STATE REGISTER ACT APPLICATION FOR PROJECT AUTHORIZATION

Second Supplemental Submission

for

Borough of Flemington
Sale of 90-96 Main Street & Adjacent Parking Lots
Block 22, Lots 7, 8, 9 & 10
Flemington, Hunterdon County, NJ

November 3, 2017

Borough of Flemington

38 Park Avenue
Flemington, New Jersey 08822
Phone (908) 782-8840
Fax (908) 782-0142

November 3, 2017

Via Hand Delivery

Richard Boornazian, Assistant Commissioner
Department of Environmental Protection
Natural & Historic Resources
Historic Preservation Office
P.O. Box 420
Trenton, New Jersey 08625-0420

Re: Hunterdon County, Flemington Borough
Borough of Flemington
Sale of 90-96 Main Street and Adjacent Parking Lots
Block 22, Lots 7, 8, 9 & 10
Application for Project Authorization
New Jersey Register of Historic Places Act Review
Flemington Historic District (SR 2/27/1980; NR 9/17/1980)

Dear Assistant Commissioner Boornazian:

Please accept this letter and the attached documents in response to your September 5, 2017 letter and Resolution 2017-388. In that letter there were three requests for more information which we have now completed and include here:

- Request #1 Condition Assessment including a Structural Analysis and Design Alternative using the Secretary of Interior Standards for Rehabilitation
  - Please see Attachment 1, which includes a Structural Evaluation Report prepared by Anthony J. Pagnotta, PE. and a Conditions Assessment prepared by Minno Wasko, Architects and Planners.
- Request #2 Phase I Archaeological Study
  - Please see Attachment 2, which includes a Phase IA Archaeological Reconnaissance prepared by Matthew S. Tomaso, M.A., RPA.
- Request #3 Evaluate Appropriateness of Scale of the Proposed Development

- Please see Attachment 3, which includes a Report regarding the size, scale and density of the project prepared by Flemington Center Urban Renewal, LLC, and an Evaluation of the Appropriateness of Scale prepared by Peter Primavera.

It should be noted that the Borough is of the opinion that the scale, density and height of the project is appropriate and will best serve to revitalize downtown Flemington.

Sincerely,

J. Philip Greiner, Mayor
Borough of Flemington

CC: Katherine J. Marcopul, Administrator
Robert Beckelman, Esq.
Joseph P. Baumann, Jr., Esq.

Flemington Historic Preservation Commission
Hunterdon County Historical Society
Friends of Historic Flemington, LLC
Hunterdon County Cultural and Heritage Commission
Hunterdon Land Trust
National Trust for Historic Preservation
New Jersey Historical Commission
Preservation New Jersey
Rural Awareness, Inc.
Peter Primavera, Peter Primavera Partners
Erin Simone, Maley & Associates

Attachment 1

GILSANZ MURRAY STEFICEK LLP

ENGINEERS AND ARCHITECTS 619 River Drive Center 1 . 2nd Floor
Elmwood Park . NJ . 07407
973.273.0077
www.gmsllp.com

November 1, 2017

Flemington Center Urban Renewal, LLC
Attn: Keith Dilgard
5 Bartles Corner Road
Flemington NJ 08822

RE: **Hunterdon County National Bank Building - Structural Evaluation Report**
90-100 Main Street, Flemington NJ
GMS Project No. 17537

Mr. Dilgard:

Per your request, we conducted a structural evaluation of the above captioned building. The purpose of the evaluation was to assess the general physical condition of the structure and evaluate the structural implications of a proposed adaptive reuse project on the building. The following is a report of our findings and recommendations.

1.0 Methodology

The evaluation consisted of visual observations of the readily accessible areas of the building. Exterior observations were performed from ground level and portions of the lower roofs. All of the observations were performed on September 27th, 2017.

No close-up observations were performed from scaffolds or man-lifts, no architectural finishes were removed, and no exploratory probes were performed to expose underlying structural members. No structural drawings or other documentation of the existing construction were available for review. Our comments are therefore based solely upon visual examination of those elements of the building that were reasonably discernable by direct observation. There may be concealed conditions which affect building performance that were not apparent at the time of our observations.

2.0 Existing Conditions

The existing building is a three-story brick masonry bearing wall structure with two one-story lateral additional additions extending off the south and east sides. The original three-story section was a former bank and is referred to in this report as the “Bank Building”.

The floor framing of the Bank Building consists of dimensional wood joists which span in the north-south direction. The joists are supported by the north and south exterior brick masonry bearing walls, interior bearing walls, and timber girders running east –west. The roof framing consists of heavy timber wood trusses which span north south across the full width of the building. Dimensional wood roof joists span east-west between the trusses.

The exterior brick masonry walls of the Bank Building were generally found to be in satisfactory condition and proper alignment. We found no evidence of excessive differential settlement or out-of-plane deflection. The mortar between the brick units was found in good condition. In certain areas, the mortar joints appeared to have been recently re-pointed. The floor and roof framing were found in satisfactory condition with no evidence of structural defects or deficiencies.

3.0 Proposed Adaptive Reuse Alternatives and Structural Implications

Two adaptive reuse alternatives were considered for this study. The alternatives were developed by Minno Wasko Architects and Planners and are described in detail in their report dated November 1, 2017. The following sections provide an overview of each alternative and the structural implications associated with each.

4.1 Alternative IV – Adaptive Reuse: This alternative involves the removal of the one-story portions of the Bank Building and the repositioning of the 2nd and 3rd floors to align with the elevations of the floors in the new construction. New openings for doors and full-height windows will be created along the north façade at the ground floor.

- **Lateral Load Resistance** - The removal of the 1-story sections and the creation of new wall openings in the north facade will reduce some of the inherent lateral load resistance capabilities of the Bank Building. The remaining structure will, therefore, need to be reinforced in order to provide adequate resistance against the wind and seismic loads prescribed by the current by the International Building Code (IBC) – NJ Edition 2015.

- **Internal Steel Frame** - Lateral load resistance will be provided by an internal steel frame that will be constructed within the existing Bank Building. Attached sketches, SK-1 thru SK-3, depict conceptually the extent of the internal frame. The internal structure will be a rigidly welded moment-frame that will provide lateral load resistance in the north-south and east-west directions, as well gravity load support for each floor and the attic.

  The new structure includes steel columns arranged around the perimeter and within the interior of the building. The new columns will extend from the basement to the attic. The new framing will allow the existing interior masonry bearing walls to be removed. See SK-3 for the conceptual column layout. The final column locations will need to be adjusted to fit the final architectural requirements.

The steel frame will allow the existing Bank Building to be structurally independent from the new construction and separated by continuous expansion joints along the south and east interfaces.

- **New Floor Framing** - The new 2nd and 3rd floor framing will consist of wide-flange steel beams and girders, with corrugated steel deck and concrete slabs. Supplemental steel framing will be required at the attic to support the gravity loads of the timber trusses and create a rigid diaphragm that will tie into the moment frames. The new openings at the ground floor of the north façade will require steel lintels to carry the masonry above the openings.

- **Foundations** - New footings will be required to support the columns at the basement level. The existing foundations and subgrade will need to be investigated to determine the bearing capacity of the soil and extent to which the existing foundations can be utilized to support the new column loads. It is our understanding that subgrade conditions at the site are such that deep foundation systems, such as piles or caissons, will not be required for the new foundations. The foundations will likely consist of shallow spread footings that will be placed at the same elevation as the existing footings, therefore no underpinning will be required.

- **Bracing and Stabilization of Brick Masonry** – The existing load bearing brick masonry exterior walls will become non-load bearing by virtue of the new frame. The masonry walls will be permanently braced by mechanical anchorages to the frame. It should be noted that the brick masonry is generally in good condition, therefore bracing and connecting it to the new structure should be relatively straightforward (i.e. no extensive restoration or reconstruction will be required). The construction will be phased in such a way that the new internal frame will be installed prior to removal of the existing 2nd and 3rd floors. The frame will provide structural stability and bracing for the exterior masonry walls during and after construction is completed.

4.2 Alternative V – Adaptive Reuse using Secretary of the Interior's Standards for Rehabilitation: For this alternative the existing Bank Building and its one- story additions would remain unchanged. The new construction will not connect to or interface with the existing building.

- **No Reinforcement Required** - The extent of structural modifications is relatively minor, therefore no reinforcement of the existing building will be required.

- N**ew Elevator and Stairway** - The new elevator and stairway will require the affected floor framing to be removed and replaced. The new framing will consist of steel beams and girders with corrugated steel deck and concrete slabs.

- **Elevator Pit** - The elevator will require a concrete pit to extend below the lowest level served. The existing foundations and subgrade will need to be investigated to determine the bearing capacity of the soil and extent to which the existing foundations need to be modified to accommodate the pit.

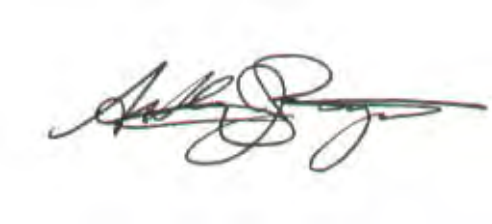
- **Foundations**: New foundations will be required for the stairs and ramp at the rear of the building. The foundations will likely consist of continuous wall footings that will be placed at the same elevation of the existing footings, therefore no underpinning will be required.

END OF REPORT

GMS reserves the right to amend this report should conditions change or additional information becomes available.

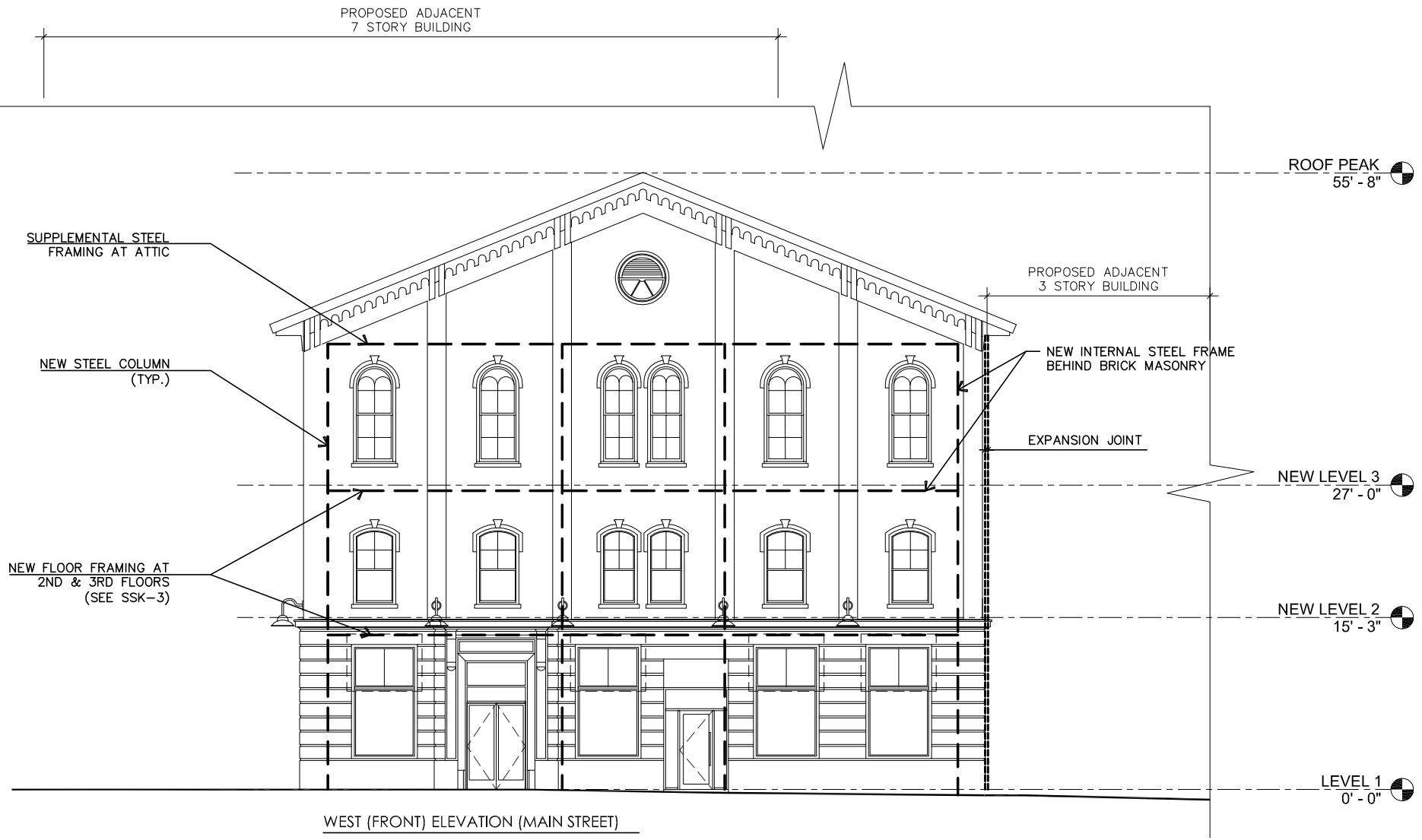
We trust this information has been helpful. If you have any questions or require additional information, please contact us directly.

Best Regards



Anthony J. Pagnotta, PE
Partner

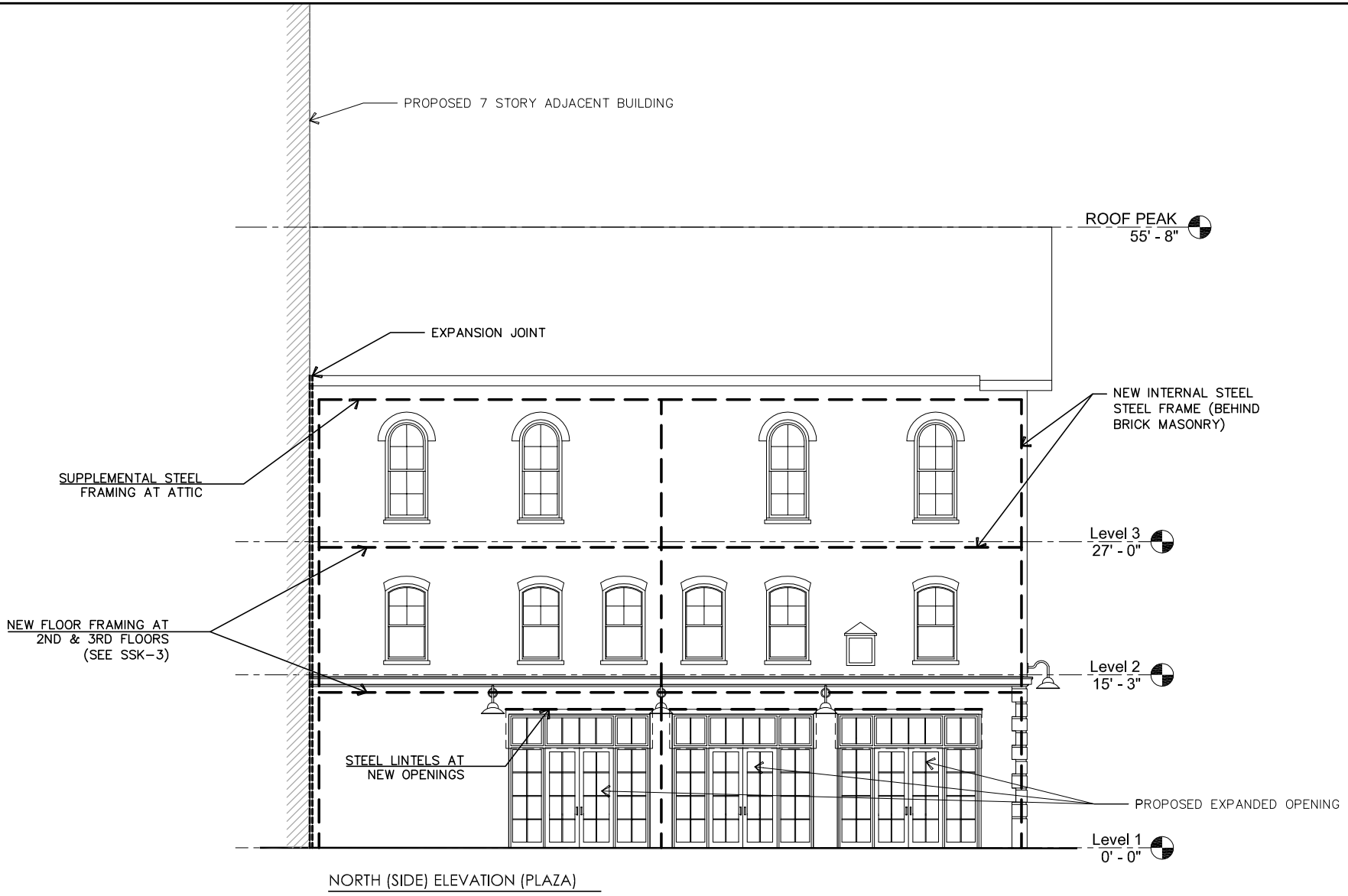
ATTACHMENTS: Sketches SK-1, SK-2 and SK-3



WEST (FRONT) ELEVATION (MAIN STREET)

GMS
ENGINEERS AND ARCHITECTS
619 River Drive Center 1
Elmwood New Jersey 07407
973.273.0077 | www.gmsllp.com
GILSANZ MURRAY STEFICEK LLP

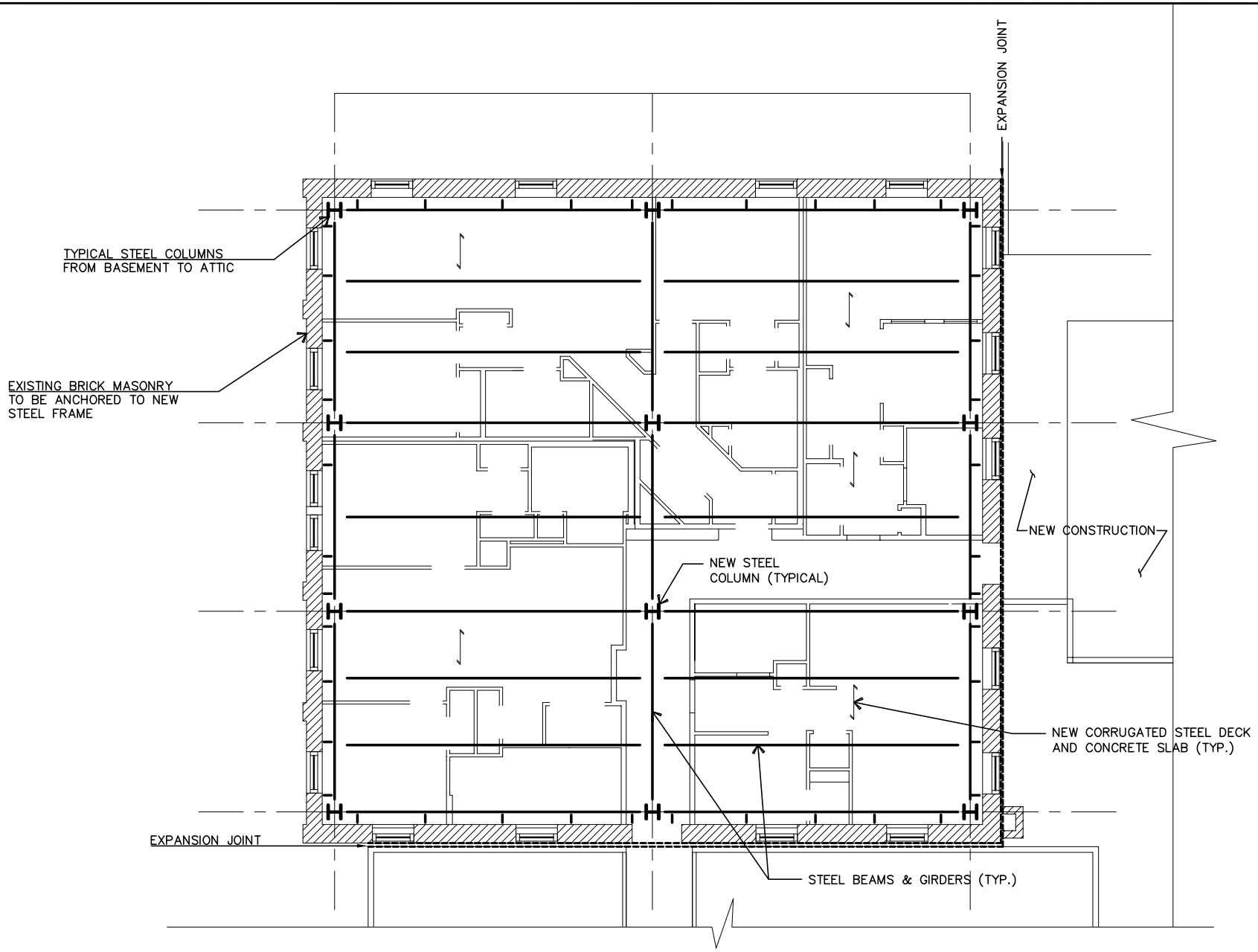
Project Name:			Drawing Name:
HCNB - PRELIMINARY STRUCTURAL EVALUATION OF PROPOSED ALT. IV			WEST (FRONT) ELEVATION
Date: 01 November 2017	Scale: N.T.S.	GMS Project No: 17537	SSK-1



NORTH (SIDE) ELEVATION (PLAZA)

GMS
ENGINEERS AND ARCHITECTS
619 River Drive Center 1
Elmwood New Jersey 07407
973.273.0077 | www.gmsllp.com
GILSANZ MURRAY STEFICEK LLP

Project Name:			Drawing Name:
HCNB - PRELIMINARY STRUCTURAL EVALUATION OF PROPOSED ALT. IV			NORTH (SIDE) ELEVATION
Date: 01 November 2017	Scale: N.T.S.	GMS Project No: 17537	SSK-2



2ND & 3RD FLOOR FRAMING

GMS
ENGINEERS AND ARCHITECTS
619 River Drive Center 1
Elmwood New Jersey 07407
973.273.0077 | www.gmsllp.com
GILSANZ MURRAY STEFICEK LLP

Project Name:			Drawing Name:
HCNB - PRELIMINARY STRUCTURAL EVALUATION OF PROPOSED ALT. IV			2ND & 3RD FLOOR FRAMING
Date:	Scale:	GMS Project No:	SSK-3
01 November 2017	N.T.S.	17537	

EDUCATION

POLYTECHNIC UNIVERSITY Brooklyn, New York
Master of Science in Civil Engineering June 1987

DREXEL UNIVERSITY Philadelphia, Pennsylvania
Bachelor of Science in Civil Engineering June 1983

LICENSES

Registered Professional Engineer in the States of New York, New Jersey, Pennsylvania, Connecticut and Illinois

PROFESSIONAL ASSOCIATIONS

Member, Structural Engineering Institute (SEI)
Member, Structural Engineers Association of New York (SEAoNY)
Member, American Concrete Institute (ACI)
Member, American Society of Civil Engineers (ASCE)
Member, Allied Professionals of New Jersey AIA

EXPERIENCE

GILSANZ MURRAY STEFICEK **April 2002 to Present**
Elmwood Park, NJ
PARTNER AND DIRECTOR OF NEW JERSEY OFFICE

HISTORIC PRESERVATION EXPERIENCE

- **1180 Raymond Boulevard, Newark, NJ**
  Historic restoration and renovation of a 1930 Art Deco office building. Restoration program included the brick masonry and terra cotta exterior facades. Renovation program included conversion of 35 floors from former office use to luxury residential rental units, with amenity and retail spaces on the lower levels.

- **744 Broad Street- Newark National Building, Newark, NJ**
  Evaluation, restoration and on-going maintenance of the brick masonry and limestone exterior facades of a 1930's Art Deco office building.

- **Hahne's Department Store Building, Newark, NJ**
  Four-story steel framed structure with terra-cotta and brick masonry facades, cast iron columns, concrete encased steel beams, and cinder concrete floor slabs. Conducted comprehensive condition assessments and feasibility studies of various adaptive re-use and restoration programs.

- **Griffith Building, Newark, NJ**
  Seventeen-story main building structure with various other low-rise sections attached to the west. The exterior walls are brick masonry with decorative terra cotta. Conducted comprehensive condition assessments and feasibility studies of various adaptive re-use and restoration programs.

- **S. Klein Building, Newark, NJ**
  Eight-story reinforced concrete structure with ornamental terra cotta facades. Conducted condition assessments and feasibility studies.

