Plan identifies Flemington Borough and portions of surrounding Raritan Township as a "Commercial Center". The plan recognizes the competition faced by the commercial centers of the County from regional shopping malls and strip highway commercial development along the County's major highways. The Plan recommends amenities such as accessible parking and pedestrian-oriented streetscapes in the commercial centers of the County to curb their decline. The Plan also recommends that municipalities recognize that older, underutilized buildings are essential ingredients to the character of a commercial center and that these buildings should be rehabilitated and permitted to contain a mix of residential and non-residential uses. The Plan recommends a variety of higher density housing types be encouraged in the commercial centers. The Borough's Land Use Plan is consistent with the County's 1986 Growth Management Plan.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (SDRP) was formulated to facilitate coordinated planning among state agencies and to efficiently allocate scarce state resources. The SDRP was adopted on June 12, 1992. The SDRP is a policy guide for state, regional and local governments and agencies, functioning in a comparable fashion to the County's Plan but on a state-wide scale.

The SDRP established a Resource Planning and Management Structure (RPMM) complete with state-wide mapping of growth management areas and concentrations of existing and proposed development, called Planning Areas and Centers. The SDRP delineates policy objectives for each Planning Area and Center type to guide growth in appropriate places and contexts.

The State Development and Redevelopment Plan designates the entirety of the Borough of Flemington within PA3 - Fringe Planning Area. The stated intent for Planning Area 3 is to phase development in concert with the construction

of infrastructure in existing or new centers to accommodate modest population growth that might otherwise contribute to urban sprawl.

The SDRP also designates Flemington Borough as an "Existing Regional Center". The SDRP describes existing regional centers in the rural areas of the State as often being "population centers and county seats, with small business districts serving both new exurbanites and long-time rural residents." The Borough of Flemington meets the SDRP's criteria for designation as an existing regional center. It is recommended that the Borough petition the State Planning Commission for official designation as a regional center.

The Land Use Plan Element and Map for the Flemington Borough Master Plan is generally consistent and compatible with the SDRP.

SUMMARY

The policy goals and objectives for the Flemington Borough Master Plan have been shown to be substantially consistent with the Master Plan and Land Development Ordinance of Raritan Township, the County Growth Management Plan and the State Development and Redevelopment Plan. In certain instances, mainly with the land use policies in certain areas of Raritan Township, inconsistencies occur. These inconsistencies, however, do not alter the substantial compatibility of this document with other relevant planning documents.

State Development and Redevelopment Plan (1992)

PA3 - Fringe
ER - Existing Regional Center

Hunterdon Co. Growth Management Plan (1986)

"Commercial Center"

Raritan Township Zoning
December 1996

R-3	Residential	B-2	Commercial
R-5	Residential (PRD)	I-2	Major Industrial
R-6	Residential	O-1	Professional Office
R-6LM	Residential	P	Public and Institutional
R-7	Residential		

CLARKE CATON HINTZ

August 4, 1997

Borough of Flemington
Surrounding Municipal Zoning

Conclusions

Flemington Borough sits apart from its surrounding area because of several factors, but in particular its historic settlement pattern and historic structures have created a definable town. Its role as the County seat has reinforced its distinctiveness. The character of the Borough has changed over time from a hub for the support of farming, to a manufacturing and transportation center, to its latest incarnation as a retail and tourist destination. The outlet trade has become the mainstay of the visible economy as represented by Flemington Fur, Stangl Pottery and Flemington Cut Glass. Some of this retail development has spilled over into Raritan Township as the availability of land in the Borough has become scarce. In order to prevent being "swallowed up" by the extensive retail and other development beyond Flemington proper, the Borough must draw on its unique character to differentiate itself and continue to prosper.