- **The Bluebird Ballroom, Newark, NJ**
  Four-story cast iron and wood framed structure with brick masonry exterior walls. Performed comprehensive condition assessment and historical documentation of existing conditions.

- **Newark Finance Building, Newark, NJ**
  Five-story steel frame office building with brick masonry exterior walls. Performed comprehensive condition assessment and historical documentation of existing conditions.

- **New Jersey Central Rail Station, Newark, NJ**
  The New Jersey Central Railroad Station was originally constructed in 1869 and renovated in 1916. Steel frame structure with brick masonry and decorative terra cotta exterior and interior walls. Performed comprehensive condition assessment and historical documentation of existing conditions.

- **46-48 Edison Place, Newark, NJ**
  Four-story brick masonry bearing wall structure with wood floor and roof framing. Performed comprehensive condition assessment and historical documentation of existing conditions.

- **36-38 Edison Place, Newark, NJ**
  Three-story brick masonry bearing wall structure with wood floor and roof framing. Performed comprehensive condition assessment and historical documentation of existing conditions.

- **Hinchliffe Stadium – Paterson, NJ**
  Concrete stadium originally constructed in 1932. Performed a comprehensive structural condition assessment and developed construction documents for complete restoration.

- **Delaware, Lackawanna & Western Railroad Historic Reviews – New Jersey**
  Historic building condition assessments of twenty structures, including substations, vent structures, tunnels, freight houses, and interlocking towers along the existing New Jersey Transit rail lines.

HLW INTERNATIONAL, LLP January 1997
New York, NY to March 2002
PARTNER AND DIRECTOR OF STRUCTURAL ENGINEERING

PROJECT EXPERIENCE

- **General Electrical Company – Ossining, NY**
  25,000 sf new education building and renovation to 144 residential units, Croton Campus.

- **CNBC – Englewood Cliffs, NJ**
  300,000 sf broadcast building on a 20-acre site.

- **Morris Corporate Center IV – Parsippany, NJ**
  700,000 sf office complex.

- **Disney ABC Studios – New York, NY**
  46,750 sf new multi-level television studio in Times Square Studio.

- **Atlantic Bank – New York, NY**
  100,000 sf interior fit-out/infrastructure upgrade of existing 23-story building.

LAW ENGINEERING AND ENVIRONMENTAL SERVICES, P.C. April 1995
New York, NY to January 1997
FACILITIES ENGINEERING DEPARTMENT MANAGER

LEV ZETLIN ASSOCIATES, INC/
THORNTON-TOMASETTI ENGINEERS, P.C. November 1991
New York, NY to April 1995
PROJECT DIRECTOR, BUILDING INVESTIGATION GROUP

FRANK TAFFEL ASSOCIATES 1990
New York, NY to 1991
PROJECT ENGINEER

PAGNOTTA ENGINEERING ASSOCIATES 1989
New York, NY to 1990
PRESIDENT

EUROTECH DESIGNS, INC. 1987
Fairview, NJ to 1989
PROJECT ENGINEER

SKIDMORE OWINGS AND MERRILL (SOM) 1983
New York, NY to 1987
PROJECT ENGINEER

Conditions Assessment, Detailed Design Alternatives IV & V

of

The Hunterdon County National Bank Building

November 1st 2017

Prepared by

MINNO WASKO
ARCHITECTS AND PLANNERS

Table of Contents

I. Conditions Assessment(See Existing Drawing and Photos Appendix A)

II. Detailed Design Alternatives

a.

ALTERNATIVE IV - ADAPTIVE REUSE **APPENDIX B**

ALTERNATIVE V - ADAPTIVE REUSE USING *Secretary of the Interior's Standards for Rehabilitation* **APPENDIX C**

b. **<u>Alternative IV– Adaptive Reuse</u>** - Alternative IV proposes the removal of the one story portions of 90-100 Main Street. Since these portions of the building were added at a later date, they can be removed without effecting the aesthetic integrity of the three story portion. The material attachments will be disconnected by hand and disassembled. Larger demolition equipment will be utilized further away from the original structure to be preserved.
The lower level interior spaces were also completely renovated at a later date, we estimate sometime in the late 1970's. (See Existing Floor Plans - Second Floor Plan photos 1-4) The space is broken up

into many rooms that accompany the front teller space. A large stairwell that is entered only from the outside breaks up the space further. This stair provides access to the empty office space above. The current layout could only be utilized as another bank or office use. The proposal is to open up the ground floor plan by removing all of the interior partitions and finish materials. The goal is to expose some of the exterior wall masonry materials to the interior and open up the space for a retail use. (See Structural Scope Item 4) The existing vault would remain and be re-purposed.

The second floor office spaces will be removed and replaced with dwelling units accessed from the new construction by a hallway. The second floor will need to align with the new floor for accessibility. Two existing window locations will be expanded to the floor to allow access via hallway from adjacent structures. We are proposing a new floor system to accomplish the open spaces on the first floor and the alignment of floor levels on the second. The new floor system will give us the sound and fire ratings required between the proposed uses. The same technique will be utilized for the third floor. The large, original, wooden roof trusses will remain. Ceilings in the third floor dwelling units will be open to the roof trusses. (See Structural Scope Item 5)

The adjacent construction is not anticipated to create significant vibration that will adversely affect historic structures. While no geotechnical reports are completed at this time, it is not anticipated that piles will be required which are the main cause of significant vibration. Vibration monitoring can be employed to insure levels meet code requirements. (See Structural Scope Item 1)

The lower parking garage level has been planned out to keep twelve feet clear from existing foundations. There is no parking under the HCNB building. Foundations that are adjacent to existing structures will be placed at the same depths. (See Structural Scope Item 5) All of the new construction will be **structurally independent** from the existing historic building. Expansion joints at all intersections of walls and roofs will create a water tight seal between buildings and allow for any differential movement.

Exterior elements would be retained, refinished and preserved according to the *Secretary of the Interior's Standards for Rehabilitation.* Windows would be replaced with modern equivalents and new windows, similar to the historical ones, would be added. Openings at grade along the plaza will be expanded.

The openings will be consistent with the existing fenestration patterns. New doors will be added to respond to the new public plaza. (See Structural Scope Item 5)

c. Architectural Drawings Alternative IV (See Appendix B)

d. **Alternative IV– Adaptive Reuse Alternative V– Adaptive Reuse using *Secretary of the Interior's Standards for Rehabilitation***
In this alternative, the *Secretary of the Interior's Standards for Rehabilitation* will be observed for all of the exterior and portions of the interior deemed to be historic. All other historic structures including the Union Hotel would be razed. The HCNB and adjacent 1 story additions would remain and be restored. New construction will be kept away from the historic structure. Surface space between the historic structure and Chorister Place would be used for office parking. The historic use was as a Bank with office space above. Proposed uses that would have limited effect on the distinctive materials, features, spaces, and spatial relationships would be a bank/retail with office space above.
Lower Level
Many of the interior partitions (See Existing Floor Plans -Ground Floor Plan Photos 1, 3 & 4) on the lower level would be removed except for the main bearing wall running perpendicular to Main Street and the masonry bearing wall that supports the second floor exterior walls. Mechanical systems would be replaced and updated. The existing vault would be re-purposed.(See Existing Floor Plans -Ground Floor Plan Photo 2) Restrooms and interior partitions would be added for the new tenant once determined. The police station interior partitions would be completely removed to open up the space for new retail and office lobby.

Second Level
According to the DOJ 2010 ADA Standards for Accessible Design (Subpart D of 28CFR Part 36 (36.404a)) the upper levels are required to be accessible. An elevator and stair will need to be added to provide access and egress. No accessible entry from Main Street to the office is possible due to the location of the main stair to the Main Street door. The space is too tight for turning radii and door clearances. The main entry to the office space will need to be at the rear of the building which is much less desirable. A new ramp and stair will be added to the back entry on the exterior. This will allow two of the existing doors along Main Street to serve the retail below and the stairwell door to serve as egress for the office above. An accessible restroom will need to be added. Much of the interior space on the plaza side of the second floor is historic and would need to be saved and restored to meet the guidelines. (See Existing Floor

Plans - Second Floor Plan photos 1-4) The office space on the Chorister Place side is not historic and would be renovated. This is the side on which the new stair elevator and bathroom would be added.

Third Level

Much of the third level is historic and would remain and be restored. A hallway connecting the two stairwells will be required. The ceiling was lowered at this level and cuts across the windows but it has historic value like other walls at this level. While the layout is less than desirable, it will have to remain. (See Existing Floor Plans - Third Floor Plan photos 8-14) As in Alternative IV the exterior would be restored.. All exterior elements would be retained, refinished and preserved. Windows would be installed matching the historic ones. This alternative does not work for the following reasons: It requires the demolition of the Union Hotel to acquire the residential and retail space lost from alternative IV. It places single story retail with limited active glass front along Main Street. The office space entry is at the rear of the building and does not engage Main Street. The standalone building buffers the new retail in the building behind it from Main Street.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

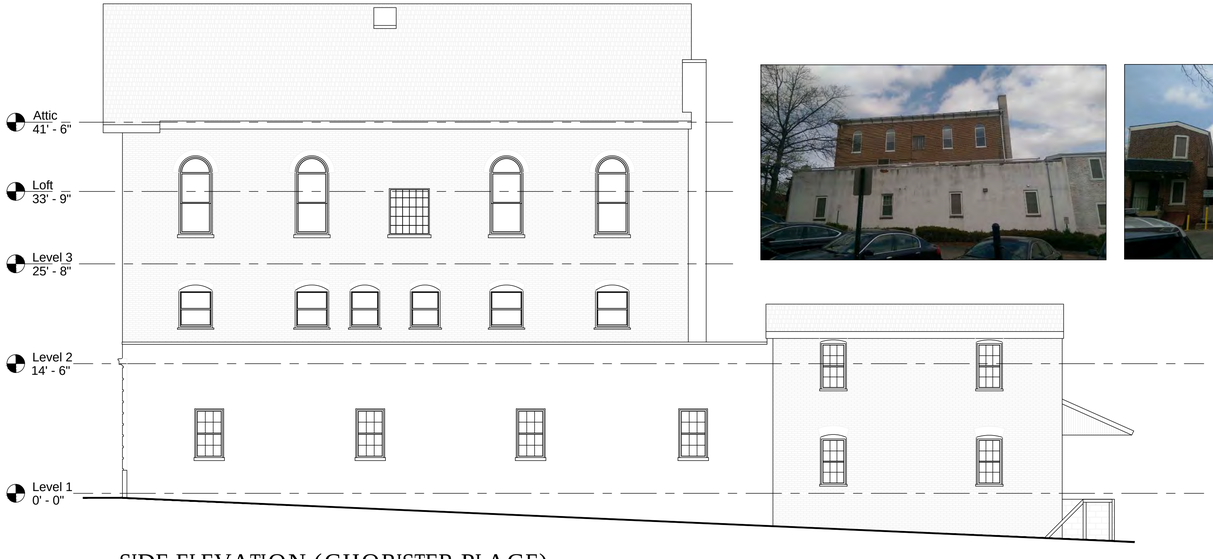
Appendix A

FRONT ELEVATION (MAIN STREET)

SCALE: 1/8" = 1'-0"

SIDE ELEVATION (PLAZA)

SCALE: 1/8" = 1'-0"



SIDE ELEVATION (CHORISTER PLACE)

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"

APPENDIX A

EXISTING HCNB ELEVATIONS

DATE: 2017-10-25

MINNO ■ WASKO
ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

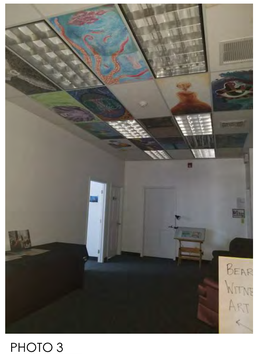
Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE

FLEMINGTON, New Jersey

PHOTO 1

PHOTO 2



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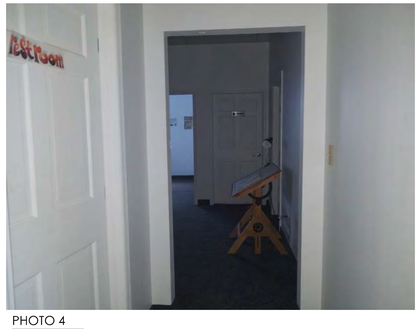

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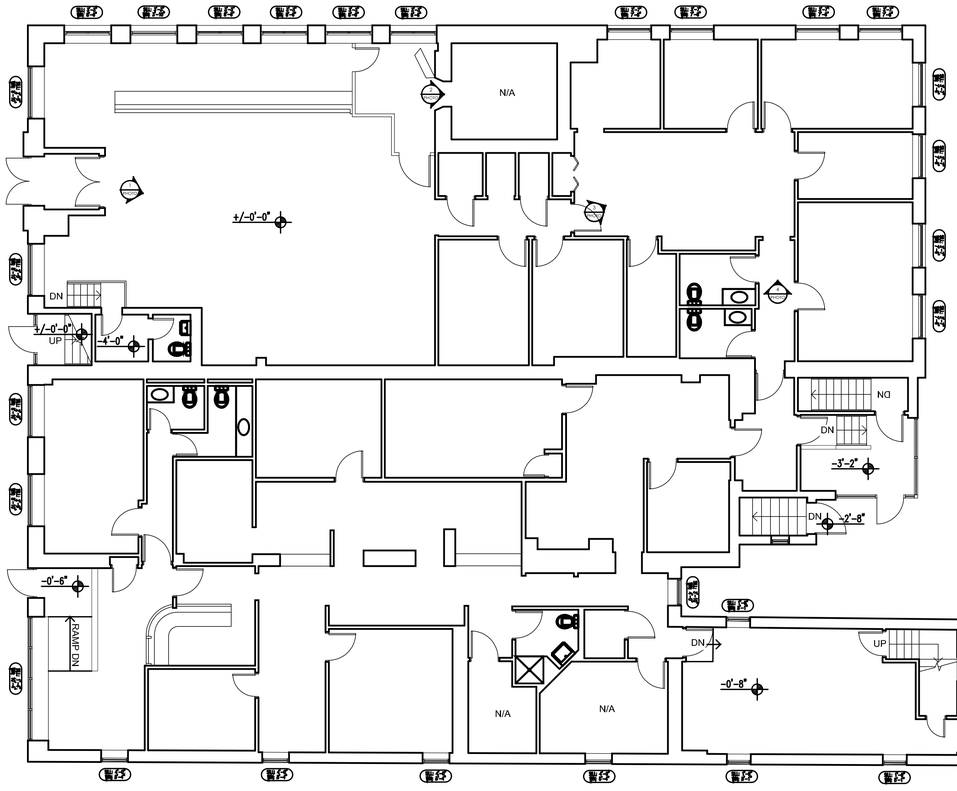
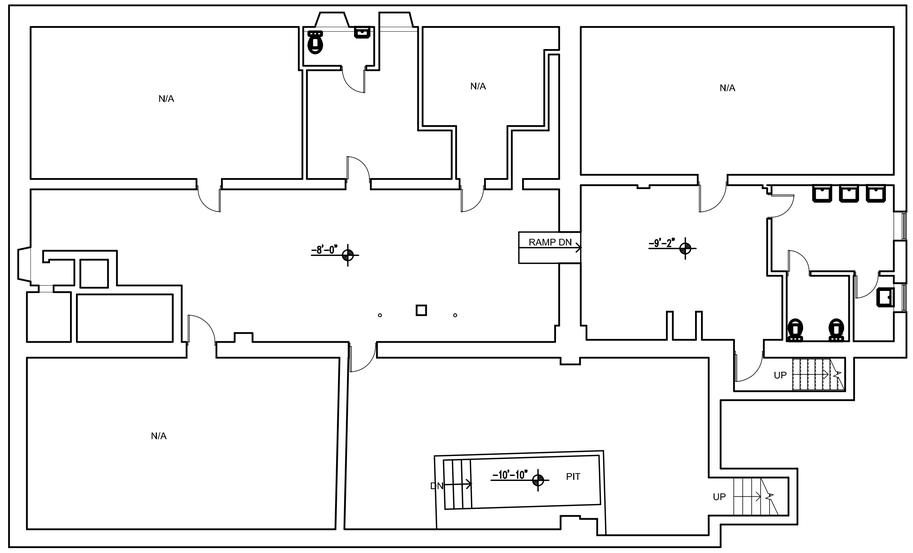


GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



BASEMENT PLAN

SCALE: 1/8" = 1'-0"

APPENDIX A

EXISTING FLOOR PLANS

DATE: 2017-11-03

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE
FLEMINGTON, New Jersey

PHOTO 1

PHOTO 2

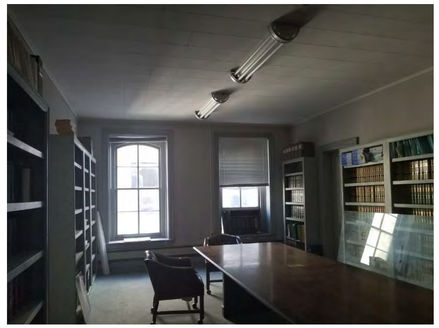


PHOTO 3

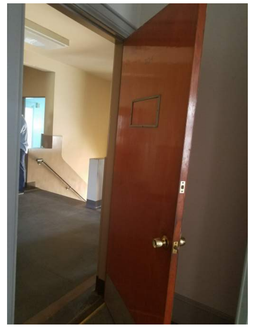


PHOTO 4

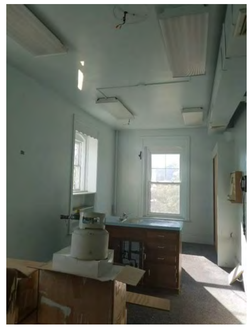


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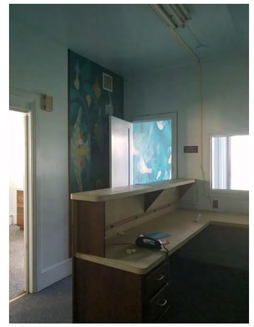
PHOTO 6



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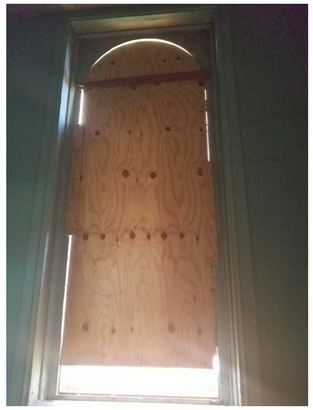
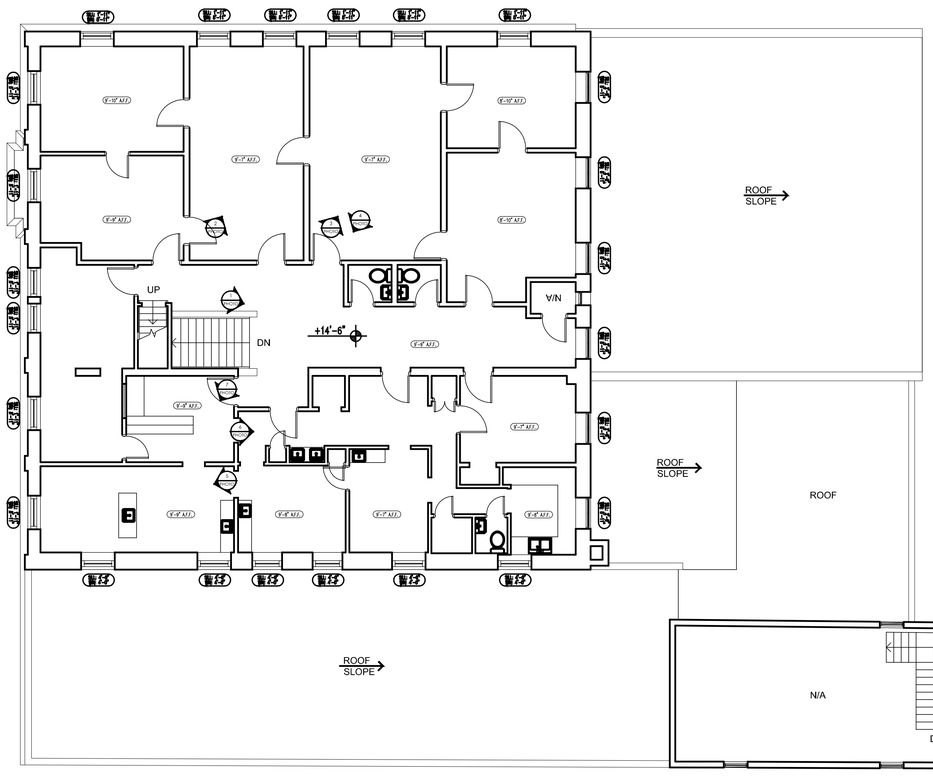


PHOTO 14

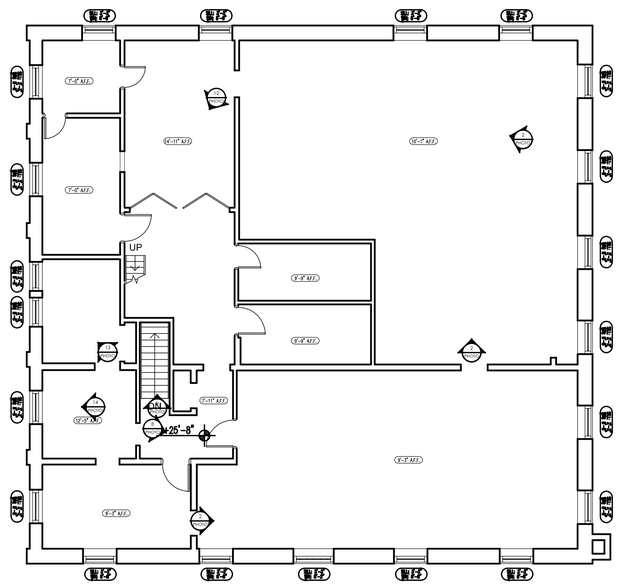
PHOTO 13

PHOTO 12



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

PHOTO 8

PHOTO 9

PHOTO 10

PHOTO 11

APPENDIX A

EXISTING FLOOR PLANS

DATE: 2017-11-03

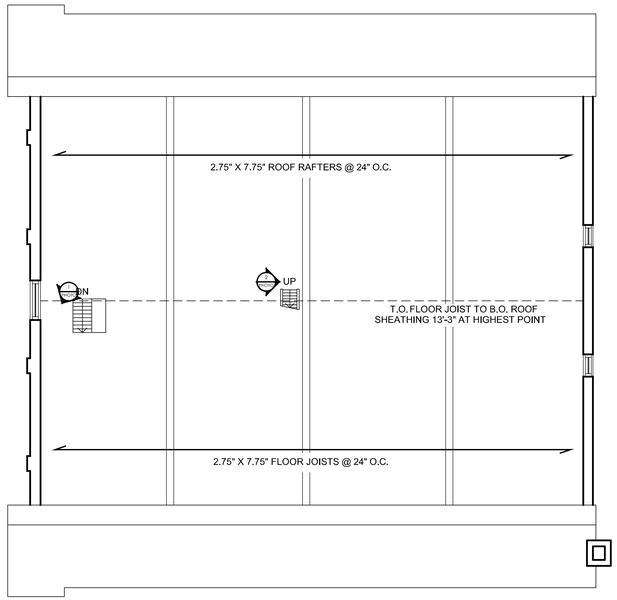
MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE

FLEMINGTON, New Jersey

PHOTO 1



ATTIC LEVEL PLAN

SCALE: 1/8" = 1'-0"