A key ingredient to maintain its attractiveness is the historic character of the Borough. A continuous improvement in the process of historic restoration is needed to retain Flemington's current advantages. Even though the Borough is on the Federal and State Registers of Historic Places, historic preservation controls are inadequate and have led to the deterioration of buildings and inappropriate alterations or additions to buildings not in keeping with their historic architecture. These controls will need to be improved, and the capabilities of the Historic Preservation Commission brought into compliance with State statutes (Municipal Land Use Law). This process reinforces itself. When buildings are restored, this provides encouragement to other property owners to improve their buildings. Over time, the restorations and upkeep of the buildings will add to the vibrancy of the community as occurs in Cape May, Haddonfield and other similar towns.

Another way for the Borough to emphasize its uniqueness is to improve its streetscape. The streetscape provides the setting for buildings and is as important to the attractiveness of Flemington as historic preservation. Main Street and Church Street are the main entry points to the town and an initial improvement program of street trees, sidewalks, lighting and street furniture (such as benches, tree grates and trash receptacles) would greatly enhance public perceptions of the Borough.

The outlet centers that have been built from Mine Street to Route 12 (Liberty Village and Turntable Junction) were developed without a consistent architectural design. Similar streetscape improvements would help to tie these disparate elements together. The outlet center area is oriented for the motoring public but there exists a significant proportion of the public that desires to walk between the Rt. 12 outlet centers and from these to downtown. This area lacks a complete sidewalk network to accomplish pedestrian connectivity and should be a priority as new stores are added or public improvements reconstructed.

These proposed improvements are intended not only to enhance the visual quality of the retail outlet area, but also to enhance the ability of pedestrians to walk from store to store or business to residence. Parking improvements, as recommended in the Circulation/Parking Plan Element, will also make the downtown more accessible and "user friendly".

Appendices

Appendix A
Flemington Borough Municipal Offices
Space Program

March 26, 1997

GENERAL MUNICIPAL OFFICES

	Office/Function	Existing Net Area	Proposed Net Area
1.	Lobby Entry		430 sf
2.	Borough Clerk Workstation, four file cabinets, two visitors	117 sf	160 sf
3.	Deputy Clerk Workstation, shelving, printers, Fire-proof file, public reception	196 sf	200 sf
4.	Utility Clerk Workstation, files	125 sf	120 sf
5.	Tax Collector/Chief Financial Office (Used Alternative Days) Two workstations, file	206 sf	180 sf
6.	Building Permit Office *Building, Plumbing, Electrical, and Fire Sub-code Officials, Fire Marshall* Two workstations, plan review table, drawing storage, eight file cabinets, two visitors	-	220 sf
7.	Planning Board and Zoning Board Workstation, six files	113 sf	150 sf
8.	Tax Assessor Workstation, files	-	120 sf
9.	Public Assistance Office Workstation, files, two visitors	107 sf	120 sf
10.	Mail Room/Copier Shelving, supplies	71 sf	120 sf
11.	Record Storage	242 sf	300 sf

	Office/Function	Existing Net Area	Proposed Net Area
12.	Kitchenette	-	120 sf
13.	General Conference Room Table seating 12	-	200 sf
14.	Council room/Courtroom/Planning Board Dais seating for eleven, accommodate court functions, handicapped access to dais, tables for lawyers, Board secretary, planner, engineer and witnesses, public seating for eighty	615 sf	1,900 sf
	General Municipal Office Sub-total	1,792 sf	4,340 sf

MUNICIPAL COURT

	Office/Function	Existing Net Area	Proposed Net Area
1.	Court Administrator Workstation, files	218 sf	160 sf
2.	Court Clerk Workstation, files, copier/fax	195 sf	150 sf
3.	Judge's Office Desk, two visitors Judge's conference room	80 sf 135 sf	120 sf
4.	Lawyer's conference room Table seating for four	135 sf	100 sf
	Municipal Court Sub-total	628 sf	530 sf

Note: Existing Courtroom in Hunterdon County Building (seats 60) is 880 sf.

MUNICIPAL POLICE

	Office/Function	Existing Net Area	Proposed Net Area
1.	Police Chief Workstation, files, two visitors	275 sf	160 sf

	Office/Function	Existing Net Area	Proposed Net Area
2.	Police Secretary/Reception	123 sf	120 sf
3.	Police Secretary Storage	119 sf	100 sf
4.	Lieutenant's Office Workstation, files	123 sf	120 sf
5.	Juvenile Office Workstation, files	123 sf	120 sf
6.	Detective's Office Workstation, files	160 sf	120 sf
7.	Patrol Sgt. Office Workstation	82 sf	90 sf
8.	Crime Prevention Workstation	82 sf	90 sf
9.	Patrol Workstation Area six small workstations	300 sf	300 sf
10.	Locker rooms (men & women)	82 sf	280 sf
11.	DWI Test Equipment	80 sf	90 sf
12.	Evidence Locker	90 sf	90 sf
13.	Firearms Storage		90 sf
14.	Communication Equipment (NCIC/fax)	43 sf	50 sf
15.	Office Supply Storage	43 sf	100 sf
	Police Sub-totals	1,725 sf	1,920 sf

Summary	Existing Net Area	Proposed Net Area
General Municipal Offices	**1,792 sf**	**4,340 sf**
Municipal Court	**1,508 sf**	**530 sf (1)**
Municipal Police	**1,725 sf**	**1,920 sf**
Net Total	**5,025 sf**	**6,790 sf**
Circulation, Toilets, Mechanical (25%)		**1,700 sf**
Gross Area		**8,490 sf**

(1) Courtroom included under general municipal offices

Appendix B

Central Business District Parking Needs Analysis

Flemington Borough, Hunterdon County, NJ

Tax Sheet	Block	Lot	Ac.	L.U. #	Land Use Category	Square Footage	Needed Parking Spaces	Existing Parking Spaces	Comments	Zone District
2	8	11	0.24	1	SFR		2	2		B-H
2	8	14	0.18	1	SFR		2	2		R-A
2	8	16	0.09	1	SFR		2	2		R-A
2	8	18	0.28	1	SFR		2	2		R-A
2	8	17	0.16	2	Twin		4	4		R-A
2	8	15	0.21	3	MFR		6	6	3 units	R-A
2	8	10	0.42	7	Office	4,000	16	6	Dentist	B-H
2	8	12	0.28	7	Office	4,000	16	25	Attorney	B-H
2	8	13	1.30	9	Public	50,000	200	74	Victorian Plaza Offices (County)	B-H
2	8	13.01	0.12	10	Public				Victorian Plaza Offices (County)	B-H
	Total:		**3.27**			**58,000**	**250**	**123**	**Existing Spaces = 123. Deficit of 127 spaces.**	
3	14	5	0.17	1	SFR		2	2		C-2
3	14	6	0.15	1	SFR		2	2		C-2