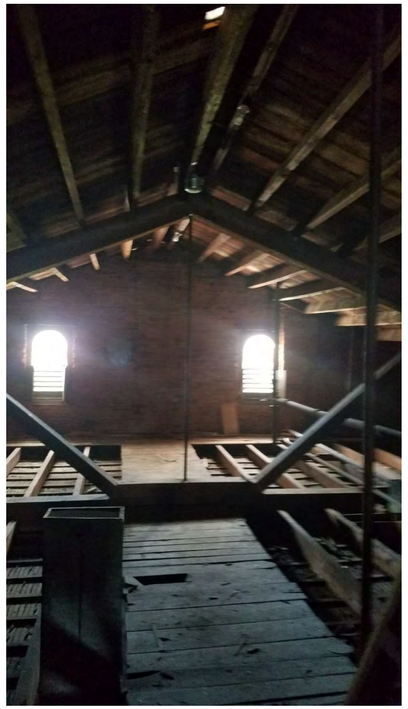
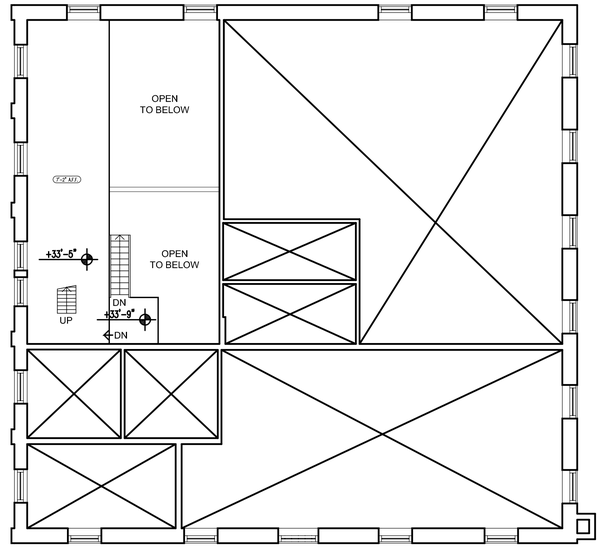


PHOTO 2



LOFT LEVEL PLAN

SCALE: 1/8" = 1'-0"

APPENDIX A

EXISTING FLOOR PLANS

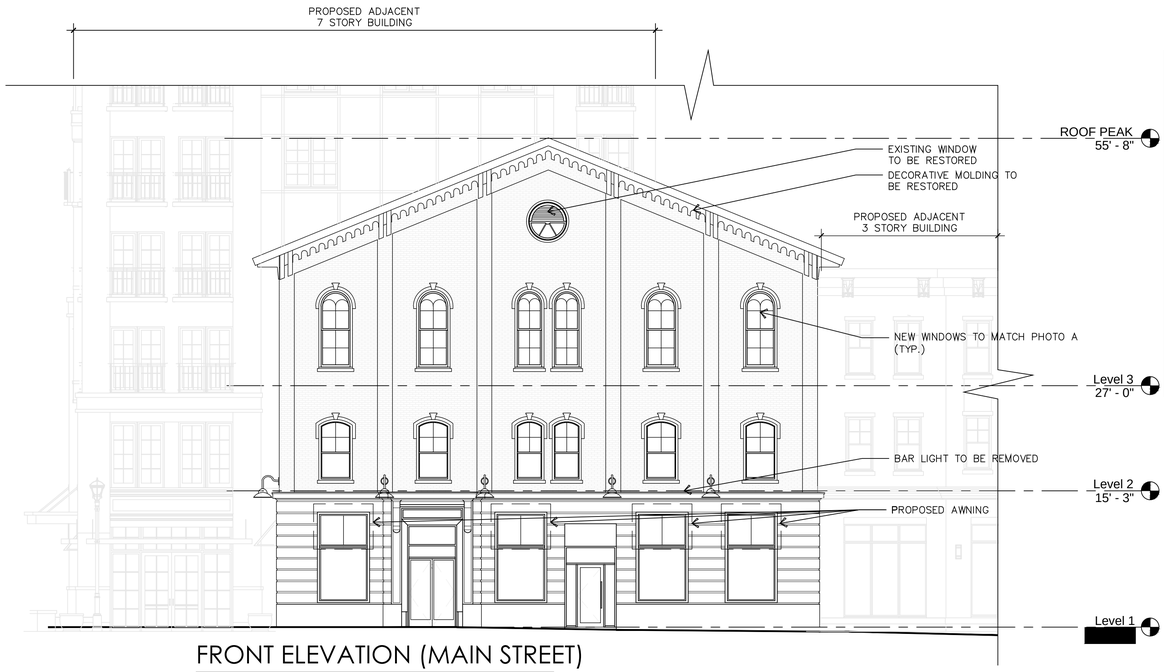
DATE: 2017-11-03

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE
FLEMINGTON, New Jersey

Appendix B



FRONT ELEVATION (MAIN STREET)

SCALE: 1/8" = 1'-0"

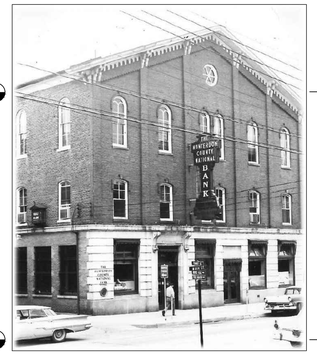
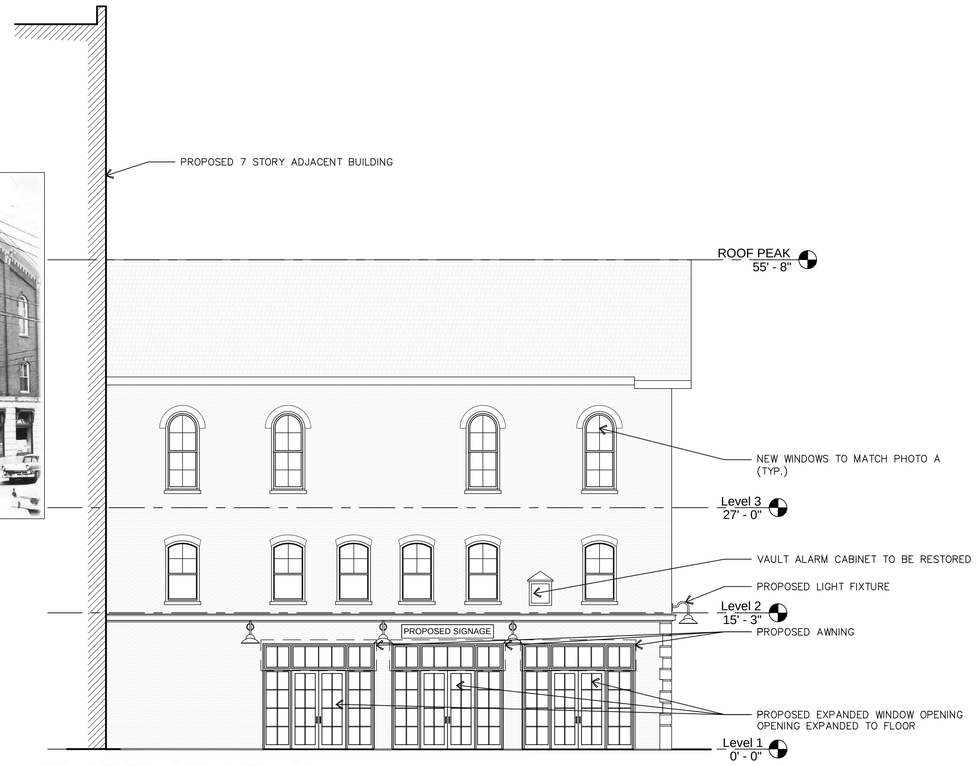


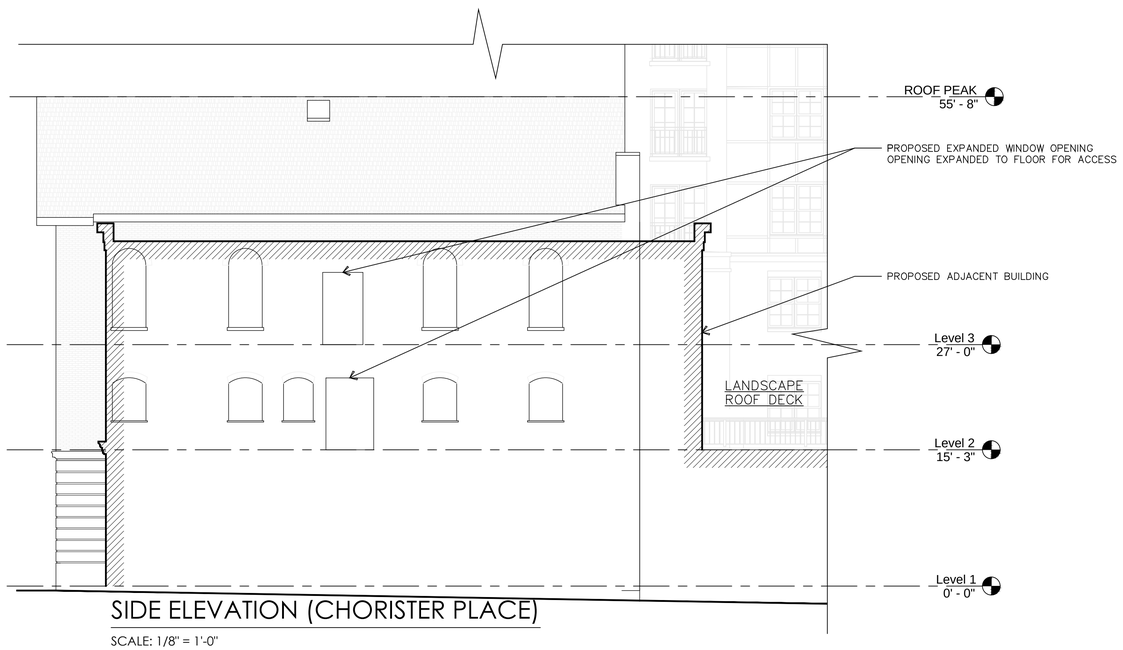
PHOTO A

SCALE: NTS



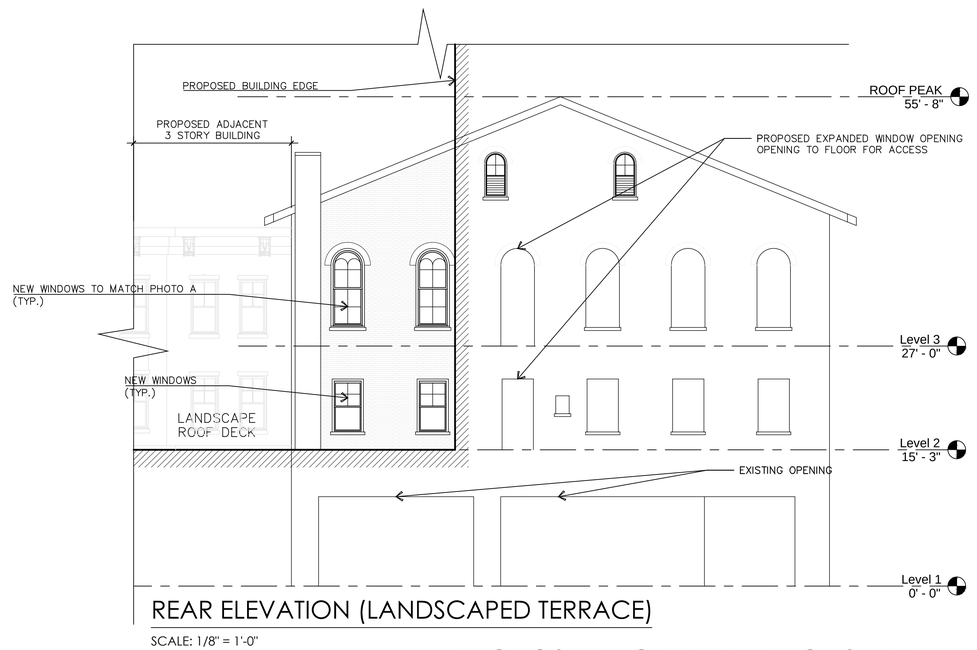
SIDE ELEVATION (PLAZA)

SCALE: 1/8" = 1'-0"



SIDE ELEVATION (CHORISTER PLACE)

SCALE: 1/8" = 1'-0"



REAR ELEVATION (LANDSCAPED TERRACE)

SCALE: 1/8" = 1'-0"

APPENDIX B

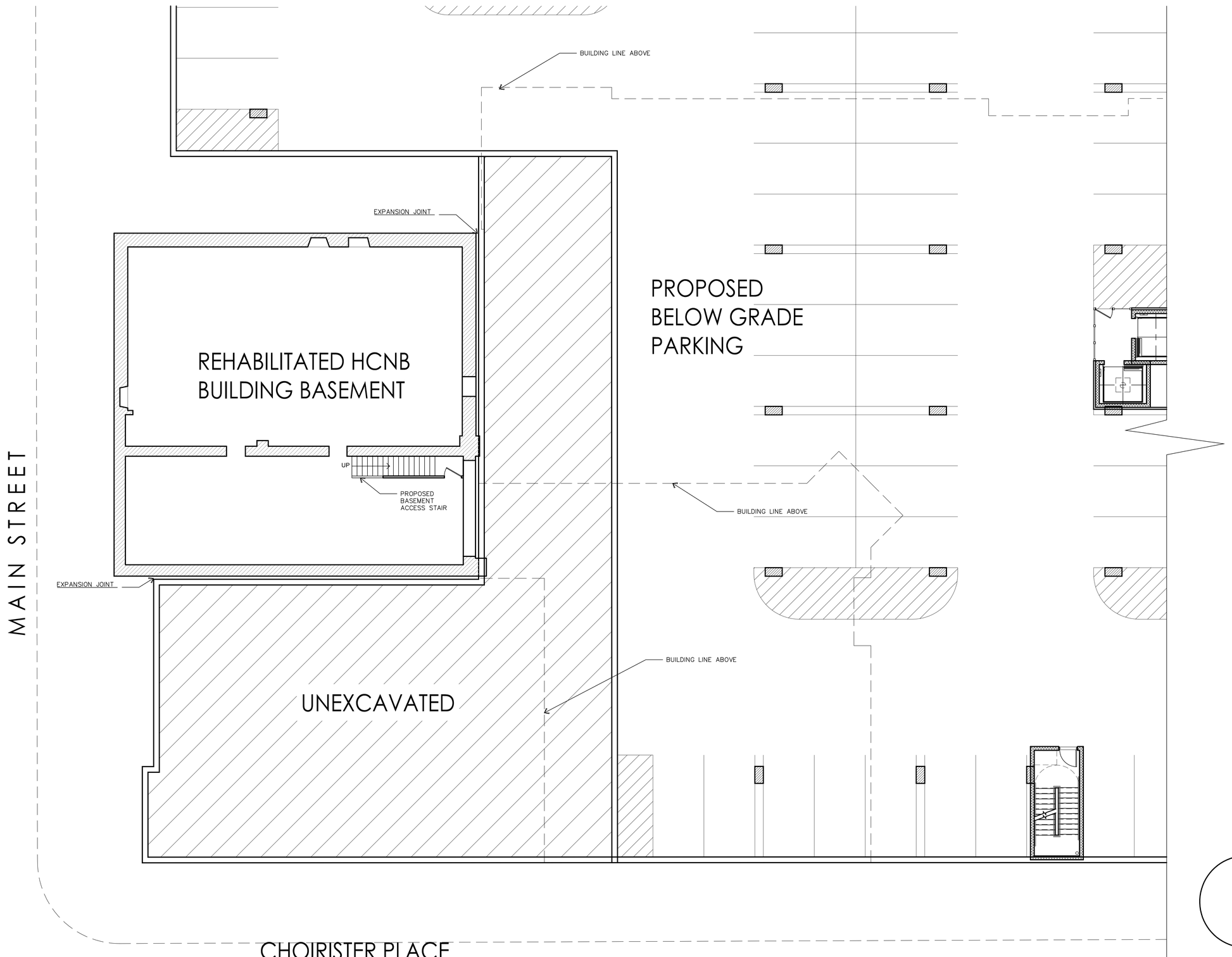
PROPOSED HCNB ELEVATIONS - ALTERNATIVE IV

DATE: 2017-10-25

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE
FLEMINGTON, New Jersey



APPENDIX B

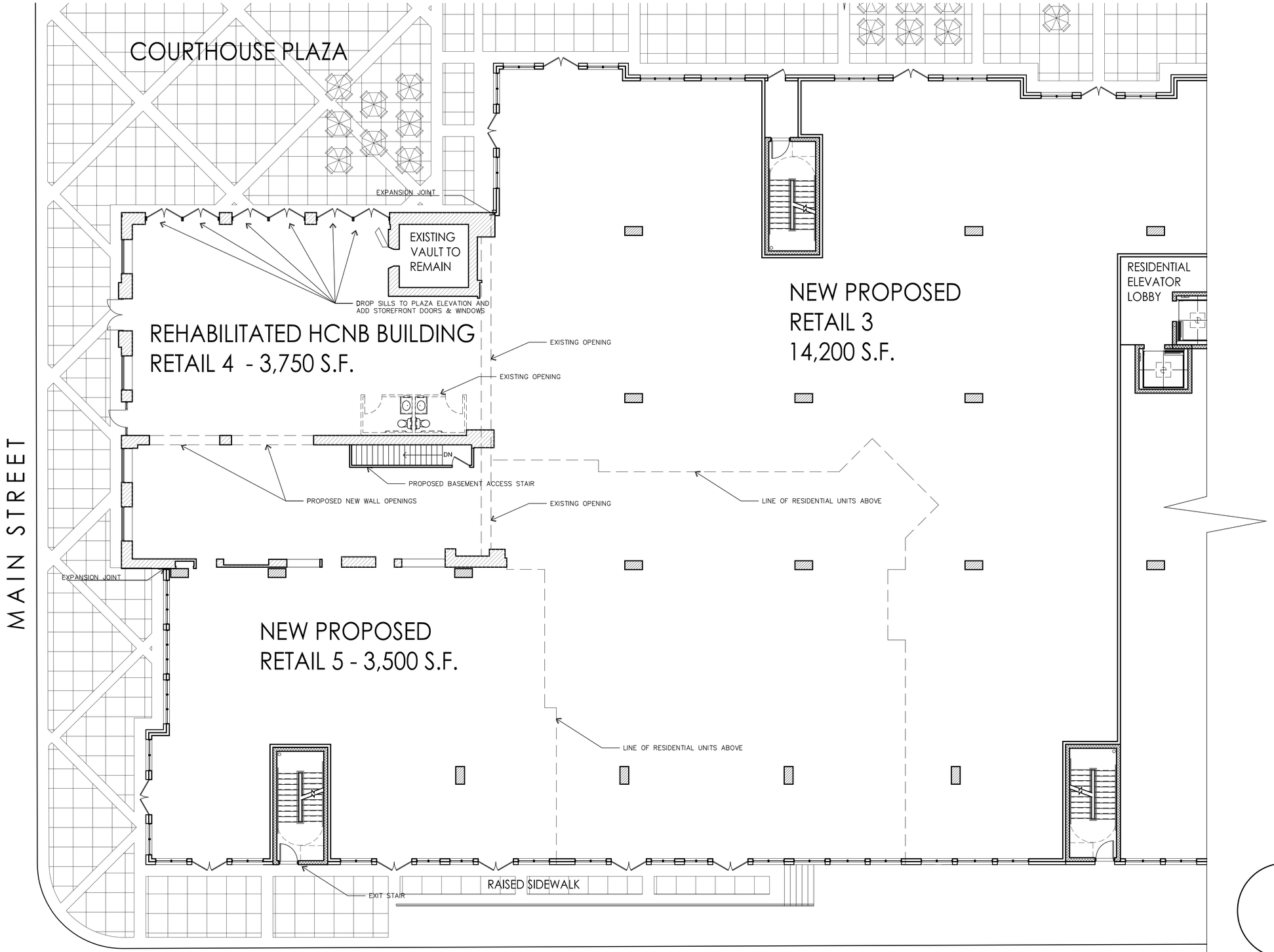
BASEMENT FLOOR PLAN - ALTERNATIVE IV

DATE: 2017-11-03

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE
FLEMINGTON, New Jersey



APPENDIX B

GROUND FLOOR PLAN - ALTERNATIVE IV

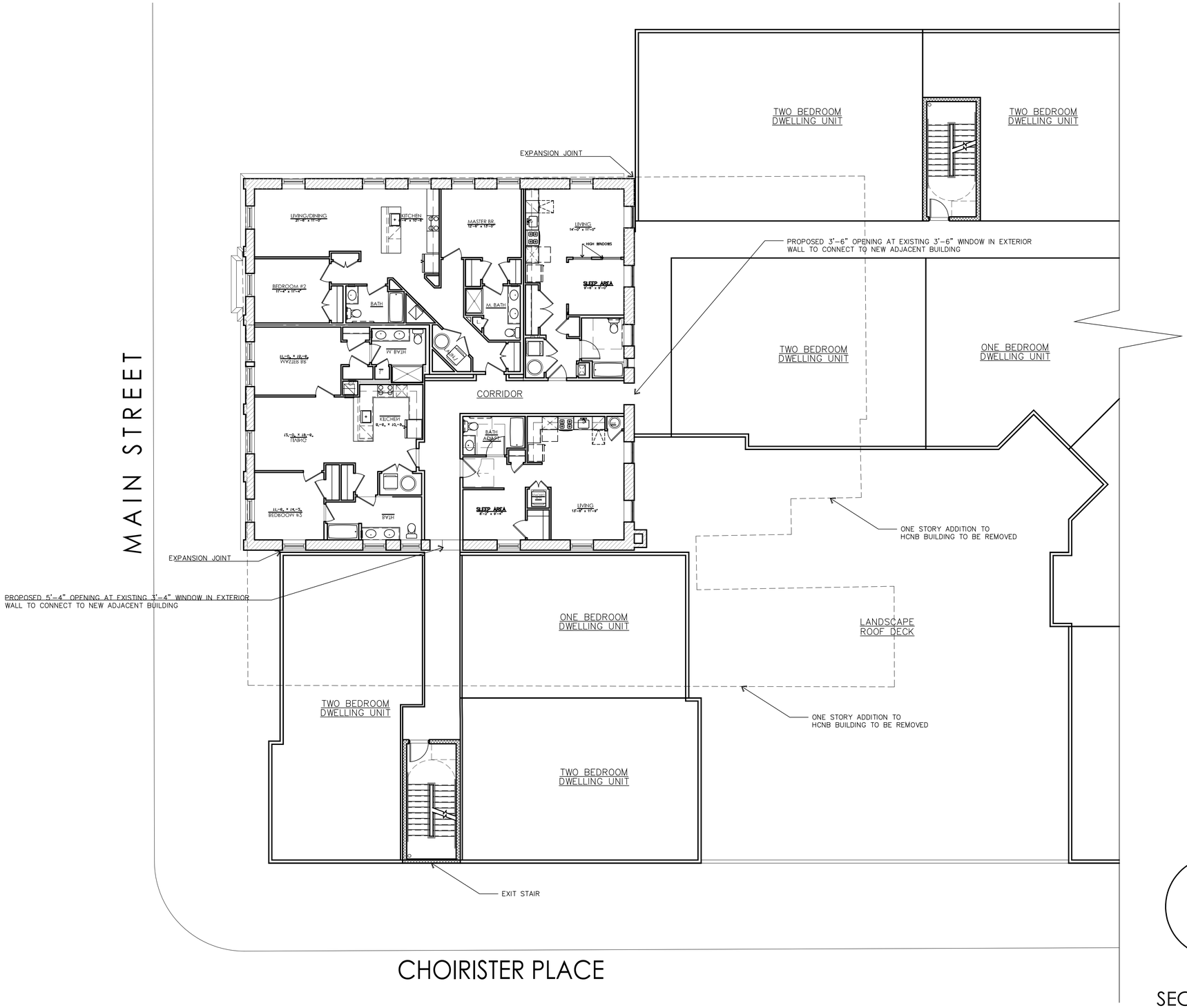
DATE: 2017-11-03

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE

FLEMINGTON, New Jersey



APPENDIX B

SECOND FLOOR PLAN - ALTERNATIVE IV

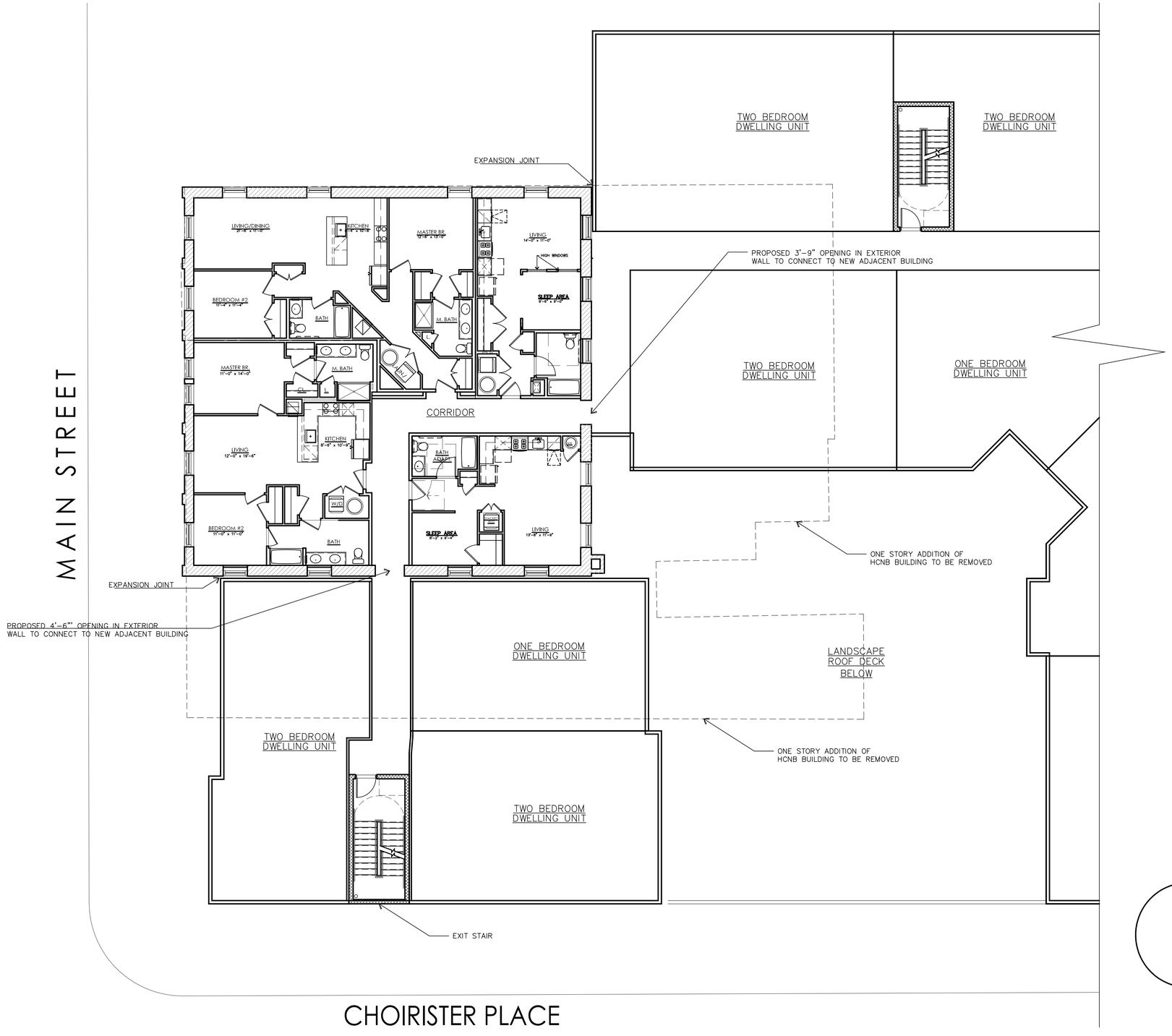
DATE: 2017-11-03

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE

FLEMINGTON, New Jersey



APPENDIX B

THIRD FLOOR PLAN - ALTERNATIVE IV

DATE: 2017-11-03

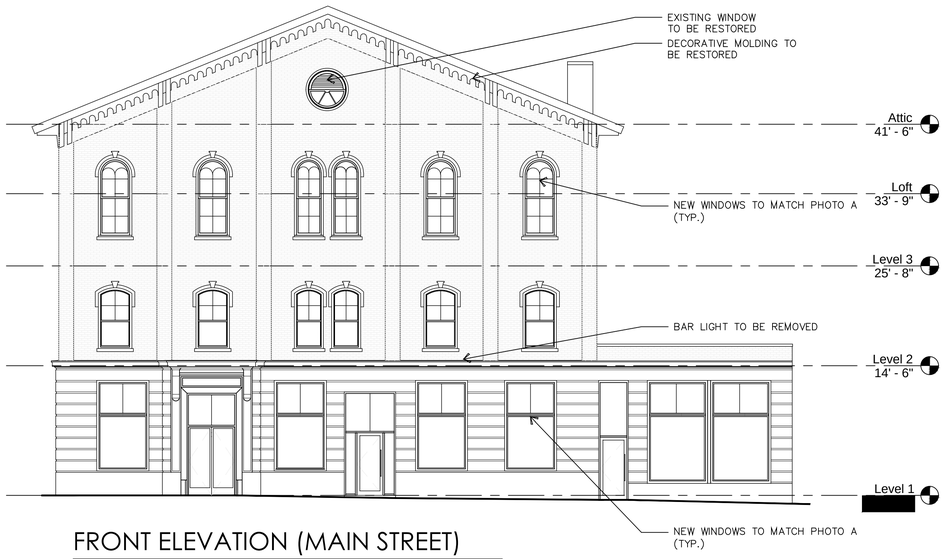
MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE

FLEMINGTON, New Jersey

Appendix C



FRONT ELEVATION (MAIN STREET)

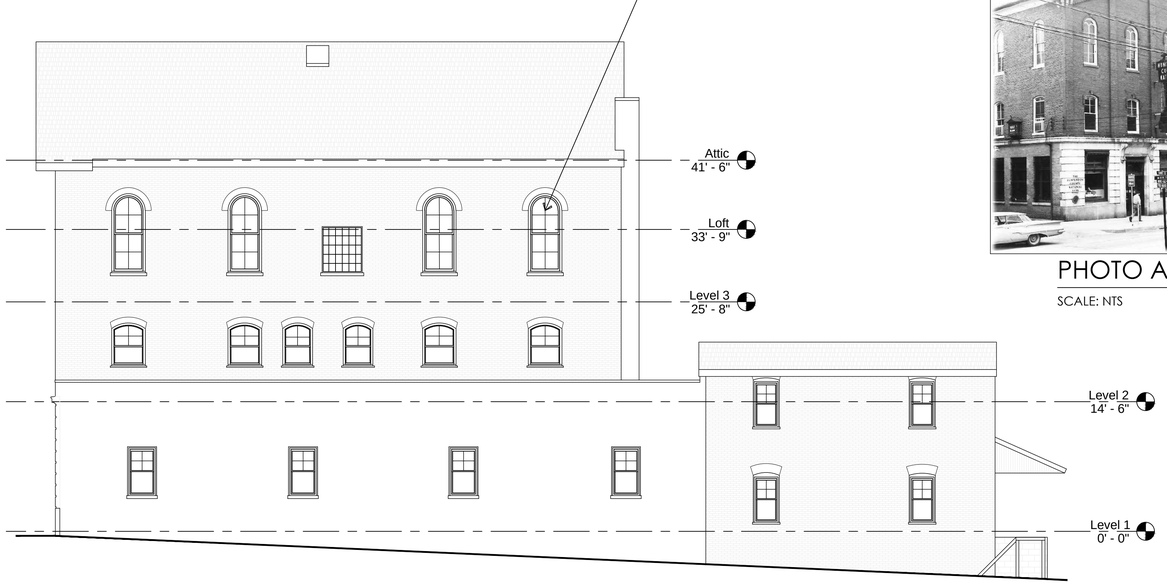
SCALE: 1/8" = 1'-0"

SIDE ELEVATION (PLAZA)

SCALE: 1/8" = 1'-0"

PHOTO A

SCALE: NTS



SIDE ELEVATION (CHORISTER PLACE)

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"

APPENDIX C

PROPOSED HCNB ELEVATIONS ALTERNATIVE V

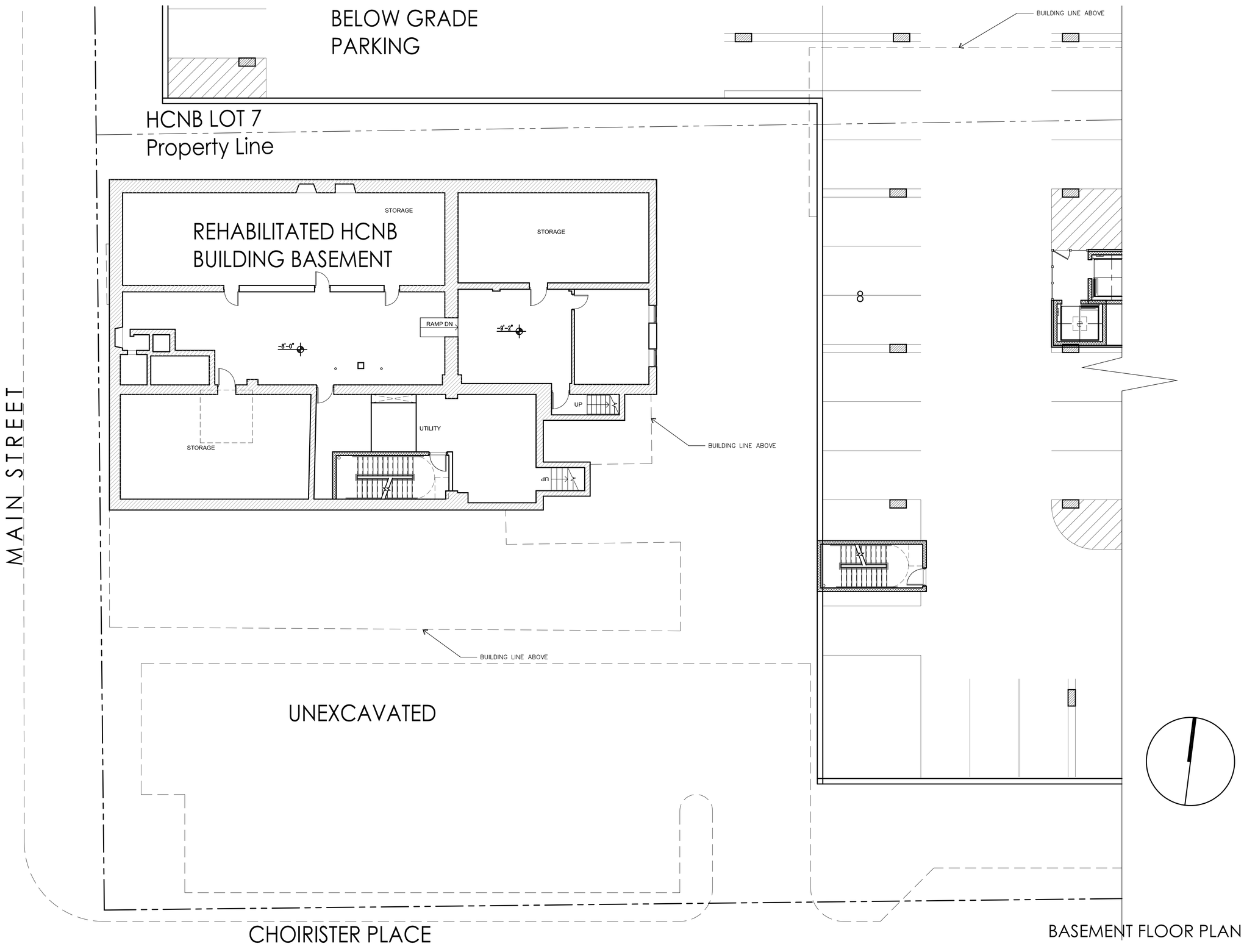
DATE: 2017-10-25

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE

FLEMINGTON, New Jersey



APPENDIX C

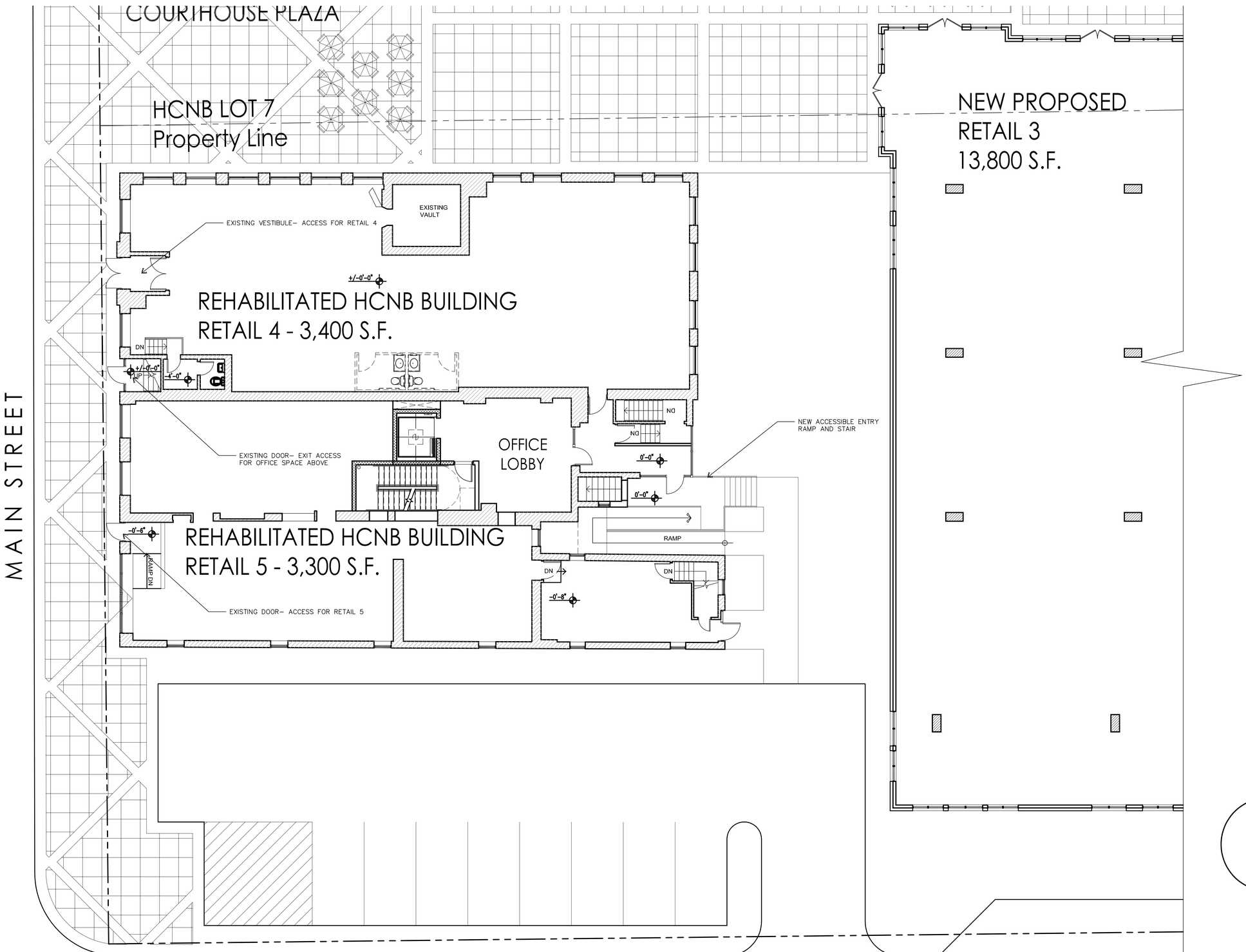
BASEMENT FLOOR PLAN - ALTERNATIVE V

DATE: 2017-11-03

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE
FLEMINGTON, New Jersey



2017-11-03
APPENDIX C

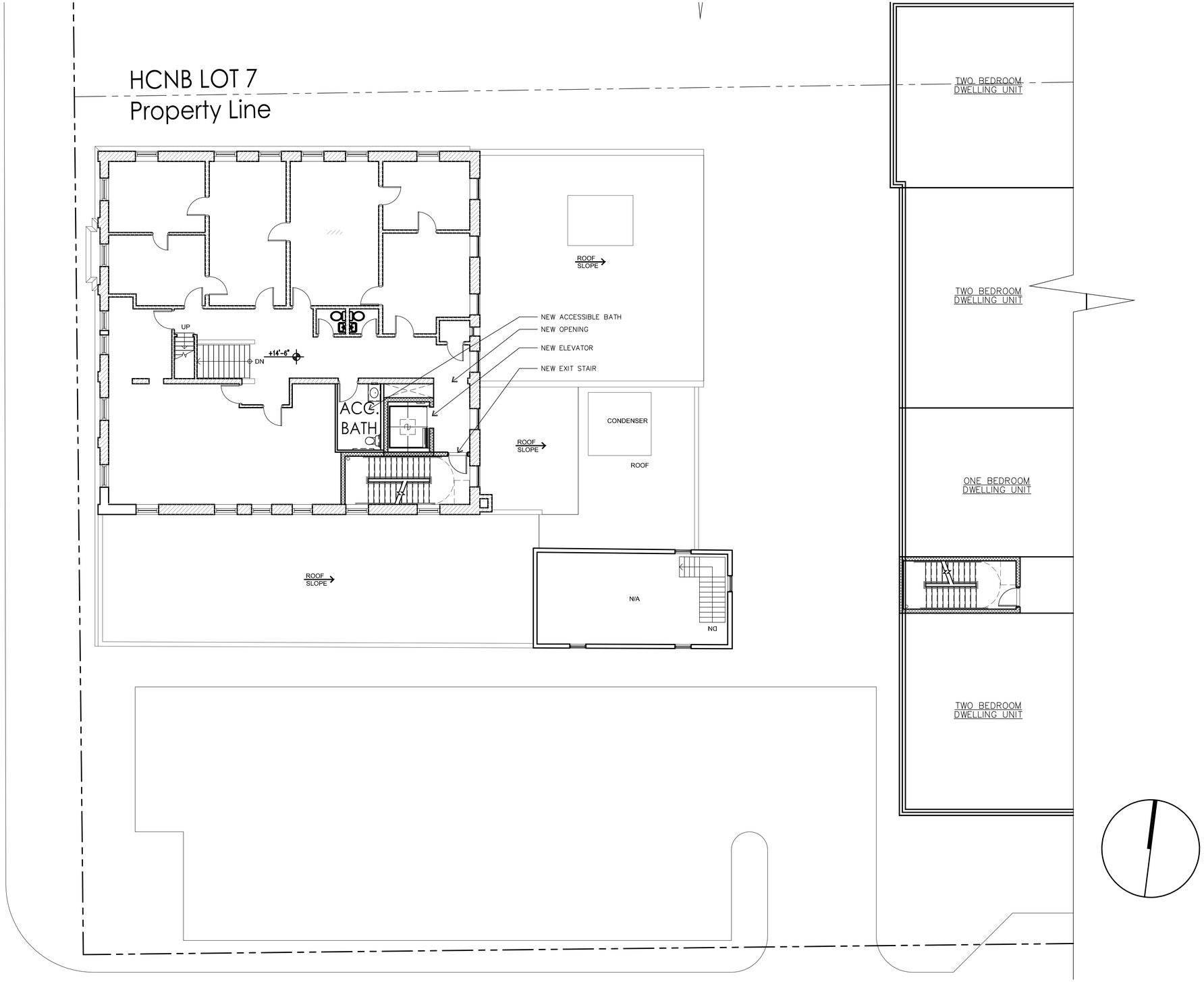
GROUND FLOOR PLAN - ALTERNATIVE V

DATE: 2017-10-25

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE
FLEMINGTON, New Jersey



APPENDIX C

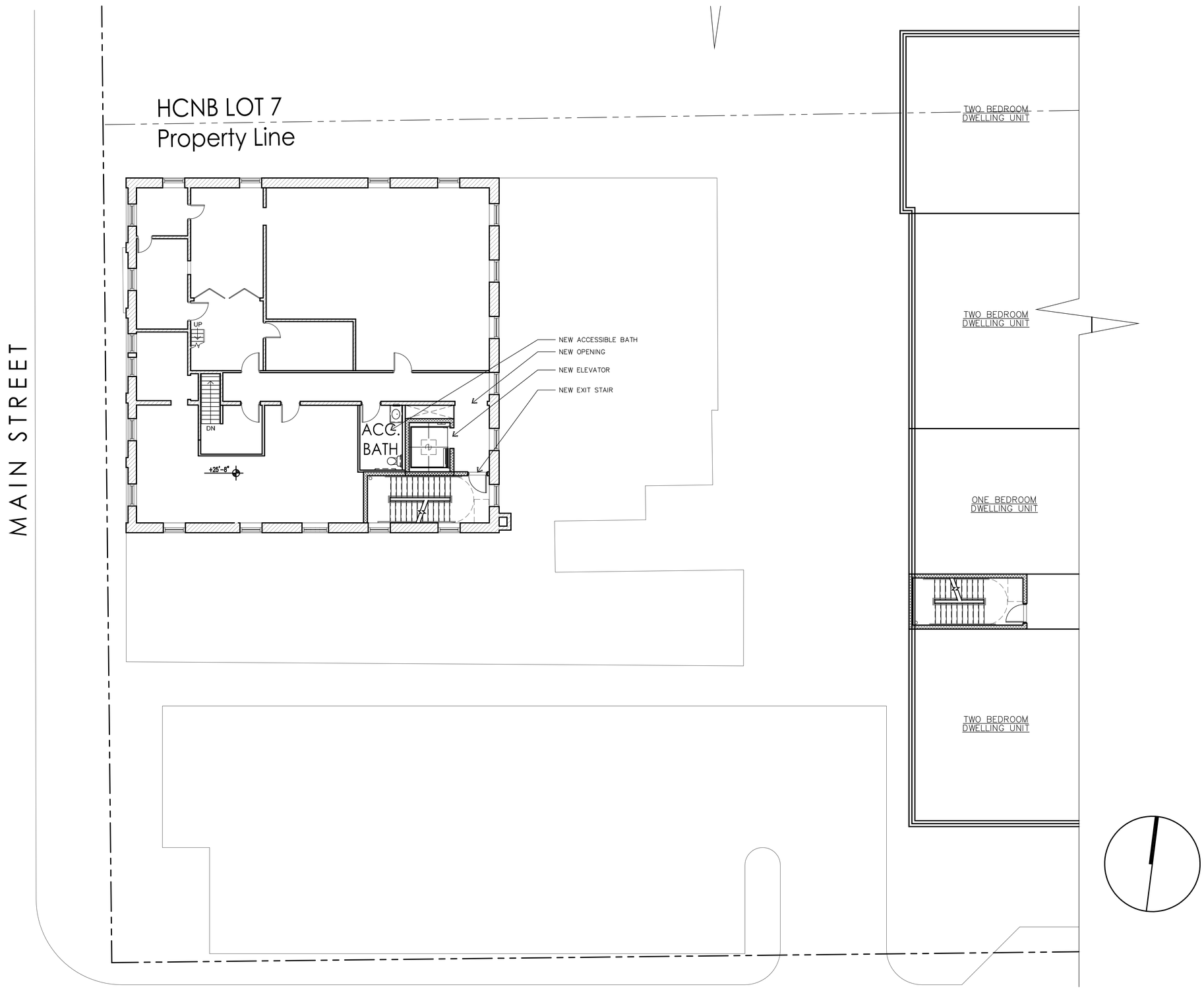
SECOND FLOOR PLAN - ALTERNATIVE V

DATE: 2017-11-03

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE
FLEMINGTON, New Jersey



APPENDIX C

THIRD FLOOR PLAN - ALTERNATIVE V

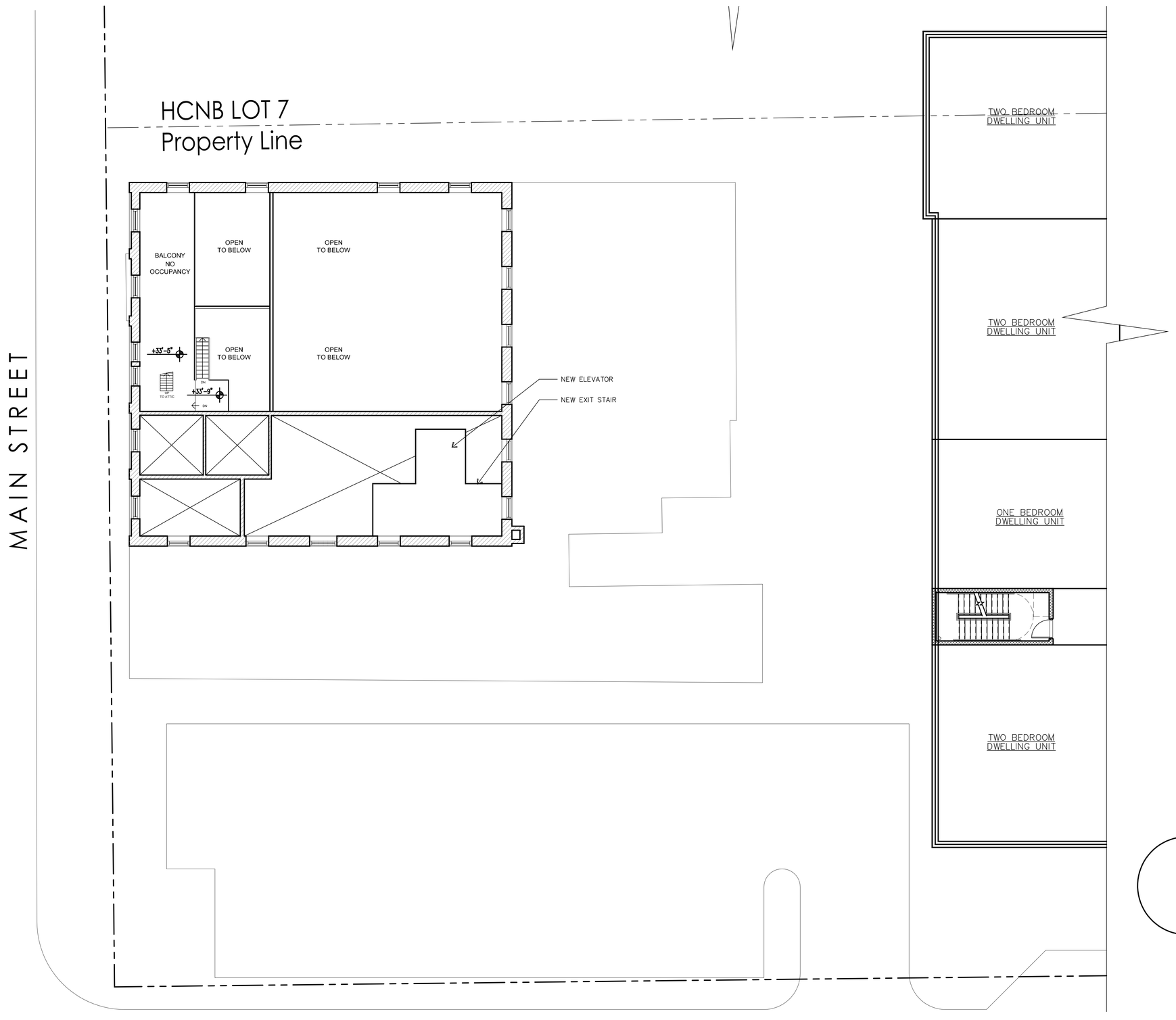
DATE: 2017-11-03

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE

FLEMINGTON, New Jersey



APPENDIX C

LOFT FLOOR PLAN - ALTERNATIVE V

DATE: 2017-11-03

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

Flemington Center Urban Renewal LLC.