3	14	7	0.14	1	SFR		2	2		C-2
3	14	10	0.29	1	SFR		2	2		C-2
3	14	8	0.14	2	Twin		4	4		C-2
3	14	3	0.75	6	Retail	1,440	8		Florist	C-2
3	14	1(pt)	1.00	6	Retail	3,784	21		Agway, Inc.	C-2
3	14	1(pt)	0.41	6	Retail				Shopping Center (2 stores)(Included in 3,784)	C-2
3	14	11	0.39	7	Office	5,425	22		Doctor	B-H
3	14	12	0.30	7	Office	2,284	9			B-H
3	14	14	0.41	7	Office	3,996	16		Harjes Insurance Agency	B-H
3	14	15	0.26	7	Office	3,929	16		Thatcher & Lanza, Atty's	B-H
3	14	16	0.13	7	Office	4,332	17		Cortes & Hay Title Agency	B-H
3	14	17	0.15	7	Office	6,859	27		Atty.	B-H
3	14	19	1.36	7	Office	9,560	38		Park Place Office Condos (5 units)	C-2
3	14	20	0.75	7	Office	6,013	24		Coldwell Banker Realtor's	B-H
3	14	2	1.66	8	Industrial				Agway, Inc. (Included in 3,784)	C-2
3	14	13	4.34	9	Public				Hunterdon County Admin. Building (Need s.f.)	R-B
3	14	17.01	0.08	9	Public	2,969	12		Hunterdon County	B-H
3	14	18	0.32	9	Public	3,246	13		Hunterdon County	C-2
3	14	4	0.46	11	Vacant					C-2
	Total:		**13.66**			**53,837**	**235**	**211**	**Existing Spaces = 211. Deficit of 24 spaces.**	
4	17	1	0.14	1	SFR		2	2		R-B
4	17	4	0.29	1	SFR		2	2		R-B
4	17	9.01	0.11	1	SFR		2	2		C-1
4	17	11.01	0.05	1	SFR		2	2		C-1
4	17	16.01	0.07	1	SFR		2	2		R-B
4	17	17	0.10	1	SFR		2	2		R-B
4	17	2	0.26	2	Twin		4	4		R-B
4	17	3	0.21	2	Twin		4	4		R-B
4	17	5	0.29	2	Twin		4	4		R-B
4	17	6	0.39	2	Twin		4	4		R-B
4	17	16	0.18	2	Twin		4	4		R-B
4	17	10	0.06	6	Retail	2,210	12			C-1
4	17	11(pt)	0.12	6	Retail	6,722	37			C-1
4	17	12(pt)	0.09	6	Retail	2,232	12			C-1
4	17	14	0.81	6	Public	9,945	55		U.S. Post Office	C-1
4	17	7	0.59	6	Q-P	2,236	12		Flemington Women's Club	R-B
4	17	9	1.12	7	Offices	17,964	72		Newmarket Office Condos (16 units)	C-1
4	17	11(pt)	0.12	7	Office					C-1
4	17	12(pt)	0.09	7	Office					C-1
4	17	8	2.20	7	Public	20,191	81		Hunterdon County Freeholder's Office	C-1
4	17	15	0.09	9	Public				Borough of Flemington	C-1
	Total:		**7.37**			**61,500**	**313**	**197**	**Existing Spaces = 197. Deficit of 116 spaces.**	