COURTHOUSE SQUARE

FLEMINGTON, New Jersey

Resume & Qualifications

MINNO WASKO
ARCHITECTS AND PLANNERS

DAVID J. MINNO, A.I.A., P.P.

Mr. Minno is President and a Principal in MINNO & WASKO Architects and Planners. Mr. Minno specializes in private sector, large mixed-use redevelopment including TOD's and projects that have significant residential components. Historic rehabilitation and repurposing represent many of his redevelopment projects. Many of his projects reflect client relationships that span more than fifteen years, including Roseland Properties, RXR, The Bozzuto Group and Mill Creek Residential.

MINNO & WASKO currently are working on sustainable, redevelopment projects in the following cities: Jersey City, Hoboken, Stamford, Morristown, Somerville, Park Ridge, Asbury Park, Bayonne and Harrison. Most of these commissions were obtained by partnering with project developers and competing for RFP based sites.

Mr. Minno has deep experience in obtaining regulatory approvals for large scale development and becomes involved in the architectural design of a project at the early stages of a concept. MINNO & WASKO offer their clients, quality design, historic preservation, cost-effective detailing and timely services. The firm has a staff of over 75 professionals, who are experienced in all forms of residential and light-frame commercial construction with offices in Lambertville and Newark, New Jersey.

Mr. Minno has his Masters of Architecture degree from the University of Pennsylvania and a Masters of Business Administration from the Wharton School. He is active in many professional groups including the Urban Land Institute and The Congress for New Urbanism. He has volunteered his professional services to Habitat for Humanity.

MINNO WASKO
ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NEW JERSEY 08530
P 609.397.9009

ONE GATEWAY CENTER, SUITE 210
NEWARK, NEW JERSEY 07102
P 973.735.6695

MINNOWASKO.COM

REPRESENATIVE HISTORIC PRESERVATION PROJECTS

Modera Lofts – Jersey City, New Jersey

This adaptive reuse of the historic, 1905 Butler Warehouse in Jersey City was completed under the "Arts District Redevelopment Plan" in 2016. This eight-story timber-framed loft building was in disrepair for many years and was in danger of demolition. Mill Creek Residential Trust repurposed the building into 366 luxury, loft apartments with extensive amenities, a 4,000 s.f. art gallery, 5,000 s.f. restaurant, 11 working artist studios and a roof-top amenity deck with views of Manhattan. Besides being a Redevelopment Project, it is also a Transit Oriented Development being located two blocks from the Grove Street PATH Station. This project was approved by the Jersey City Historic Board.

Parkway Lofts – Bloomfield, New Jersey

Parkway Lofts is a signature adaptive reuse of a former 1904, Westinghouse Electric factory into 361 loft style apartments. The original six-story factory allowed for the ground level to be divided into two levels – parking on the first level and residential units on the second level. Also added to the project is an additional penthouse level with apartments that include private outdoor terrace space. The original structure of concrete floors, concrete mushroom columns and brick exterior walls remain and exposed as architectural features in the new design. Large glass shop windows have been replaced with period appropriate glazing. This Transit Oriented Redevelopment was completed in 2013.

Newtown Station – Newtown Borough, Bucks County, PA

Newtown Station, a new Traditional Neighborhood Development, includes the adaptive reuse of an historic, brick-millwork building. This two-and one-half story building was converted into seven luxury townhomes maintained exposed masonry walls and metal filigree roof trusses. The project was completed in 2009 with approvals from the Newtown Borough Historical Society.

Edison Battery Lofts – West Orange, New Jersey

This Redevelopment project includes the adaptive reuse of Thomas Edison's Battery Factory and well as new development. Repurposing of the six-story, 430,000 s.f. factory into 300 apartments and 23,000 s.f. of amenity space on the ground floor will help revitalize the immediate neighborhood that has seen the property vacant for decades. The original façade will be preserved saving and repairing the concrete and replacing the large, industrial windows with new period appropriate glazing. This project is currently under construction with approvals from the West Orange Historical Society.

Attachment 2

PHASE IA
ARCHAEOLOGICAL RECONNAISSANCE
BLOCK 22, LOTS 7, 8, 9 AND 10
BOROUGH OF FLEMINGTON
HUNTERDON COUNTY, NEW JERSEY

October 20, 2017

Matthew S. Tomaso, M.A., RPA
Principal Investigator

Prepared for:
Flemington Urban Renewal, LLC
5 Bartles Corner Road
Flemington, NJ 08822

Prepared by:

67B Mountain Boulevard Extension
P.O. Box 4039
Warren, NJ 07059

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APPENDICES

LIST OF FIGURES

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1.0 INTRODUCTION

In partial compliance with requirements set forth in the instructions for completion of a New Jersey Register Application for Project Authorization, PS&S has performed this reconnaissance-level analysis of the archaeological sensitivities of Block 22, Lots 7, 8, 9 and 10 in the Borough of Flemington, Hunterdon County, New Jersey. The primary purpose of this study is to evaluate the likelihood that a proposed redevelopment project (Figures 1-1 to 1-3) to include the subject property may affect a significant historic or prehistoric archaeological site. A secondary purpose is to provide recommendations, grounded in an analysis of available evidence and existing conditions of the property, concerning the further investigation of the subject property's potential to contain archaeological deposits.

A New Jersey Register Application for Project Authorization ("Application") including the subject property was filed in May of 2017 on behalf of the Borough of Flemington by Peter Primavera Partners, LLC and Minno and Wasko, Architects. The application was necessitated by the municipal ownership of Block 22, Lots 7, 8, 9 and 10 and its relationship to the Flemington Historic District (SR 2/27/1980; NR 9/17/1980).

The remainder of this section presents a project description (Section 1.1) and administrative and bibliographic information (Section 1.2) concerning this study.

Section 2.0 reviews the project area's environmental, historical and archaeological contexts in order to evaluate the probability that known or previously undiscovered archaeological sites exist or may once have existed within the general area of the project. This evaluation leads to an analysis of the project's cultural resource sensitivities in Section 3.0, which also accounts for the subject property's existing conditions. Section 4.0 synthesizes our analysis and provides recommendations about additional work that may be necessary to fully evaluate the project's potential effects upon archaeological sites.

1.1 Project Description

The Project Sponsor intends to construct a mixed-use development on the subject property (Figures 1-1 to 1-3), retaining the single building that has been identified as a contributing element of the Flemington Historic District (Figure 1-2). The first floor of the former Hunterdon County National Bank is partly encompassed within a modern wraparound addition and both currently house the borough's police department (Plate 1-1). The remainder of the property discussed in this report (Figure 1-2; Plate 1-2) is currently a municipal and police parking area located east of the police department.

The nature of the proposed mixed-use development suggests that stratigraphic integrity will be lost throughout the entire subject property as a result of the demolition of the police building addition, the establishment of site utilities, and the new construction. Therefore, for the purposes of this report, the entire subject property constitutes the Area

of Potential Physical Effects ("Physical APE") as defined in Section 106 of the National Historic Preservation Act.

1.2 Administration, Staffing and Acknowledgments

The redeveloper is:
Flemington Urban Renewal, LLC
5 Bartles Corner Road
Flemington, NJ 08822

PS&S is the archaeological consultant for the project.

Matthew S. Tomaso, M.A., RPA, served as Principal Investigator for this project and, as such, is responsible for this report. Mr. Tomaso and Kristian Eshelman researched, wrote, illustrated and edited the report. The report may be cited as follows:

Tomaso, Matthew S., and Kristian Eshelman
2017 *Phase IA Archaeological Reconnaissance: Block 22, Lots 7, 8, 9 and 10, Borough of Flemington, Hunterdon County, New Jersey*. Prepared for Flemington Urban Renewal, LLC.

PS&S thanks Keith Dilgard and Jack Cust of Flemington Urban Renewal, LLC; Peter Primavera of Peter Primavera Partners, LLC; and Meghan McWilliams-Baratta and Jesse West Rosenthal of the New Jersey Historic Preservation Office.

LEGEND

Approximate boundary of subject property

PS&S

67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

USGS LOCATOR MAP

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Source: Earth Point Topo

Drawn by: KE	Scale: 1" = 800'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 1-1

LEGEND

Approximate boundary of subject property

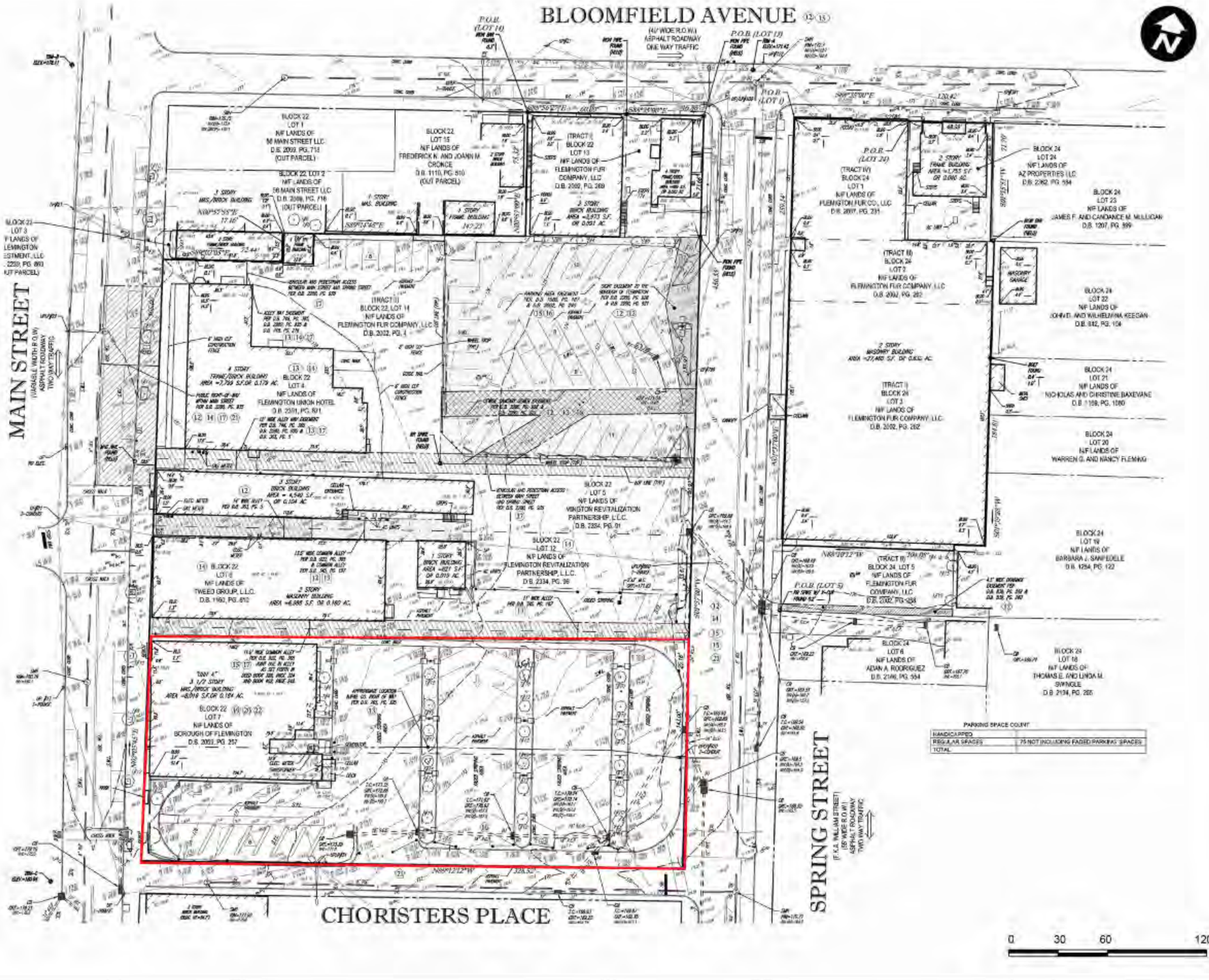
Source: Google Earth

PS&S
67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

AERIAL VIEW OF SUBJECT PROPERTY

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 75'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 1-2



LEGEND

Subject Property Boundary

SOURCE: CONTROL POINT ASSOCIATES
FILE NO. 01-160018

PS&S
87A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

PROJECT TITLE

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

SHEET TITLE

TITLE SURVEY PLAN

PROJ. NO. 05800001

DATE	10/19/2017
DRN. BY	KE
CHK. BY	MT
SCALE	1" = 60'

FIGURE NO. 1-3

2.0 CONTEXTS

This section reviews historical (Section 2.1), archaeological (Section 2.2) and environmental (Section 2.2) information in order to assess the likelihood that historic or prehistoric archaeological deposits exist or may have previously existed anywhere on the subject property (Section 2.4).

2.1 History

Flemington was, for much of its history, an unincorporated part of Raritan Borough. The Town of Flemington was formed in 1870 and became the Village of Flemington in 1894, while remaining part of Raritan township; incorporation as a borough did not occur until 1910. Raritan Township was formed from part of Amwell Township in 1838 (Snyder 1969:155, 157).

The earliest European settlement in the vicinity of Flemington began with a series of land transactions between the West Jersey Proprietors and various individuals. In 1731, proprietor Daniel Coxe sold 210 acres to William Johnson, whose son Samuel would buy 105 acres from Coxe in 1754. Samuel Fleming, an Irish immigrant after whom the town is named, settled on four acres previously divided out of Samuel Johnson's tract (Snell 1881:325). Another early settler was the German Johann Philip Kase, who bought land from the proprietors in 1738. Kase renegotiated the transaction separately with Tuccamirgan, reportedly the representative of a Native American settlement just west of what would become Flemington (Lurie and Mappen 2004:276).

John Hills's 1781 *Sketch of the Northern Parts of New Jersey* (Figure 2-1) shows Flemington as a small settlement clustered around the intersection of Main Street and a no longer extant section of the road to Howell's Ferry (now Stockton). In 1791, Flemington, then a village of perhaps a dozen dwellings, became the county seat with construction of Hunterdon's first courthouse there (Snell 1881:331). Destroyed by fire in 1828, the courthouse was replaced by the imposing Greek Revival edifice that still stands at the intersection of Court and Main streets, just a short walk from the subject property (Lurie and Mappen 2004:276).

Both secondary treatments and primary historic documents indicate that the area in the immediate vicinity of, and likely including, the subject property, was settled early in West Jersey history.

An early-19th-century visitor noted the neat appearance of the village and its linear configuration, settlement apparently being confined largely to Main Street. At the time, the village was part of a farming community that supplied produce to the markets of Philadelphia, and was prosperous enough to support five lawyers, two physicians, a weekly journal, and a fire association (Gordon 1834:142). Barber and Howe (1846:250), visiting over a decade later, describe the village as "thriving and cheerful," with two newspaper printing offices, several stores and mechanic's shops, four hotels, and four

churches, in addition to the county buildings. Main Street remained the town's commercial hub.

Early commercial ventures in Flemington included pottery and brick industries based on the local clay deposits, as well as several less successful copper-mining enterprises (Lurie and Mappen 2004:276). In 1814, Samuel Hill began producing utilitarian red earthenware items including storage crocks, drainpipes, jars, and tiles, the start of an enterprise that would continue well into the 20th century as the Fulper Pottery Co. (oldantiquepottery.info 2017). The village also included manufacturers of wood-related products, and became a locally important freight and passenger rail depot in the second half of the 19th century. Production of peach baskets and cultivation of peaches, a relatively short-lived pursuit, began in the 1880s but fell victim to overproduction and insect damage. In the early 20th century, a glass-cutting factory was opened, followed by an early factory outlet store (Lurie and Mappen 2004:277).

In 1935, the Greek Revival courthouse was the venue for the "Trial of the Century," the best-known event in the borough's history. On February 13 of that year, Bruno Richard Hauptmann was convicted of murder in the kidnapping of the famed aviator Charles Lindbergh's infant son. The kidnapping of the Lindbergh baby had captured the nation's attention, and reporters inundated the village before and during the trial. Hauptmann received a death sentence and was subsequently executed (New York Times 2/13/2012). A few of the buildings in the vicinity of the subject property, such as the nearby Union Hotel, played important roles in the trial.

In the second half of the 20th century, with the opening of additional factory outlets and other retail stores, Flemington became a popular shopping destination. Tourism and businesses serving those participating in county government activities are also an important part of today's local economy. At the time of the 2010 census, the population was 4,581 (U.S. Census 2010).

The subject property is located in a section of Main Street that was divided into lots and built on early in the borough's history. Snell (1881:326) provides a reconstructed property lot map depicting land ownership in 1767 (Figure 2-2), on which the subject property appears to fall within the property of Joseph Hudnett. The map does not indicate which lots had been built on at that time.

John Hills's 1781 *Sketch of the Northern Parts of New Jersey* (Figure 2-1) depicts the nucleus of settlement in Flemington at that time as lying a short distance north of the subject property.

In a second illustration from Snell (1881:329) depicting the village layout in 1822 (Figure 2-3), the approximate location of the subject property appears to coincide with that of a tailor's shop, described as "A small frame building (vacant in 1822) where now is the *Democrat* office." Tailoring and local journalism were typical "main street" businesses in the 19th and 20th centuries.

S.C. Cornell's 1851 map of Hunterdon County shows buildings lining both sides of Main Street, and appears to show one or more structures in the subject property (Figure 2-4). Given the scale of the map, however, it is difficult to superimpose the subject property boundaries on the historic map with precision. An 1860 map by Lake and Beers (Figure 2-5) similarly depicts Main Street as densely developed.

The 1873 F. W. Beers atlas of Hunterdon County (Figure 2-6) provides a detailed view of property ownership along Main Street, and shows what is most likely the Hunterdon County National Bank building that is presently on a portion of the subject property. In 1873 the bank building stood on property owned by J. C. Hopewell, a prominent local personage who served as vice-president of the bank as well as a board member in various civic associations, and was among the citizens who contributed funds to acquire a fire engine and build a firehouse for the town (Snell 1881:335). The subject property includes a property owned or inhabited by J. H. Higgins to the south of the bank building (today's Block 22, Lots 8, 9, and 10), which contains two primary structures and several outbuildings.

An 1883 bird's-eye view (Figure 2-7) offers a glimpse into the backyard of the bank building and adjoining lots. The bank is adjoined by a two-story building in the present location of the police station. To the rear of the bank are three sizeable structures that may be dwellings. On the subject property to the south of the bank are two substantial buildings fronting Main Street and a cluster of smaller structures behind them. The smaller buildings nearer the rear of the lot are probably the Higgins buildings seen on the 1873 map. Although the buildings in the southern lot that front Main Street are likely present on the 1873 map, their identities are less certain.

An 1885 Sanborn fire insurance map (Figure 2-8) identifies the specific functions of the various structures shown in the 1883 bird's-eye view. The bank building contains a hardware store and post office in addition to the bank, with storage and a press room in an attached rear wing. The second floor of the bank building contains offices, and the third is a Masonic Hall. A tobacco shop and printing business occupy the building immediately to the south, and a dwelling, storehouse, and sheds stand farther back in the lot. On the lot to the south are a dwelling and drugstore on Main Street, with another dwelling and a storehouse behind them on what is now Chorister Place.

Many of the 19th-century and possibly earlier structures to the south and east of the extant police building/former bank occupied the locations of the property's current expansive parking lots and medians.

A review of subsequent Sanborn maps (1890, 1896, 1902, 1910, 1921) reveals changes in building uses over the years (the bank building at one point also contained a confectioner's shop, a vender of oysters, and a billiard hall). Little change occurred in the configuration of the primary structures, although minor outbuildings were demolished or added in various years. The most substantial change during this period was the addition of a blacksmith's shop near the southeast corner of the subject property between 1910 and 1921 (Figure 2-9). In that year the two buildings in the southwest corner of the

subject property appear somewhat altered, and one has become an auto supply shop.

Historic aerial photos were also reviewed in order to gain information about the 20th-century history of the subject property. These are available online at https://www.historicaerials.com/viewer but are not included here as illustrations due to copyright restrictions.

The first available aerial photographs of the subject property that are clear enough to be interpretable were taken in 1953. In 1953, part of the space behind the bank and police station (Block 22, Lot 7) is a parking lot, but several buildings stand east and south of the station along the north side of Chorister Place in areas that are paved today (Block 22, Lots 8, 9, and 10). These structures appear to be present on historic aerial photos up to and including 1969; in 1972 only the bank and police station remain, just as the property appears today.

Hunterdon County National Bank

According to Snell (1881:335), the Hunterdon County National Bank of Flemington was the successor to the Hunterdon County Bank, founded in 1854. In 1865, the bank received a special charter converting it to a national bank. The bank's board of directors in 1881 included John C. Hopewell and Joseph H. Higgins, both of whose names are shown attached to the subject property on the 1873 Beers map (Figure 2-6). Burrow (2017:3-4) notes the bank's role in an event in 20th-century financial history: in the late 1930s, large corporations relocated their corporate addresses to Flemington to reap substantial tax benefits, with the help of the bank board's chairman George Knowles Large and bank staff.

The bank building was probably constructed in the 1860s. Based on the 1873 Beers map, it was in place by that year. The police annex is apparently present on the 1963 aerial photo, while on the 1953 and 1956 aerial photos, there appears to be no building in its location. This date range of 1956 to 1963 for the police department addition is somewhat tentative because of the poor quality of the pre-1963 aerials.

2.2 Historical Archaeology

The history discussed above indicates that a domestic function – housing tenants or perhaps landowners – pertained to the eastern portions of the subject property from at least 1873 until some time in the 20th century. At one time there were as many as three dwellings on the property, as one of the commercial buildings fronting Main Street also served as a residence in the 1880s (Figure 2-8). Although organized refuse disposal is likely to have been established during this same period, it is possible that recognizable domestic deposits associated with the Higgins family or another site owner or occupant remain.