Tax Sheet	Block	Lot	Ac.	L.U. #	Land Use Category	Square Footage	Needed Parking Spaces	Existing Parking Spaces	Comments	Zone District
4	18	19	0.17	1	SFR		2	2		R-B
4	18	21	0.23	1	SFR		2	2		R-B
4	18	22	0.20	1	SFR		2	2		R-B
4	18	24	0.06	1	SFR		2	2		R-B
4	18	25	0.20	1	SFR		2	2		R-B
4	18	26	0.40	1	SFR		2	2		R-B
4	18	28	0.20	1	SFR		2	2		R-B
4	18	16	0.18	2	Twin	1,920	4	4	Flemington Fur Co. (4A)	C-1
4	18	20	0.21	2	Twin		4	4		R-B
4	18	23	0.13	2	Twin		4	4		R-B
4	18	29	0.19	2	Twin		4	4		R-B
4	18	30	0.24	2	Twin		4	4		R-B
4	18	32	0.16	2	Twin		4	4		R-B
4	18	33	0.28	2	Twin		4	4		R-B
4	18	36	0.21	2	Twin		4	4		R-B
4	18	37, 38	0.20	2	Twin		4	4		B-H
4	18	5(pt)	0.17	3	MFR (Apt.)		2	2		C-1
4	18	7(pt)	0.11	3	MFR (Apt.)		2	2		C-1
4	18	9(pt)	0.12	3	MFR (Apt.)		2	2		C-1
4	18	10, 11(pt)	0.09	3	MFR(Apt.)		2	2		C-1
4	18	12(pt)	0.07	3	MFR(Apt.)		2	2		C-1
4	18	27	0.21	3	MFR		8	8	4 units	R-B
4	18	31	0.24	3	MFR		8	8	4 units	R-B
4	18	34	0.24	3	MFR		2	2		R-B
4	18	35	0.21	3	MFR		2	2		R-B
4	18	7(pt)	0.11	6	Retail	4,040	22			C-1
4	18	8	0.12	6	Retail	6,240	34			C-1
4	18	9(pt)	0.12	6	Retail	6,060	33			C-1
4	18	9.01	0.04	6	Retail				No Record	C-1
4	18	10, 11(pt)	0.09	6	Retail					C-1
4	18	12(pt)	0.07	6	Retail	10,188	56			C-1
4	18	13	0.07	6	Retail	6,102	34			C-1
4	18	14	0.07	6	Retail	4,308	24			C-1
4	18	17	0.17	6	Retail				Parking Lot	C-1
4	18	18	0.22	6	Service				Parking Lot	C-1
4	18	38.01	0.04	6	Retail					C-1
4	18	39	1.00	6	Public	3,240	18		Borough of Flemington	C-1
4	18	1	0.34	7	Office	3,570	14			B-H
4	18	2	0.16	7	Office	3,292	13			B-H
4	18	3, 4	1.16	7	Office	13,412	54			C-1
4	18	5(pt)	0.17	7	Office	6,541	26			C-1
4	18	6	0.27	7	Office	3,971	16			C-1
4	18	10, 11(pt)	0.09	7	Office	6,983	28			C-1
4	18	15, 15.01	0.25	7	Office	1,672	7			C-1
	Total:		**9.24**			**81,539**	**459**	**301**	**Existing Spaces = 301. Deficit of 158 spaces.**	
4	21	1.01	0.04	1	SFR		2	2		R-B
4	21	1.02	0.05	1	SFR		2	2		R-B
4	21	4	0.09	1	SFR		2	2		R-B
4	21	7	0.13	1	SFR		2	2		R-B
4	21	8	0.11	1	SFR		2	2		R-B
4	21	11	0.15	1	SFR		2	2		R-B
4	21	15	0.16	1	SFR		2	2		R-B
4	21	16	0.12	1	SFR		2	2		R-B
4	21	17	0.14	1	SFR		2	2		R-B
4	21	19	0.14	1	SFR		2	2		R-B
4	21	1.03	0.08	2	Twin		4	4		R-B
4	21	2	0.08	2	Twin		4	4		R-B
4	21	3	0.08	2	Twin		4	4		R-B
4	21	5	0.36	2	Twin		4	4		R-B
4	21	6	0.25	2	Twin		4	4		R-B
4	21	9, 10	0.20	2	Twin		4	4		R-B
4	21	13	0.19	2	Twin		4	4		R-B
4	21	14	0.22	2	Twin		4	4		R-B
4	21	18	0.12	2	Twin		4	4		R-B
4	21	12	0.20	3	MFR		8	8	4 units	R-B
4	21	25(pt)	0.09	3	MFR(Apt.)		2	2		C-1
4	21	29(pt)	0.10	3	MFR(Apt)		2	2		C-1
4	21	30	0.16	3	MFR		6	6	3 units	R-B