The developmental history of the subject property as a whole is nothing if not complex. While the bank building remains on the property as the only standing 19th-century building present there, the bank's own occupational history is also complex – supporting several functions that are not directly related to its original purpose. Several other buildings have occupied the subject property to the south and east of the bank building. This complex occupational and developmental history suggest that the site's archaeological deposits are likely to be equally complex – probably consisting of demolition-related fills and other materials from several different buildings whose functions changed dramatically from decade to decade. It is also likely that the constantly changing functions of the various buildings would be reflected only in a very complex and possibly uninterpretable set of archaeological deposits. This is especially true given the fact that all of the buildings save one have been demolished and the modern subject property supports belowground utilities today.

As we will reiterate for other reasons below, any identification-level archaeological survey (i.e., Phase IB) of the subject property should utilize methods other than shovel testing. Because of the diminutive size of typical shovel tests, shovel testing this property would fail to indicate whether the cultural materials in the ground constitute an archaeological site or simply a deposit of 20th-century demolition- and construction-related fill. This conventional approach would therefore fail to accomplish the goals of identification-level survey.

The probability that disturbed evidence of the buildings that once occupied the property to the east of the bank/police station may still exist on this property raises the possibility that the subject property's sedimentary deposits may constitute an archaeological site that may convey significance to the Flemington Historic District. This is especially true given J. H. Higgins's relationship to the National Register-listed Hunterdon National Bank. It is possible that Higgins and his family lived on the lot behind the bank. Deposits in the subject property may be of a domestic or commercial nature, or, perhaps more likely, a mixture of both. Although it is considered unlikely that such a site could be seen to unproblematically and directly reflect the history of any of the buildings that currently contribute significance to the district, any site that represents buildings that are no longer present may also be seen as a contributing element of the district.

Table 2-1 indicates the historic architectural properties that are either listed or considered eligible for listing on the National Register of Historic Places within the immediate vicinity of the subject property. These are presented here merely for the sake of indicating the archaeological sensitivities that these recognized architecturally significant structures imply. It is difficult to imagine how any archaeological site within the subject property, given its developmental history, could discretely and unambiguously represent specific aspects of the ever-changing historic commercial and public functions of any of these structures over the course of the district's very broad period of significance (A.D. 1700 – 1900).

However, also given the property's long history of use, it is equally difficult to imagine that, whether interpretable or not, historic archaeological deposits do not exist in it.

Table 2-1: Historic Properties in the Immediate Vicinity of the Subject Property

Resource Name	Block/Lot	Status	Comments
Flemington Historic District	Multiple	Listed – SR 2/27/1980; NR 9/17/1980	Period of Significance: 1700-1900
90-104 Main Street	22/7	Listed – Contributing element of Flemington Historic District	Part of subject property. Currently contains Hunterdon County National Bank building, police station annex, and a parking lot.
82 Main Street	22/6	Listed – Contributing element of Flemington Historic District	Immediately north of subject property
Flemington Furs, 6-10 Spring Street	24/2, 24/3	Listed – Contributing element of Flemington Historic District	100 feet northeast of subject property, across Spring Street
14-16 Spring Street	24/6, 24/7	Listed – Contributing element of Flemington Historic District	Immediately east of subject property, across Spring Street
18 Spring Street	22/5	Listed – Contributing element of Flemington Historic District	Immediately east of subject property, across Spring Street
20 Spring Street	24/9	Listed – Contributing element of Flemington Historic District	100 feet southeast of subject property, across Spring Street
110 Main Street	23/1	Listed – Contributing element of Flemington Historic District	Immediately south of subject property, across Chorister Place
Flemington Children's Choir Building, 3 Chorister Place	23/7	Listed – Contributing element of Flemington Historic District	Immediately south of subject property, across Chorister Place
5 Chorister Place	23/6	Listed – Contributing element of Flemington Historic District	Immediately south of subject property, across Chorister Place
21-23 Spring Street	23/5	Listed – Contributing element of Flemington Historic District	Immediately south of subject property, across Chorister Place
93 Main Street (a.k.a. 95 Main Street)	21/4	Listed – Contributing element of Flemington Historic District	Immediately west of subject property, across Main Street
91 Main Street	21/25	Listed – Contributing element of Flemington Historic District	Immediately west of subject property, across Main Street
79 Main Street	21/26	Listed – Contributing element of Flemington Historic District	Immediately west of subject property, across Main Street
Hunterdon County Courthouse	11/8	Key Contributing element of Flemington Historic District	100 feet northwest of subject property, across Main Street and Court Street

2.3 Prehistoric Archaeology

Aspects of the natural environment such as the presence of particular resources - fresh water, raw materials for making pottery or stone tools, wetlands resources, etc. - are considered to be good indicators of the likelihood that prehistoric people utilized a particular property. While the suggestion that a property was used in prehistoric times does not directly relate to the probability that an archaeological site exists in a given location, it is customary to report aspects of the natural environment that affect such a likelihood in modeling prehistoric archaeological sensitivity. As has been shown the world over, the presence of a reliable source of fresh water is the most significant and reliable factor in locating archaeological evidence of prehistoric human activity.

Although the existence of known sites in a given area is far from an independent variable, it is also sometimes used as an easy way to evaluate a property's prehistoric sensitivity. The distribution of known sites, however, is more often than not a function of previous survey coverage and the degree to which natural and historical factors have removed and/or translocated sediment in any given area.

Geology

The subject property is located in the Piedmont physiographic province of New Jersey. The province is primarily underlain by slightly folded and faulted sedimentary rocks flanking basaltic dikes and sills, all dating from the Triassic and Jurassic periods. The Piedmont is generally characterized by low rolling plains separated by a series of basaltic ridges (Dalton 2006).

Flemington is underlain by the Passaic Formation, which consists primarily of red beds comprising argillaceous siltstone; silty mudstone; argillaceous, very fine-grained sandstone; and shale (USGS 2015). Gray beds within the formation may contain argillaceous shales and schists which may have argillite-like physical properties. Argillite is an important lithic toolmaking material in prehistoric times. The primary argillite-bearing formation in the state, the Lockatong, outcrops roughly a mile west of the subject property.

Soils and Geomorphology

Soils within the subject property are inaccurately characterized in published soil series as Penn channery silt loam, 2 to 6 percent slopes (PeoB). This soil type is described as "fine-loamy residuum weathered from acid reddish shale, siltstone, and fine-grained sandstone." It is well drained and is classified as prime farmland (WebSoilSurvey 2017). The subject property, except for three tree-lined median strips within a parking lot, is entirely paved or within the footprint of the bank and police station building and should almost certainly be characterized as Urban land. Repeated cycles of construction and

demolition have occurred across the subject property. While the resulting depths of fill remain unknown at this time, our research indicates that the most recent large-scale cutting and filling events, associated with the demolition of several buildings, the installations of sewers and parking lot electrical utilities, and the construction of a parking lot, occurred in the mid- to late 20th century. It is not clear what lies beneath the parking lot bedding, pavement and the utility emplacements.

Water

The nearest water source to the subject property is a branch of Bushkill Brook, located approximately 2,000 feet to the northeast. A more substantial watercourse, Walnut Brook, is located roughly ¾ mile to the southwest.

Known Site Distribution

PS&S compiled information from the New Jersey State Museum's site registration program and from the New Jersey Historic Preservation Office's electronic and paper files in order to review the distribution of known sites in the general area of the subject property. Both databases include both historic and prehistoric sites (see Table 2-2). (Note: Historic sites listed in these databases are included in Table 2-2 but are not directly relevant to the archaeological sensitivity of the subject property.)

There are numerous reported prehistoric sites in and around Flemington. Almost all of these were originally documented in the early 20th century by Max Schrabisch, a pioneer in New Jersey archaeology. The sites are located along Bushkill Brook and Walnut Brook. Schrabisch's archaeological surveys were completed on foot with little to no systematic testing involved and they tended to focus exclusively on river and stream drainages. While this methodological bias clearly limits the analytical usefulness of his results, proximity to fresh water does appear to be the most important factor in prehistoric site selection based on more than just the hundreds of site Schrabisch identified. The subject property is not particularly close to the sites listed in Table 2-2, nor is it in close proximity to any natural source of freshwater.

Table 2-2: Previously Recorded Archaeological Sites in the Immediate Vicinity of the Subject Property

Site No.	Site Name	Distance from Subject Property	Site Type	Source	Comments
28-Hu-22	-	¾ mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-23	-	¾ mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-24	-	3/4 mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-25	-	1/2 mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-26	-	1/2 mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-27	-	3/4 mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-28	-	2,000 feet northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-29	-	1,900 feet northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-30	-	¾ mile southwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-31	-	1 mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-32	-	7/8 mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-33	-	¾ mile northeast	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-34	-	5/8 mile northeast	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-36	-	7/8 mile northwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-37	-	2,000 feet southwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-198	Mine Brook	1 mile west	Unknown	NJSM files/	Schrabisch provides no details about site.

Site No.	Site Name	Distance from Subject Property	Site Type	Source	Comments
			prehistoric	Schrabisch 1917	
28-Hu-199	Mine Brook	1 mile west	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-200	Mine Brook	1 mile southwest	Unknown prehistoric	NJSM files/ Schrabisch 1917	Schrabisch provides no details about site.
28-Hu-511	S-1	¾ mile southeast	Archaic and Woodland, short term	NJSM files/ Mounier 1988	Finds: chert reduction and argillite primary flakes, blanks/tools
28-Hu-548	Smith/Fulper Stoneware Pottery and Waster Site	2,000 feet northwest	Late 19th-century industrial site	NJSM files/ Liebeknecht et al. 2004	Site consisted of stoneware waster deposits associated with the O. H. Smith and Bros. – Fulper Brothers and Company Pottery Site.
28-Hu-554	Fulper Tile Works Waster Site	½ mile south	Late 19th-/early-20th-century industrial site	NJSM files/ Archibald and Scharfenberger 2007	Dumping site for glass, ceramic, and metal factory waste from historic tile manufacturer.
28-Hu-559	Eagle and Main Trail Intersection Site	1 mile west	Unknown prehistoric	NJSM files	Argillite debitage observed eroding from a hiking trail.
28-Hu-572	Case-Dvoor Farm	¾ mile west	18th- and 19th-century farmstead site	NJSM files/ Veit and Cox 2014	Stone and mortar foundations, ceramics, glass, faunal remains, and personal items were present.

2.4 Previous Studies

In addition to Schrabisch's surveys, PS&S examined previous cultural resource reports on file at SHPO that fell within a roughly ¾-mile radius of the subject property. The reports that discuss archaeology are briefly summarized below. None of these surveys directly involved the subject property's archaeology.

Historic Sites Research (Kardas and Larrabee 1980) conducted a Phase I cultural resource investigation prior to improvements to Route 31 between Clinton and Flemington. Kardas and Larrabee's study area passed approximately 2,000 feet to the west of the subject property. The survey identified four historic and three prehistoric archaeological sites, along with various historic structures. None of the resources identified by the survey were in the vicinity of the subject property.

Parrington et al. (1981) performed a cultural resource survey prior to construction of the Hunterdon County Jail, roughly 1,000 feet northwest of the subject property. The jail is within the boundaries of the Flemington Historic District. Using a combination of posthole tests, shovel tests, and test trenches, the investigators identified an early- to mid-19th-century cobble surface, as well as foundation remains of a late-19th-century outbuilding and a scatter of 19th-century ceramics. Parrington et al. recommended that the cobble surface be preserved in place and recommended no further investigation of the later feature and artifacts. The report concluded that construction of the jail would not cause an adverse effect on the district due to its location on the transitional outer edge of the district and because "the design features and siting of the jail are reasonably compatible with the surrounding area bearing in mind the functional nature of the proposed building."

R. Alan Mounier (1999) carried out reconnaissance- through data recovery-level studies for a proposed convalescent care facility approximately ¾ mile southwest of the subject property. Mounier relocated prehistoric site 28-Hu-200, originally recorded by Schrabisch (1917) on the bank of Walnut Brook. Primarily through controlled surface collection, Mounier recovered 1,148 prehistoric artifacts, most representing flaking debris from the production of early- and middle-stage argillite bifaces during the Archaic and Woodland periods.

Hunter Research, Inc. (Liebeknecht et al. 2004) conducted Phase I and II cultural resource investigations for culvert and roadway improvements along a segment of Park Avenue beginning about 2,500 feet northwest of the subject property and extending north to just beyond the intersection of Park Avenue and Main Street. The investigation resulted in the discovery of stoneware waster deposits associated with the O. H. Smith and Bros. – Fulper Brothers and Company Pottery Site (28-Hu-548). The report concluded that the site was potentially eligible for National Register listing and recommended archaeological monitoring of construction in the vicinity of the site. The

report also concluded that demolition of an early-20th-century creamery associated with the Lehigh Valley Railroad and located within the Flemington Historic District would have an adverse effect on the district.

A cultural resource investigation by Richard Grubb & Associates (Archibald and Scharfenberger 2007) investigated the potential effects of improvements to the South Main Street traffic circle, located 2,700 feet south of the subject property. This investigation also resulted in discovery of an archaeological site associated with one of the Fulper family businesses, the nearby Fulper Tile Works. Excavations encountered deposits of melted glass, redware tiles, crucible fragments, ceramic sagger fragments, kiln furniture, and unglazed wasters, the presence of which indicated that the tile works had used this area as a dumping ground for factory waste. The site was registered with the New Jersey State Museum as 28-Hu-554. Based on the conclusion that the research potential of the site had been exhausted, the report recommended no further archaeological investigation. The authors recommended that improvements to the traffic circle, which is excluded from the Flemington Historic District, be made without acquisition of additional right-of-way from within the district and that curbing and sidewalks be replaced in kind in order to avoid an adverse effect on the district.

McCormick Taylor & Associates (Archibald 1997) performed a historic architectural survey for improvements to the Flemington Circle, at the juncture of U.S. 202 and NJ Routes 12 and 31, a little over half a mile southeast of the subject property. The study concluded that no National Register-eligible properties existed within the visual APE of the improvement project. McCormick Taylor & Associates (Silber 1997) also conducted a Phase I archaeological survey for the traffic circle project, which did not result in the discovery of any archaeological resources. A later supplemental study prompted by design modifications (Silber et al. 1999) likewise concluded that no historic architectural or archaeological resources would be affected by the project.

1781 HILLS MAP

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

PS&S
67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

Note: Scale and location are approximate.

Source: Hills 1781

Drawn by: KE	Scale: 1" = 2200'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-1

Note: Scale and location are approximate.

Source: Snell 1881:326

PS&S
67A MOUNTAIN BOULEVARD EXT.
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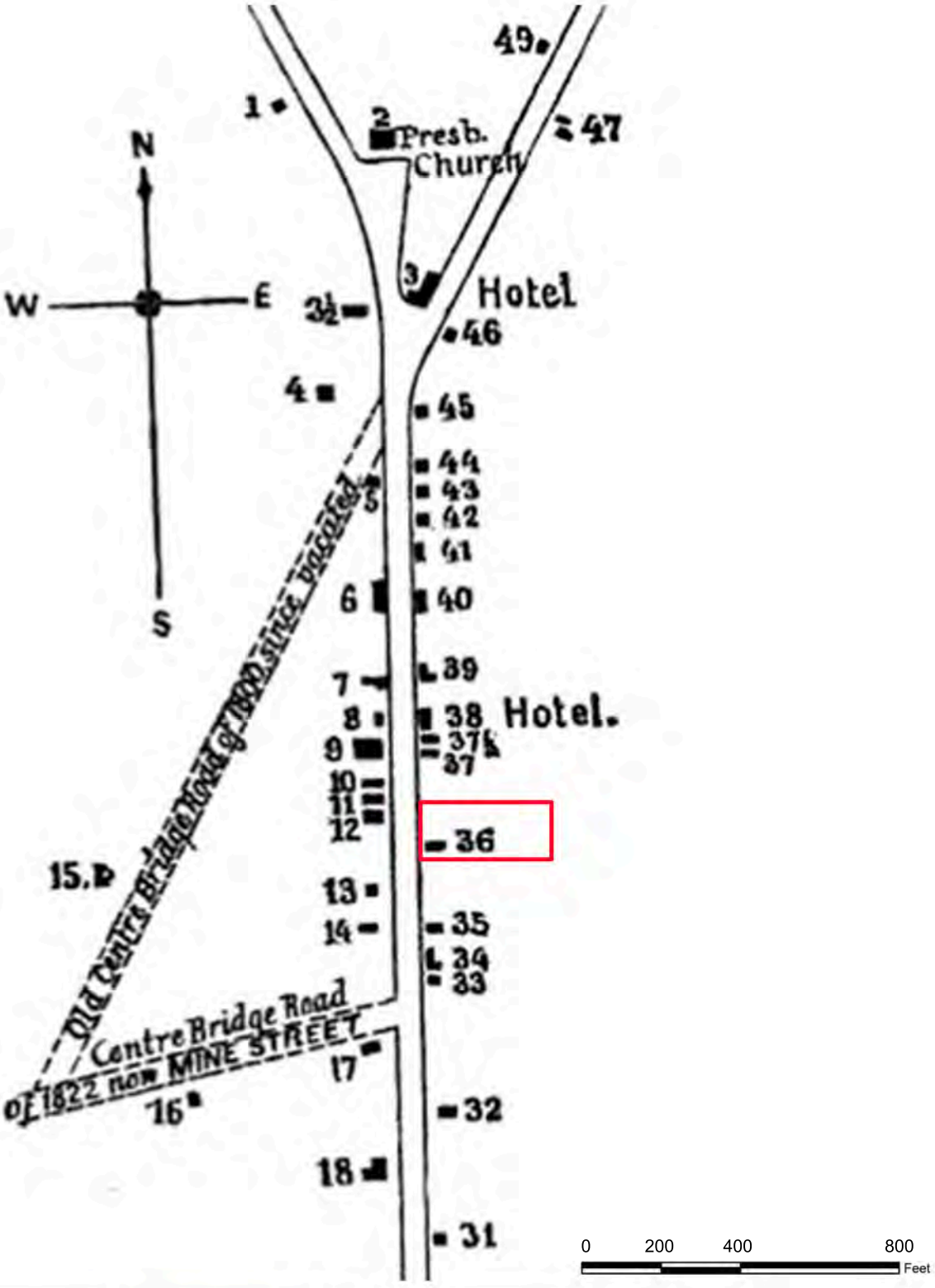
PHONE: (732) 560-9700

PLAN OF FLEMINGTON 1767

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 450'	Project No. 058000001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-2



Note: Scale and location are approximate.

Source: Snell 1881:329

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PLAN OF FLEMINGTON 1822

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 400'	Project No. 058000001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-3

LEGEND

Approximate boundary of subject property

Note: Scale and location are approximate.

Source: Cornell 1851

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WARREN, NEW JERSEY 07059
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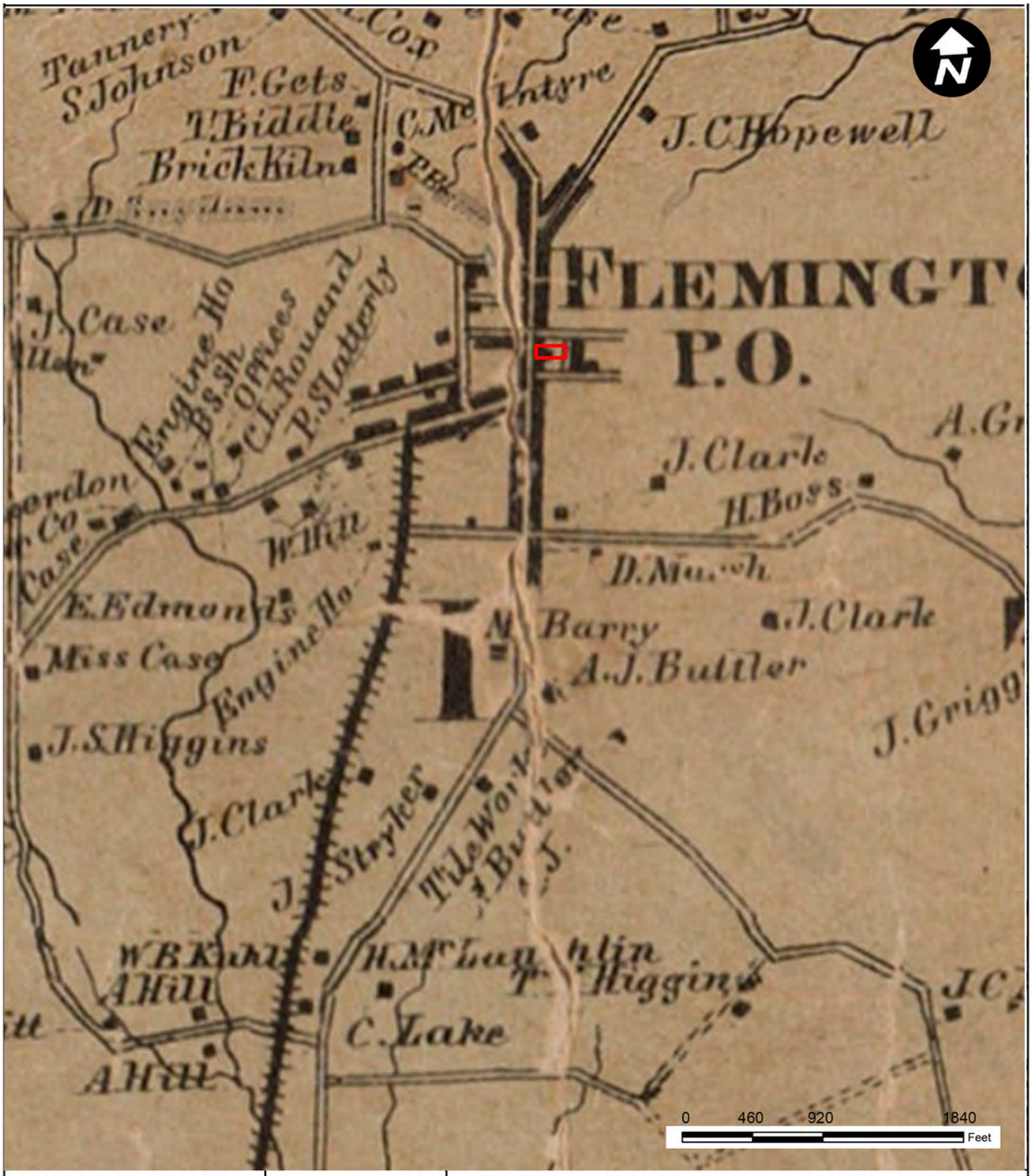
1851 CORNELL MAP

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 1290'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-4



LEGEND

Approximate boundary of subject property

Note: Scale and location are approximate.

Source: Lake and Beers 1860

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P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

1860 LAKE AND BEERS MAP

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 920'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-5

LEGEND

Approximate boundary of subject property

Note: Scale and location are approximate.