Tax Sheet	Block	Lot	Ac.	L.U. #	Land Use Category	Square Footage	Needed Parking Spaces	Existing Parking Spaces	Comments	Zone District
4	21	31	0.17	3	MFR		6	6	3 units	R-B
4	21	20	0.27	6	Retail	11,194	62			C-1
4	21	24	0.51	6	Retail	9,576	53		Mikasa	C-1
4	21	25(pt)	0.09	6	Retail	3,138	17			C-1
4	21	26(pt)	0.10	6	Retail	15,720	86			C-1
4	21	27(pt)	0.03	6	Retail				(No s.f. records)	C-1
4	21	29(pt)	0.10	6	Retail					C-1
4	21	23.01	0.97	6	Public				Hunterdon County (No s.f. records)	C-1
4	21	28	0.25	7	Public	7,935	32		Hunterdon County	C-1
4	21	21	0.63	7	Office	7,764	31			C-1
4	21	22	0.51	7	Office	4,177	17			C-1
4	21	23	0.22	7	Office	4,531	18			C-1
4	21	26(pt)	0.10	7	Office					C-1
4	21	27(pt)	0.03	7	Office					C-1
4	21	29(pt)	0.10	7	Office	7,376	30			C-1
	Total:		**7.32**			**71,411**	**361**	**209**	**Existing Spaces = 209. Deficit of 152 spaces.**	
4	22	14	0.10	2	Twin	7,920	44		Flemington Fur Co. (4A)	C-1
4	22	13	0.07	3	MFR		6	6	3 units	C-1
4	22	15(pt)	0.08	3	MFR(Apt.)		2	2		C-1
4	22	1	0.12	6	Retail	9,880	54		Bank	C-1
4	22	2	0.09	6	Retail	4,960	27		Bank	C-1
4	22	3	0.03	6	Retail	2,176	12		Higgins News Service	C-1
4	22	4	1.00	6	Retail	15,896	87		Flemington Furs/Union Hotel	C-1
4	22	5(pt)	0.15	6	Retail	1,896	10			C-1
4	22	12	0.11	6	Retail				Parking Lot	C-1
4	22	15(pt)	0.08	6	Retail	3,496	19			C-1
4	22	5(pt)	0.15	7	Office					C-1
4	22	6	0.34	7	Offices	13,258	53			C-1
4	22	7	0.73	7	Office	16,003	64		Bank/Lawyer's Office	C-1
4	22	8	0.13	7	Office				Parking Lot	C-1
4	22	9	0.15	7	Office				Parking Lot	C-1
4	22	10	0.09	7	Office				Parking Lot	C-1
	Total:		**3.31**			**75,485**	**379**	**192**	**Existing Spaces = 192. Deficit of 187 spaces.**	
4	23	4	0.15	2	Twin		4	4		R-B
4	23	5	0.17	2	Twin		4	4		R-B
4	23	6	0.10	2	Twin		4	4		R-B
4	23	1	0.11	6	Retail	10,176	56		Bank Office	C-1
4	23	2	0.11	6	Public	3,794	21		Hunterdon Cty. Hist. Soc. (Doric House)	C-1
4	23	7	0.04	7	Public	2,128	9		Hunterdon County Admin. Building	C-1
4	23	3	0.38	10	Q-P				Methodist Church	C-1
	Total:		**1.06**			**16,098**	**97**	**12**	**Existing Spaces = 12. Deficit of 85 spaces.**	
4	24	9	0.22	1	SFR		2	2		R-B
4	24	10	0.14	1	SFR		2	2		R-B
4	24	11	0.10	1	SFR		2	2		R-B
4	24	13	0.13	1	SFR		2	2		R-B
4	24	16	0.24	1	SFR		2	2		R-B
4	24	17	0.16	1	SFR		2	2		R-B
4	24	20	0.10	1	SFR		2	2		R-B
4	24	21	0.10	1	SFR		2	2		R-B
4	24	23	0.21	1	SFR		2	2		R-B
4	24	14	0.22	2	Twin		4	4		R-B
4	24	15	0.06	2	Twin		4	4		R-B
4	24	18	0.19	2	Twin		4	4		R-B
4	24	19	0.26	2	Twin		4	4		R-B
4	24	24(pt)	0.04	2	Twin		4	4	Twin	C-1
4	24	6, 7	0.26	3	MFR		6	6	3 units	R-B
4	24	8	0.21	3	MFR		6	6	3 units	R-B
4	24	22	0.20	3	MFR		6	6	3 units	R-B
4	24	1	0.12	6	Retail	10,220	56		Flemington Furs	C-1
4	24	2, 3	0.51	6	Retail	4,768	26		Flemington Furs	C-1
4	24	24(pt)	0.04	6	Service	1,916	11		Upholstery Shop	C-1
4	24	12	0.15	7	Office	2,088	8		CPA	R-B
4	24	5	0.08	11	Vacant				Flemington Furs	R-B
	Total:		**3.73**			**18,992**	**157**	**56**	**Existing Spaces = 56. Deficit of 101 spaces.**	