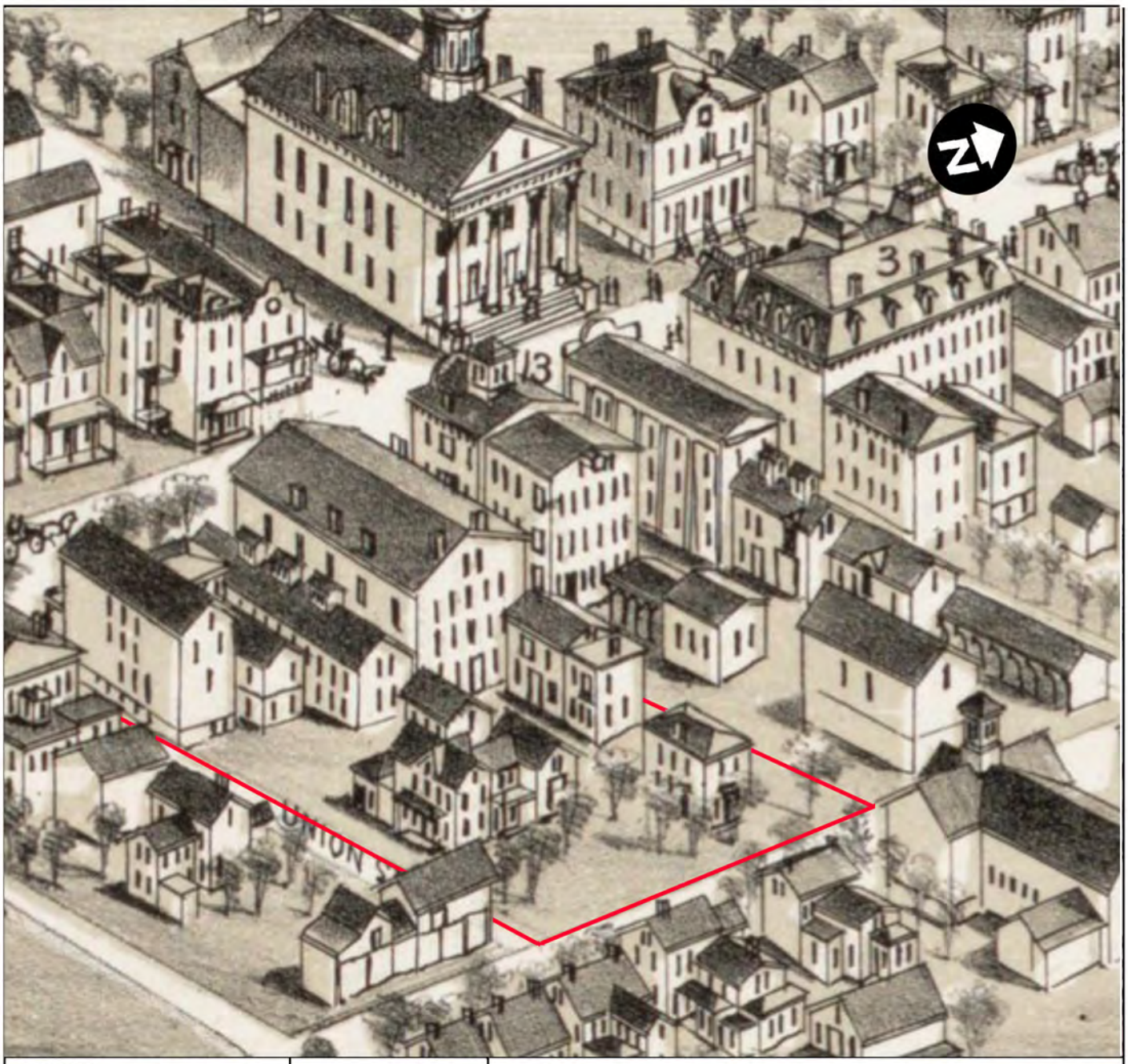
Source: Beers 1873

PS&S
67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

1873 BEERS ATLAS

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 280'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-6



LEGEND

Approximate boundary of subject property

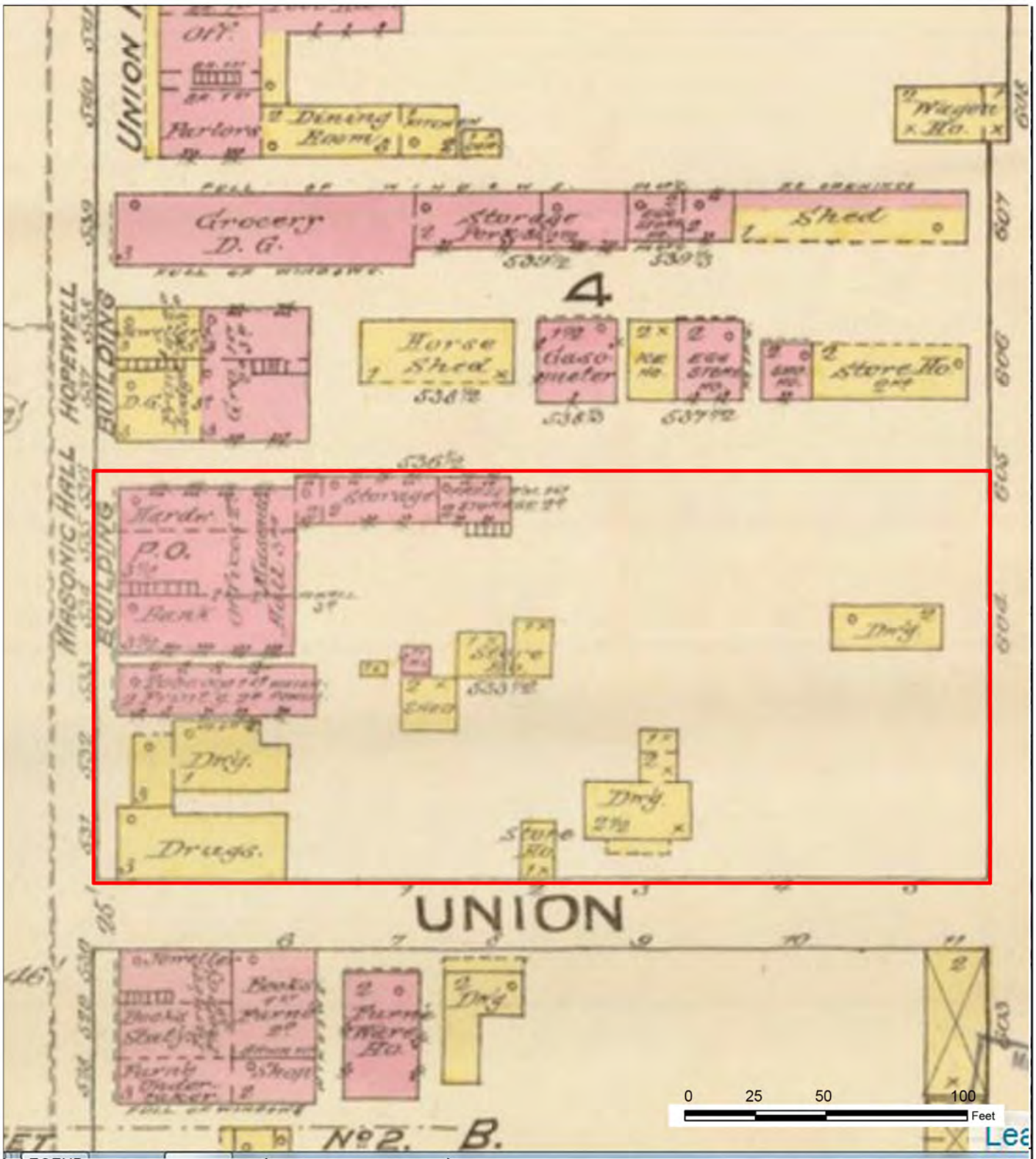
Source: O. H. Bailey & Co. 1883

PS&S
67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

1883 BAILEY BIRD'S-EYE VIEW

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	No scale	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-7



LEGEND

Approximate boundary of subject property

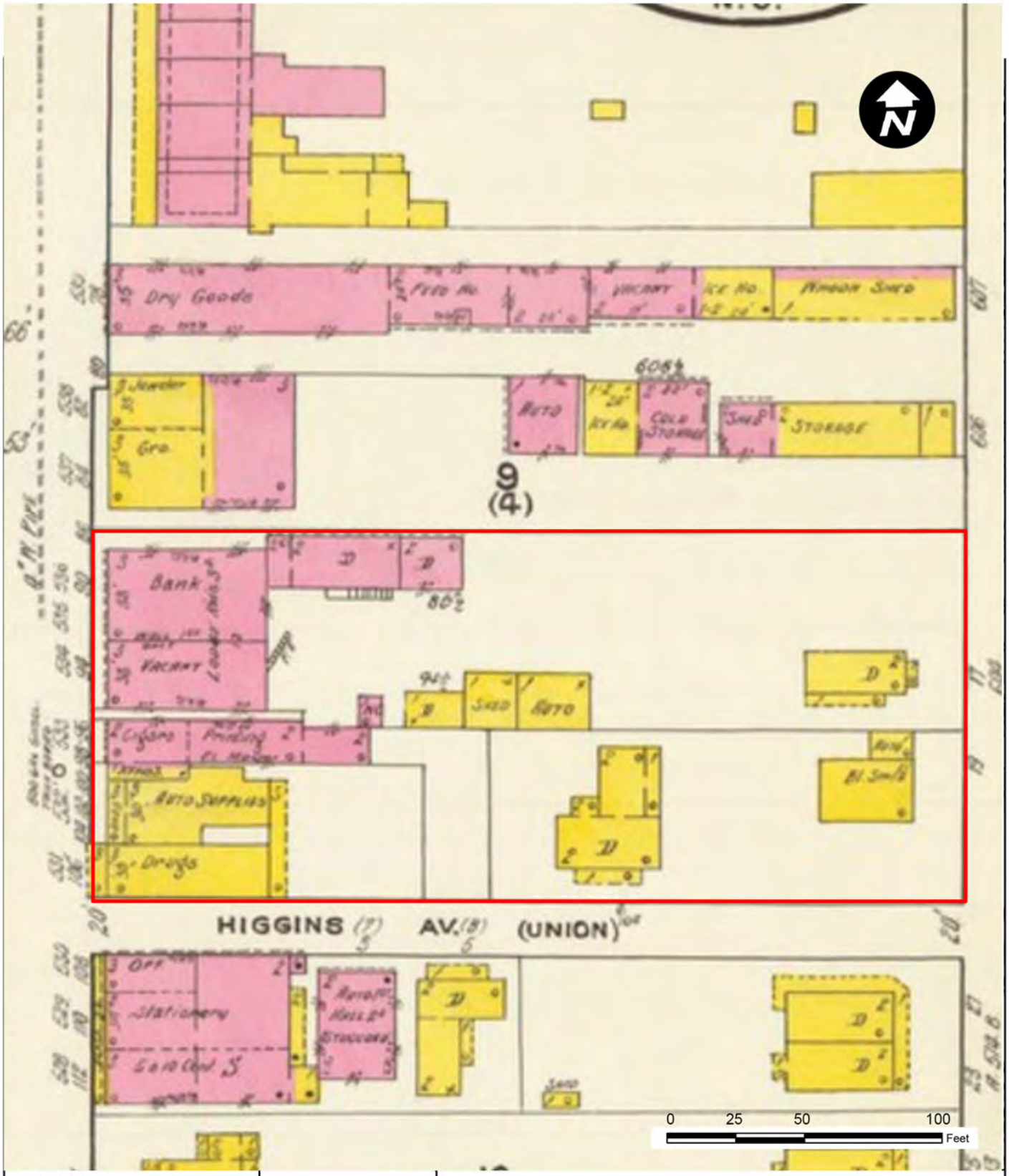
Source: Sanborn 1885

PS&S
67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

1885 SANBORN MAP

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 50'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-8



LEGEND

Approximate boundary of subject property

Source: Sanborn 1921

PS&S
67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

1921 SANBORN MAP

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 50'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 2-9

3.0 SUMMARY ANALYSIS OF ARCHAEOLOGICAL SENSITIVITIES

3.1 Existing Conditions

The Principal Investigator conducted a thorough pedestrian reconnaissance of the subject property and its surrounding lots on October 2, 2017. This section offers a guided photographic tour of the property's conditions. A photo key is provided in Figure 3-1.

The bank building and police station (Plate 3-1) occupy approximately 1/5th of the land within the lots. Over 3/5ths of the remaining property (Plate 3-2) is paved, with less than 1/5th occupying small raised islands (example, Plate 3-3) between parking lots, and flanking the bank/police station on its south (Plate 3-4).

A large number of utility emplacements are implied by conditions that are visible on the surface of each segment of the parking lots. These include belowground electrical distribution lines (Plate 3-5) that connect to parking lamps in the raised islands (Plate 3-3); anomalous trenched and repaved areas (Plates 3-6 and 3-7); storm sewers (Plates 3-8, 3-9); and various gas lines (3-10 – 3-12). All considered, it appears likely that between 30 and 50% of the project's physical APE has probably been severely impacted by utility installations alone.

While this clearly reduces the overall archaeological sensitivity of the property, it has important implications for assessing potential effects on cultural resources as well.

Conventional methods of archaeological testing could not be undertaken on the subject property unless the pavement covering the existing parking lots were to be substantially removed. Shovel testing could then proceed. Removal of pavement would create unnecessary risks for the property's utilities, even with a complete set of markouts, and would, due to the nature of the suspected archaeological features likely to be present, tell us nothing that we do not already know from geotechnical borings (Appendix A). A discussion with the redevelopment team indicated that many of the borings documented in Appendix A produced artifacts.

Clearly, an alternative testing method would have to be devised and implemented in order to advance an understanding of the property's potential archaeological resources and the project's potential effects upon them.

3.2 Prehistoric Archaeology

Although the area of Flemington is home to many prehistoric archaeological sites, the subject property's location is at a significant distance from sources of fresh water, its dynamic history of construction and demolition events and lack of known natural resources that are likely to have attracted prehistoric populations all mitigate against the likelihood that an interpretable set of prehistoric deposits (i.e. a prehistoric site) is likely

to exist. While there is a moderate probability that the property was used in prehistoric times for activities that may have produced tangible archaeological evidence, there is a low probability that a prehistoric site (meaning a deposit with sufficient integrity to allow for meaningful interpretation) remains on the property.

3.3 Historic Archaeology

As noted in Sections 2.1 and 2.2, the subject property is located near the geographic center of Flemington's early development and, as archaeologist Ian Burrow (2017:8) has pointed out, in the part of Flemington first formally laid out as a town in the mid-18th century. While the subject property appears to lie a little south of the area depicted by Hills in 1781 (Figure 2-1) as the focus of late-18th-century settlement in Flemington, it is possible that the property was in use at such an early date. Main Street had been constructed and, to the north of the subject property, built upon. Snell's (1882:329) reconstruction of the village in 1822 suggests commercial use of the property by the early 19th century (Figure 2-3).

By 1851, according to Cornell's map (Figure 2-4) of that year, the vicinity of the subject property was largely developed. Later 19th-century maps, including an informative 1883 bird's-eye view (Figure 2-7) and detailed fire insurance maps (Figures 2-8 and 2-9, for example), demonstrate that several dwellings and commercial structures as well as numerous outbuildings occupied the property during the final decades of the 19th century. As discussed in Section 2.2, the commercial functions of most of these buildings changed dramatically throughout the 19th and 20th centuries.

Based on the above, it is possible that archaeological deposits reflecting the changing uses of the property over the course of at least 150 years accumulated around the commercial buildings and, perhaps, within their footprints after their demolition. It is, however, more likely that domestic refuse, potentially related to the J. H. Higgins ownership or occupation of residences and several outbuildings to the east of the commercial buildings (probably Block 22, Lots 9 and 10) or other domestic occupational phases, may be present. As discussed in Section 2.2 of this report, the property's residential area appears to have been standing until the mid- to late 20th century and then paved over after the buildings were removed. The long-term and consistent use of this portion of the property is more likely to have produced an interpretable archaeological site than its commercial areas.

Prior to the adoption of modern refuse disposal and sanitary practices, middens and trash pits were likely created on the property in the course of everyday domestic activities. Backyard features such as privies, wells, and cisterns are also likely to have been present. Such features often accumulated rich deposits of domestic artifactual material when they were abandoned and used as convenient receptacles for household trash. Discerning these sorts of macrofeatures in test pits is not normally possible. Attempting to identify them through shovel testing in a site that is likely to have complex, disturbed deposits, is even less likely to succeed, and is perhaps foolhardy.

It is also likely that all or most of the larger structures, whether commercial or residential, on the property had buried foundations, some of which could survive at present.

Features of other types might also have been generated by the various commercial ventures that occupied the property (e.g., coal chutes and bins). Also, as Burrow (2017:8) noted, archaeological deposits predating the construction of the police station addition may exist beneath the addition, which has no basement.

The likelihood that archaeological deposits once existed on the property is, of course, quite different from the likelihood that such deposits exist now, or that they may be meaningfully understood or interpreted. Demolition of the rear-lot buildings and outbuildings and paving of the ground surface certainly destroyed at least some of the archaeological remnants of past site use. Other factors, such as utility installation, have caused additional disturbance. However, if building demolition did not involve deep foundation removal, and if conversion of much of the property into parking space required only a minimum of grading, any of the feature types discussed above could be present below the pavement.

3.4 The Flemington Historic District

While the Flemington Historic District is recognized and considered significant for its aboveground features (architecture), the existence of the district and its very broadly defined period of significance creates special considerations for archaeological sites within its boundaries. Such sites, if they may be firmly dated to the district's period of significance, may be seen as contributing elements of the district, regardless of their level of disturbance (see for example Tomaso and Eshelman 2015) or their ability to represent the district's major historical themes. Sites which suggest uses or historical values that are not compatible with the aboveground interpretation of the district may serve the purpose of expanding our understanding of the district (eligible under Criterion D and contributory) and those which merely exemplify the district's values may be seen as complementary to and contributory to the district's aboveground components. We mention these considerations mainly because, as discussed above, we suspect that archaeological deposits that may be dateable to the district's period of significance, and possibly relevant to a person associated with one of the district's significant buildings, exist within the subject property.

LEGEND

Approximate boundary of subject property

3-1 Photo angle

Source: Google Earth

PS&S
67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

PHOTO KEY

Phase IA Archaeological Reconnaissance
Block 22, Lots 7, 8, 9, and 10
Borough of Flemington
Hunterdon County, New Jersey

Drawn by: KE	Scale: 1" = 75'	Project No. 05800001
Chk'd by: MT	Date: 10/11/2017	Figure No. 3-1

Plate 3-1: View east toward Bank/Police Station Building from opposite side of Main Street.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190602

Plate 3-2: Panoramic view west to northwest from eastern property boundary. Subject property occupies the middle ground.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190625

Plate 3-3: View south of raised utility island between parking lot segments.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190630

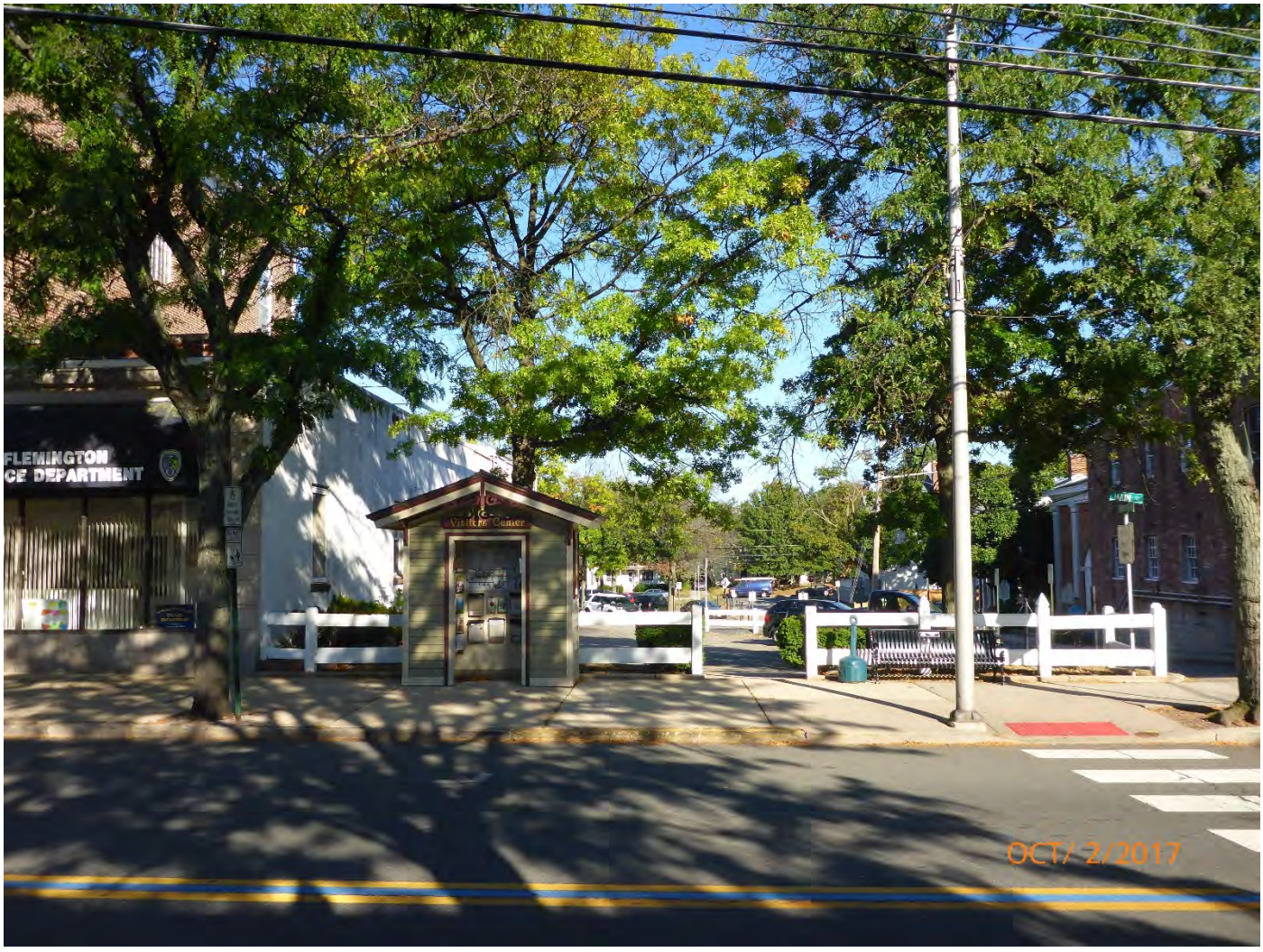


Plate 3-4: View east of southern side-lot adjacent to the police station.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190599

Plate 3-5: Evidence of belowground electrical cable traversing southern end of parking lot.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190626

Plate 3-6: Evidence of unknown utility emplacement or other excavation and repair.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190636

Plate 3-7: Example of existing excavation and parking lot repair.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190644

Plate 3-8: Storm sewers are present along the west side of each parking lot island.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190627

Plate 3-9: The collector for the storm sewers probably runs beneath this sidewalk along the property's northern boundary. View is east.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190638

Plate 3-10: Gas line which enters the property from Chorister Place. View is south.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190641

Plate 3-11: Trench line for gas supply which enters the property from Chorister Place. View is south.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190642

Plate 3-12: Gas access cover in parking lot. The location of the attached pipeline is not evident from surface indications.

Photographer: Matt Tomaso
Date: October 2, 2017
Image No.: P1190632

4.0 CONCLUSIONS

4.1 Summary Findings

Based on the results of documentary research and a site visit, PS&S concludes the following:

- The subject property has undergone extensive disturbance related to building demolition, paving of the parking surfaces, and utility installation. However, the topography and appearance of the parking lots on the subject property suggests that pavement may have been installed without a substantial amount of grading. If this surmise is correct, intact archaeological deposits may survive beneath the pavement in locations unaffected by utility installations and/or deep penetration during demolition.

- The environmental setting of the subject property would not have been particularly favorable to prehistoric occupation. Considering the prevalence of known prehistoric archaeological sites in and around Flemington, there is a moderate probability that some activity occurred on the property during prehistoric times. This activity would most likely have been of fairly short duration and would have left only modest if not ephemeral physical traces. Given the degree of disturbance that has occurred on the property, there is only a low probability that such a site, if it existed, would remain sufficiently intact to provide a basis for meaningful interpretation.

- The subject property is likely to contain archaeological deposits associated with its commercial and residential uses in the 19th century, and, possibly, the 18th century. These episodes of residential use in particular may have left in place middens, trash pits, wells, privies, cisterns, foundation remains, or other subsurface features substantial enough to remain identifiable if exposed through block or trench excavation, despite the property's substantial evidence of disturbance.

- If an intact archaeological site exists on the subject property, such a site might be considered a contributing component of the Flemington Historic District and may also be individually eligible under National Register of Historic Places Criterion D.

PS&S finds that the subject property is unlikely to contain significant prehistoric archaeological sites and is moderately likely to contain significant historic sites. These conclusions are based on the environmental setting, existing conditions, historically documented uses of the property and the possibility that historic deposits that may be present on the site may contribute to an understanding of the Flemington Historic District and/or local history more generally.

Based on our analyses of the property's sources of previous disturbance and its history, if the property contains an archaeological site, that site is likely to be recognizable mainly through large-scale, somewhat disturbed macrofeatures such as foundations, privy fills

and midden deposits, while scattered artifacts and distributions of artifact fragments are more likely to have been detrimentally and severely affected by the property's many documented sources of previous disturbance.

4.2 Recommendations

PS&S recommends a program of archaeological investigation and additional documentary research to address the possibility that potentially significant archaeological deposits exist on the subject property. The documentary research should focus on deeds, wills, indices, tax documents and other primary records that may help to piece together and flesh out the property's history of occupation. This research will provide a more definitive interpretive context for any archaeological deposits that may exist on the subject property. The deed search should especially focus on the Higgins connection, his predecessors and his successors.