Tax Sheet	Block	Lot	Ac.	L.U. #	Land Use Category	Square Footage	Needed Parking Spaces	Existing Parking Spaces	Comments	Zone District
4	29	3.01	0.26	1	SFR		2	2		C-1
4	29	3.02	0.29	1	SFR		2	2		C-1
4	29	7	0.15	1	SFR		2	2		R-B
4	29	8	0.08	1	SFR		2	2		R-B
4	29	11	0.16	1	SFR		2	2		R-B
4	29	12	0.19	1	SFR		2	2		R-B
4	29	9	0.07	2	Twin		4	4		R-B
4	29	10	0.06	2	Twin		4	4		R-B
4	29	4(pt)	0.14	3	MFR(Apt.)		2	2		C-1
4	29	5(pt)	0.15	3	MFR(Apt.)		2	2	3 apartments	C-1
4	29	4(pt)	0.14	6	Retail	3,256	18		Florist	C-1
4	29	5(pt)	0.15	6	Retail	936	5		Cafe/3 Apartments	C-1
4	29	6	0.28	6	Retail	4,332	24			C-1
4	29	1	0.14	6	Public	8,964	49		Borough of Flemington Library	C-1
4	29	2	0.67	7	Office	14,105	56			C-1
4	29	3.03	0.06	7	Office	1,560	6			C-1
	Total:		**2.99**			**33,153**	**183**	**85**	**Existing Spaces = 85. Deficit of 98 spaces.**	
4	30	1	0.20	1	SFR		2	2		R-B
4	30	4	0.13	1	SFR		2	2		R-B
4	30	5	0.15	1	SFR		2	2		R-B
4	30	6	0.15	1	SFR		2	2		R-B
4	30	7	0.17	1	SFR		2	2		R-B
4	30	8	0.18	1	SFR		2	2		R-B
4	30	9	0.12	1	SFR		2	2		R-B
4	30	14	0.13	1	SFR		2	2		R-B
4	30	15	0.14	1	SFR		2	2		R-B
4	30	2	0.14	2	Twin		4	4		R-B
4	30	3	0.16	2	Twin		4	4		R-B
4	30	3.01	0.13	2	Twin		4	4		R-B
4	30	10	0.07	2	Twin		4	4		R-B
4	30	11	0.07	2	Twin		4	4		R-B
4	30	12	0.15	2	Twin		4	4		R-B
4	30	13	0.15	3	MFR		8	8	4 units	R-B
	Total:		**2.22**			**0**	**50**	**50**	**Existing Spaces = 50. Deficit of 0 spaces.**	
5	36	5	0.16	1	SFR		2	2		C-2
5	36	10	0.57	1	SFR		2	2		C-2
5	36	20	0.05	1	SFR		2	2		C-2
5	36	29	0.37	1	SFR		2	2		C-2
5	36	21	0.11	2	Twin		4	4		C-2
5	36	12	0.45	3	MFR		8	8	4 units	C-2
5	36	14(pt)	0.07	3	MFR(Apt.)		2	2		C-2
5	36	15(pt)	0.04	3	MFR(Apt.)		2	2		C-2
5	36	16(pt)	0.03	3	MFR(Apt.)		2	2		C-2
5	36	17(pt)	0.07	3	MFR(Apt.)		2	2		C-2
5	36	18(pt)	0.04	3	MFR(Apt.)		2	2		C-2
5	36	19(pt)	0.04	3	MFR(Apt.)		2	2		C-2
5	36	1	0.29	6	Retail	2,915	16			C-2
5	36	2	0.30	6	Retail	1,224	7			C-2
5	36	2.01	0.28	6	Retail	1,040	6			C-2
5	36	3	0.18	6	Retail	1,440	8			C-2
5	36	6	0.22	6	Retail	1,248	7			C-2
5	36	7	0.35	6	Retail				(Parking Lot according to Records)	C-2
5	36	11	0.52	6	Service	4,711	26		Funeral Home	C-2
5	36	13	0.27	6	Retail				(Parking Lot according to Records)	C-2
5	36	14(pt)	0.07	6	Retail	4,998	27			C-2
5	36	15(pt)	0.04	6	Retail	2,721	15			C-2
5	36	16(pt)	0.03	6	Retail	2,058	11			C-2
5	36	17(pt)	0.07	6	Retail	3,740	21			C-2
5	36	18(pt)	0.04	6	Retail	2,892	16			C-2
5	36	19(pt)	0.04	6	Retail	5,933	33			C-2
5	36	24	0.42	6	Retail	3,634	20			C-2
5	36	25	1.46	6	Retail	7,565	42		Clothing Mansion	C-2
5	36	30	0.86	6	Retail	6,368	35			C-2
5	36	9	1.12	7	Office	4,972	20			C-2
5	36	23	0.75	7	Office	15,316	61		Data Based Systems	C-2
5	36	26	0.40	7	Office	3,176	13		Counseling Center	C-2
5	36	27	0.41	7	Office	1,725	7		Financial	C-2

Tax Sheet	Block	Lot	Ac.	L.U. #	Land Use Category	Square Footage	Needed Parking Spaces	Existing Parking Spaces	Comments	Zone District
5	36	28	0.40	7	Office	2,342	9		Attorney	C-2
5	36	8	0.71	10	Q-P	3,324	13		Hunterdon Medical Center	C-2
	Total:		**11.17**			**83,342**	**444**	**251**	**Existing Spaces = 251. Deficit of 193 spaces.**	
6	38	11	0.10	1	SFR		2	2		R-B
6	38	12	0.12	1	SFR		2	2		R-B
6	38	17	0.26	1	SFR		2	2		C-1
6	38	13	0.41	2	Twin		4	4		R-B
6	38	15	0.22	2	Twin		4	4		R-B
6	38	16	0.28	2	Twin		4	4		R-B
6	38	14	0.57	3	MFR		8	8	4 units	R-B
6	38	1	0.38	6	Retail	532	3			C-1
6	38	1.01	0.38	6	Retail	1,202	7		Gas Station	C-1
6	38	2	0.48	6	Service	3,519	19			C-2
6	38	3	0.34	6	Service	4,955	27			C-2
6	38	3.01	0.43	6	Service				Parking Lot	C-2
6	38	4	0.26	6	Retail	3,290	18			C-2
6	38	5,6,7,20	2.81	6	Retail/Parking	40,896	225		Parking Lot and Retail	C-2
6	38	8	0.49	6	Service	3,156	17		B & B	C-2
6	38	18(pt)	0.26	6	Retail	2,400	13			C-2
6	38	19	0.60	6	B & B	7,406	41		Cabbage Rose Inn	C-2
6	38	9	0.23	7	Office	2,952	12		Optometrist	C-2
6	38	18(pt)	0.26	7	Office					C-2
6	38	10	3.75	10	Chrch/PrgCtr				Flemington Baptist Church	C-2
6	38	21	0.25	11	Vacant					C-2
6	38	100	0.15	12	Railroad				Black River & Western Corp. RR	C-2
	Total:		**13.04**			**70,308**	**408**	**342**	**Existing Spaces = 342. Deficit of 66 spaces.**	
	Grand Total:		**78.37**			**623,665**	**3,337**	**2,029**		

Existing Off-Street Spaces = 2,029. Deficit of 1,308 Off-Street Spaces.
Existing On-Street Spaces = 110.
Existing On- and Off-Street Spaces = 2,139. Deficit of 1,198 spaces.

Prepared by: Clarke Caton Hintz, December 1996, revised January 1997.