Field investigations, as noted above, will be constrained by the probable nature of the deposits and the property's conditions. Due to the fact that most of the subject property is paved or built upon and the types of features likely to exist would require areal excavations to identify with certainty, conventional survey methods (i.e., shovel testing) are wholly inappropriate. Monitoring of soil borings would likewise not be productive, as borings have already indicated the presence of historic artifacts and would not provide any truly useful information on the integrity of any such deposits (Appendix A). Furthermore, the nature of the expected archaeological site itself would not be conducive to detection through point sampling methods such as shovel testing and/or borings.

Accordingly, we recommend the use of mechanical excavation to remove pavement as necessary and search for subsurface features through targeted, carefully controlled backhoe trenching. For safety and efficiency reasons, these trench excavations should be planned after a full utility markout has been accomplished and should seek to characterize deposits under each of the property's five parking lots (Figure 1-2) with, if possible, one trench per lot and removal of adjacent pavement in the event that manual exposure of features may be warranted.

This methodology is a common approach on urban sites like the present one and is effective in locating features such as wells, privies, and foundations, which can then be more closely examined through manual excavation or a combination of manual and mechanical means.

Although the primary goal of the investigation would be to determine the presence or absence of archaeological sites (i.e. Phase I), we would intend to perform enough field- and lab-based analysis to evaluate the National Register eligibility (Phase II) of any archaeological deposits encountered since it is unlikely that another opportunity to expose the deposits would occur until construction begins. Should any site appear to be eligible for listing on the National Register, an assessment of project effects would also

be needed and would have to be accomplished during this survey and investigation phase. These extra levels of effort are warranted because this method of site identification will result in substantial disturbance and would, if successfully pursued, affect intact archaeostratigraphy somewhat unpredictably.

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APPENDIX A

Geotechnical Boring Logs

DYNAMIC EARTH

BORING LOG

Boring No.: B-1

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	176.2 mse	**Date Started:**	4/25/2016
Termination Depth:	33.5 feet	**Date Completed:**	4/25/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information										
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)	N	Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
								Surface Cover	5" Asphalt, no apparent subbase material	
1 - 3	S-1	SS	8	--	4 5 / 7 4	12		Fill	Reddish brown coarse to fine sand, some trace medium to fine gravel, trace debris (asphalt and subangular gravel) (FILL)	Grinding @ 3.0'
3 - 5	S-2	SS	4	--	7 10 / 16 22	26	5	Residual Deposits	Reddish brown coarse to medium gravel, some coarse to fine sand, trace silt, moist, medium dense (GP)	
5 - 7	S-3	SS	24	--	20 32 / 47 54	79			Reddish brown silt, coarse to fine gravel, little coarse to fine sand, moist, very stiff (ML)	Qp = 3.25 tsf
7 - 7.7	S-4	SS	8	--	27 50/2"	50/2"			As above (ML)	Qp = 3.5 tsf
8 - 8.8	S-5	SS	9	--	23 50/3"	50/3"			Reddish brown silt, some coarse to fine gravel, little coarse to fine sand, moist, very stiff (ML)	Qp ≥ 4.5 tsf
							10			Hard augering
13 - 13.3	S-6	SS	3	--	50/3" --	50/3"			Reddish brown silt, some medium to fine gravel, little coarse to fine sand, moist, very stiff (ML)	Hard augering
							15	Weathered Rock		
18 - 18.3	S-7	SS	2	--	50/2" --	50/2"			As above (ML)	
							20			
23 - 23.1	S-8	SS	1	--	50/1" --	50/1"			As above (ML)	Hard augering
							25			

DYNAMIC EARTH

BORING LOG

Boring No.: B-1

Project: Proposed Downtown Redevelopment **Proj. No.:** 1839-16-001EC

Location: 76 Main Street, Borough of Flemington, Hunterdon County, New Jersey **Client:** Raritan Village Shopping Center II, LLC

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)	N				
								Weathered Rock		
28.5 - 33.5	C-1	Rock Core	46	38.3	6:34 6:05 6:37 6:30 6:32	--	30	Rock	Reddish brown medium hardness, moderately weathered siltstone, strong, closely bedded	Auger refusal @ 28.5' Lost water return @ 31.5'
									Boring B-1 encountered refusal at 33.5 feet below the ground surface	
							35			
							40			
							45			
							50			
							55			

DYNAMIC EARTH

BORING LOG

Boring No.: B-2

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	172.0 mse	**Date Started:**	4/25/2016
Termination Depth:	22.2 feet	**Date Completed:**	4/25/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information										
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)		N	Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
									Surface Cover	5" Asphalt, no apparent subbase material	
0 - 2	S-1	SS	10	--	--	8	13		Fill	Reddish brown silt, little coarse to fine gravel, trace medium to fine sand, moist (FILL)	
					5	5					
2 - 4	S-2	SS	20	--	12	22	52		Residual Deposits	Reddish brown silt, little medium to fine gravel, little fine sand, moist, very stiff (ML)	Qp = 3.75 tsf
					30	33					
4 - 5.8	S-3	SS	18	--	18	22	48	5		Reddish brown silt, some coarse to fine gravel, little medium to fine sand, moist, very stiff (ML)	Qp = 3.75 tsf
					26	54/3"					
7 - 7.9	S-4	SS	11	--	40	50/5"	50/5"			Reddish brown coarse to fine gravel, some coarse to fine sand, little silt, moist very dense (GM)	
9 - 9.5	S-5	SS	5	--	50/5"	--	50/5"			Reddish brown coarse to fine gravel, little coarse to fine sand, little silt, moist, very dense (GM)	
								10			
13 - 13.6	S-6	SS	7	--	42	50/1"	50/1"			Reddish brown coarse to fine gravel and silt, trace coarse to fine sand, moist, very dense (GM)	Hard augering
								15	Weathered Rock		
19 - 19.3	S-7	SS	3	--	50/3"	--	50/3"			Reddish brown coarse to fine gravel, some silt, little coarse to fine sand, moist, very dense (GM)	
								20			
22 - 22.2	S-8	SS	2	--	50/2"	--	50/2"			Reddish brown silt, little medium to fine gravel, little medium to fine sand, moist, very stiff (ML)	Qp ≥ 4.5 tsf
										Boring B-2 encountered refusal at 22.2 feet below the ground surface	
								25			

DYNAMIC EARTH

BORING LOG

Boring No.: B-3

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	177.2 mse	**Date Started:**	4/25/2016
Termination Depth:	16.3 feet	**Date Completed:**	4/25/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)	N				
0 - 2	S-1	SS	12	--	-- 3 / 6 8	9		Surface Cover	6" Asphalt, no apparent subbase material	Possible reworked on-site soils
								Fill	Reddish brown silt, some coarse to fine gravel, little medium to fine sand, moist (FILL)	
2 - 3.8	S-2	SS	16	--	25 34 / 50 50/4"	84		Residual Deposits	Reddish brown silt and coarse to fine gravel, trace fine sand, moist, very stiff (ML)	Qp = 3.5 tsf
4 - 6	S-3	SS	19	--	18 19 / 33 46	52	5		Reddish brown clay and medim to fine gravel, trace fine sand, moist, hard (CL)	
7.0 - 7.9	S-4	SS	10	--	34 50/5"	50/5"			Reddish brown coarse to fine gravel, some silt, trace fine sand, moist, very dense (GM)	
9 - 10.8	S-5	SS	19	--	17 19 / 40 50/3"	59	10	Weathered Rock	Reddish brown coarse to fine gravel, some silt, little coarse to fine sand, moist, very dense (GM)	Hard augering
14 - 14.3	S-6	SS	3	--	50/3" --	50/3"			Reddish brown coarse to fine gravel, some silt, little coarse to fine sand, moist, very dense (GM)	
16 - 16.3	S-7	SS	3	--	50/3" --	50/3"	15		As above (GM)	
									Boring B-3 encountered refusal at 16.3 feet below the ground surface	
							20			
							25			

DYNAMIC EARTH

BORING LOG

Boring No.: B-4

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	177.0 mse	**Date Started:**	4/25/2016
Termination Depth:	21.6 feet	**Date Completed:**	4/25/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information										
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)		N	Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
									Surface Cover	4" Asphalt, 2" apparent subbase material	
0 - 2	S-1	SS	11	--	--	4	8		Fill	Brown silt, little coarse to fine gravel, little medium to fine sand, moist (FILL)	Qp = 1.0 tsf
					4	2					
2 - 4	S-2	SS	17	--	5	6	16			As above (FILL)	
					10	16				Reddish brown medium to fine gravel, some silt, little coarse to fine sand, moist (GM)	
4 - 5.8	S-3	SS	16	--	8	12	62/10"	5	Residual Deposits	Reddish brown coarse to fine sand, some medium to fine gravel, little silt, moist (SP-SM)	
					50/4"	--					
7 - 7.9	S-4	SS	11	--	39	50/5"	50/5"			Reddish brown coarse to fine gravel, some coarse to fine sand, little silt, moist, very dense (GM)	
9 - 9.5	S-5	SS	7	--	40	50/1"	50/1"			Reddish brown coarse to fine gravel, little coarse to fine sand, little silt, moist, very dense (GM)	
								10			Hard augering
14 - 14.7	S-6	SS	8	--	28	50/2"	50/2"		Weathered Rock	Reddish brown coarse to fine gravel, little coarse to fine sand, little silt, moist, very dense (GM)	
								15			Hard augering
19 - 19.4	S-7	SS	5	--	50/5"	--	50/5"			Reddish brown coarse to fine gravel, some silt, little coarse to fine sand, moist, very dense (GM)	
								20			
21.5 - 21.6	S-8	SS	1	--	50/1"	--	50/1"			Reddish brown silt and coarse to fine gravel, little coarse to fine sand, moist, very dense (ML)	Saprolitic
										Boring B-4 encountered refusal at 21.6 feet below the ground surface	
								25			

DYNAMIC EARTH

BORING LOG

Boring No.: B-5

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	171.5 mse	**Date Started:**	4/26/2016
Termination Depth:	23.5 feet	**Date Completed:**	4/26/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)	N				
0 - 2	S-1	SS	14	--	-- 5 / 12 9	17		Surface Cover	4" Asphalt	
								Fill	Gray coarse to fine gravel, some coarse to fine sand, little silt (FILL)	
2 - 4	S-2	SS	12	--	8 10 / 15 40	25		Residual Deposits	Reddish brown silt, little coarse to fine gravel, trace fine sand, moist, very stiff (ML)	Qp ≥ 4.5 tsf
4 - 4.8	S-3	SS	9	--	31 50/3" / -- --	50/3"	5		As above (ML)	Qp ≥ 4.5 tsf
7 - 7.3	S-4	SS	4	--	50/4" --	50/4"			Reddish brown coarse to fine gravel and silt, little coarse to fine sand, moist, very dense (GM)	
9 - 9.4	S-5	SS	5	--	50/5" --	50/5"	10		Reddish brown coarse to fine gravel, some silt, little coarse to fine sand, moist, very dense (GM)	Hard augering
13 - 13.2	S-6	SS	2	--	50/2" --	50/2"	15	Weathered Rock	As above (GM)	Hard augering
18 - 18.4	S-7	SS	5	--	50/5" --	50/5"	20		As above (GM)	
23 - 23.1	S-8	SS	1	--	50/1" --	50/1"			As above (GM)	
							25		Boring B-5 encountered refusal at 23.1 feet below the ground surface	

DYNAMIC EARTH

BORING LOG

Boring No.: B-6

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	170.5 mse	**Date Started:**	4/26/2016
Termination Depth:	19.3 feet	**Date Completed:**	4/26/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information										
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)	N	Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
								Surface Cover	1" Topsoil	
0 - 2	S-1	SS	16	--	5 5 / 7 8	12		Fill	Reddish brown silt, little medium to fine gravel, trace medium to fine sand, moist (FILL)	
2 - 4	S-2	SS	14	--	5 5 / 10 11	15		Residual Deposits	Reddish brown silt, little medium to fine gravel, trace medium to fine sand, moist (ML)	Grinding @ 3.0'
4 - 4.9	S-3	SS	15	--	28 50/5"	50/5"	5		Reddish brown silt, some course to fine gravel, trace coarse to fine sand, moist (ML)	
										Qp = 3.25 tsf
6 - 6.9	S-4	SS	8	--	31 50/2"	50/2"			Reddish brown silt and coarse to fine gravel, trace fine sand, moist (GM)	
										Qp = 3.5 tsf
8 - 10	S-5	SS	3	--	50/3" --	50/3"			Reddish brown silt, trace fine gravel, moist (ML)	Qp ≥ 4.5 tsf
							10			Hard augering
								Weathered Rock		
13 - 13.4	S-6	SS	5	--	50/5" --	50/5"			Reddish brown coarse to fine gravel, little coarse to fine sand, little silt, moist (GM)	Hard augering
							15			
19 - 19.3	S-7	SS	3	--	50/3" --	50/3"			As above (GM)	
							20		Boring B-6 encountered refusal at 19.3 feet below the ground surface	
							25			

DYNAMIC EARTH

BORING LOG

Boring No.: B-7

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	171.3 mse	**Date Started:**	4/26/2016
Termination Depth:	19.2 feet	**Date Completed:**	4/26/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)	N				
0 - 2	S-1	SS	15	--	-- 2 / 5 5	7		Surface Cover	4" Asphalt	
								Fill	Reddish brown silt, little medium to fine gravel, trace medium to fine sand, moist (FILL)	
2 - 4	S-2	SS	14	--	7 12 / 28 50/5"	40		Residual Deposits	Reddish brown coarse to fine gravel and silt, trace fine sand, moist (GM)	
4 - 6	S-3	SS	14	--	11 38 / 50/2" --	58/8"	5		As above (GM)	
7 - 7.3	S-4	SS	4	--	50/4" --	50/4"			Reddish brown coarse to fine gravel and silt, trace fine sand, moist (GM)	
9 - 9.4	S-5	SS	5	--	50/5" --	50/5"			Reddish brown coarse to fine gravel, some silt, little coarse to fine sand, moist (GM)	Hard augering
							10	Weathered Rock		
13 - 13.3	S-6	SS	3	--	50/3" --	50/3"			Reddish brown coarse to fine gravel, little silt, little coarse to fine sand, moist (GM)	Hard augering
							15			
19 - 19.2	S-7	SS	2	--	50/2" --	50/2"			As above (GM)	
							20		Boring B-7 encountered refusal at 19.2 feet below the ground surface	
							25			

DYNAMIC EARTH

BORING LOG

Boring No.: B-8

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	176.4 mse	**Date Started:**	4/26/2016
Termination Depth:	19.3 feet	**Date Completed:**	4/26/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)	N				
					-- 2			Surface Cover	3.5" Asphalt	
0 - 2	S-1	SS	9	--	5 5	7		Fill	Brown coarse to fine sand, some silt, little debris (brick, asphalt, and concrete), moist (FILL)	
2 - 4	S-2	SS	22	--	7 12 28 50/5"	40			Brown silt, some medium to fine gravel, little medium to fine sand, trace debris (brick), moist (FILL)	Qp = 1.0 tsf
4 - 6	S-3	SS	8	--	7 12 28 50/5"	40	5	Residual Deposits	Reddish brown silt, little medium to fine sand, trace fine gravel, moist, very stiff (ML)	Qp = 3.0 tsf
6 - 7.8	S-4	SS	21	--	7 12 28 50/5"	40			Reddish brown medium to fine gravel, and silt, little medium to fine sand, moist, dense (GM)	
8 - 8.7	S-5	SS	8	--	35 50/2"	50/2"		Weathered Rock	Reddish brown coarse to fine gravel, some silt, little medium to fine sand, moist (GM)	
							10			
13 - 13.8	S-6	SS	4	--	20 50/4"	50/4"			Reddish brown coarse to fine gravel, little coarse to fine sand, little silt, moist (GM)	Hard augering
							15			
19 - 19.3	S-7	SS	1	--	50/3" --	50/3"			As above (GM)	
							20		Boring B-8 encountered refusal at 19.3 feet below the ground surface	
							25			

DYNAMIC EARTH

BORING LOG

Boring No.: B-9

Project:	Proposed Downtown Redevelopment	**Proj. No.:**	1839-16-001EC
Location:	76 Main Street, Borough of Flemington, Hunterdon County, New Jersey	**Client:**	Raritan Village Shopping Center II, LLC
Surface Elevation:	179.0 mse	**Date Started:**	4/26/2016
Termination Depth:	18.2 feet	**Date Completed:**	4/26/2016
Proposed Location:	Building	**Logged by:**	F. Van Cleve
Drill/Test Method:	HSA/SPT	**Contractor:**	FMW
Hammer Type:	Automatic	**Rig Type:**	CME 55

Groundwater Data	Depth (ft)	El. (mse)	Additional Groundwater Data	Depth (ft)	El. (mse)
While Drilling: ▽	NE	--			
At Completion: ▼	NE	--			

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (min/ft)	N				
0 - 2	S-1	SS	8	--	-- 4 / 6 6	10		Surface Cover	4" Asphalt, 5" apparent subbase	
								Fill	Coarse to fine gravel, some silt, little coarse to fine sand, moist (FILL)	
2 - 4	S-2	SS	11	--	5 5 / 6 5	11			As above, little debris (asphalt, brick, and roots)	Grinding @ 2.0'
4 - 6	S-3	SS	9	--	2 2 / 7 18	9	5		Coarse to fine gravel, some debris (asphalt, brick, and roots), little coarse to fine sand, trace silt, moist (FILL)	
6 - 8	S-4	SS	12	--	23 25 / 22 24	47		Residual Deposits	Red brown silt, and medium to fine gravel, little medium to fine sand, moist, very stiff (ML)	Qp = 2.25 tsf
8 - 10	S-5	SS	11	--	27 50/5"	50/5"			Red brown sand and medium to fine gravel, little medium to fine silt, moist, very stiff (ML)	
							10			Hard augering
13 - 13.3	S-6	SS	3	--	50/3" --	50/3"		Weathered Rock	Red brown coarse to fine gravel, and silt, little fine sand, moist (GM)	Hard augering
							15			
18 - 18.2	S-7	SS	50/2"	--	50/2" --	50/3"			As above (GM)	Auger refusal at 18.0 feet
									Boring B-9 encountered refusal at 18.2 feet below the ground surface	
							20			
							25			

APPENDIX B

Investigator Qualifications

Matthew S. Tomaso, RPA

Director, Cultural Resources
Environmental Services

Over Mr. Tomaso's 30 years of experience in academic and compliance-related archaeological and historical research, he has worked on a wide variety of privately and publicly funded projects. Most of his work in the regulatory field has focused upon helping clients with evaluating the effects of projects to meet with funding and permitting requirements of municipal, state and federal review agencies. However, he has also been broadly involved in planning and feasibility studies that have helped private clients, county agencies and state authorities avoid impacts upon, preserve, and rehabilitate archaeological sites and historic structures. His capabilities in this field have garnered attention at the national level, as he serves as an Advisory Member in the Society for American Archaeology's Award Committee for Excellence in Cultural Resource Management (CRM). Mr. Tomaso started PS&S'CRM practice in 2010.

Education

University of Southern Maine: B.A., *summa cum laude*, Anthropology and Geography

University of Texas, Austin: M.A., *summa cum laude,* Anthropology
Completed coursework toward Ph.D.

Credentials

Registered Professional Archaeologist

360 CFR 800 Principal Investigator as an Archaeologist & Historian

OSHA 40-Hour HAZWOPER Certified

Affiliations

Society for American Archaeology (SAA)

Advisor, SAA Awards Committee for Excellence in Cultural Resource Management

American Cultural Resource Association

Archaeological Society of New Jersey

Eastern States Archaeological Federation

Council for Northeast Historic Archaeology

Society for Historical Archaeology

Society for Industrial Archaeology

Sigma Xi National Science Honors Fraternity

Relevant Experience

Union County Parks Planning and Maintenance, Rehabilitation of Maskers Barn – Feltville/ Glenside Park Historic District, Berkeley Heights, Union County, NJ: PS&S consulted with the New Jersey Historic Trust, SHPO, Union County, the project historic architect and contractor to assure adherence to the Secretary of the Interior Standards for Rehabilitation of Historic Buildings during the planning of a massive rehabilitation effort for this National Register-listed resource. Once the project was underway, PS&S performed archaeological monitoring and quality assurance to document the year-long rehabilitation process. The project's final report was lauded by the County and SHPO as a comprehensive and valuable contribution to an archaeological and historical understanding of the Feltville/ Glenside Park Historic District.

South Jersey Electrical Utility Client – Various Cultural Resource Management Tasks in Support of Permitting Efforts: Directed over 50 linear miles of archaeological and historic architectural field investigations throughout New Jersey's southern counties for this client. Services have included Phase I surveys, Phase II investigations, mitigative designs, and the carrying out of mitigations for transmission line upgrades and substation expansion projects. Several have involved locations of previously reported archaeological sites and existing National Register of Historic Places-listed properties. PS&S has helped this client avoid adverse effects on cultural resources, thereby reducing the number of costly investigations and/or mitigations that may have been required. Although most of this work is on-going, several of PS&S' reports have been quickly approved and concurred with by SHPO, helping the client to meet their own in-service deadlines.

Passaic Valley Sewerage Commission (PVSC) – FEMA Hazard Mitigations: In response to Superstorm Sandy, PVSC, PS&S and FEMA worked toward the design of a floodwall, standby power system, and stormwater management system to mitigate against potential future flood damage to the PVSC's Newark plant, the fifth highest capacity sanitary treatment works in the United States. FEMA's involvement necessitated compliance with Section 106 of the National Historic Preservation Act. Partly surrounded by historic railroad districts, the original historic elements of the PVSC's Newark facility are, in themselves, elements of an historic district important to the history of sanitary engineering and the broad architectural

movement known as City Beautiful. PS&S' cultural resource management team assisted designers in the adjustment of the hazard mitigation's design to minimize impacts on the historic district and recharacterized the district to assist in its future management. PS&S' comprehensive Phase IA study and cultural resource management recommendations, completed in support of a FEMA Environmental Assessment were approved by both NJHPO and FEMA upon its first round of formal regulatory review. NJHPO complemented the organization, thoughtfulness and comprehensiveness of the report in their review letter.

New Jersey Water Supply Authority, Rehabilitation of Colonial Park Spillway – Franklin Township, Somerset County, NJ: Directed a three-phase study in compliance with requirements of Section 106 of the National Historic Preservation Act in support of the rehabilitation of the Colonial Park Spillway, an element of the National Register-listed Delaware and Raritan Canal. Phases I and 2 (Cultural Resource Survey and Evaluation of Design Specifications) involved working with the Authority, the Design Engineer, and regulatory agencies to ensure that the rehabilitation effort would be designed for a maximum level of compliance with Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, while accommodating the spillway's multiple present-day uses as part of a well-trafficked recreational facility. The third phase consisted of quality assurance and reporting to reflect the contractor's compliance with the SHPO and D&R Canal Commission-approved specifications. Colonial Park Spillway was reopened to the public in the Summer of 2013.

West Deptford Energy Station, Cultural Resource Investigations – West Deptford, Gloucester County, NJ: This complex, multi-year investigation of several significant and potentially significant prehistoric and historic archaeological sites involved a broad spectrum of cultural resource management processes and reports, including every conventional phase of archaeological and historic architectural investigation. The final phase involved monitoring and investigation of two National Register eligible archaeological sites during construction and was completed in August of 2013. Each of PS&S' several work products that have resulted from these efforts has received timely approval from SHPO, and our work successfully prevented delays in the construction schedule.

Millville Municipal Airport, Area E Obstruction Clearance, Phase IB and II – Millville, Cumberland County, NJ: The FAA required removal of visual obstructions (primarily trees) across all 26 acres of Area E, an historic aircraft repair area and taxiway and a component of the National Register-eligible Millville Army Airfield Historic District. After performing geophysical, remote sensing and archaeological surveys and evaluating the historic landscape in depth, we concluded that the effect of the obstruction removal would be beneficial to the preservation and public appreciation of the historic district, not adverse. SHPO and FAA concurred and the project has been approved.

Staten Island Bike Paths Phase IA Cultural Resource Reconnaissance*: Inventoried known archaeological and architectural resources that would be potentially impacted by a proposed bike path in historic town of Richmond. Study enabled NYC Department of Parks and Recreation Parks to redesign project in order to avoid adverse effects and gain Landmarks Preservation Commission approval.

*Work performed prior to joining PS&S

Kristian Eshelman

Archaeological Field Director/Senior Editor
Environmental Services

Mr. Eshelman has 32 years of experience in cultural resource management, with particular expertise in archaeological field methodology and preparation of cultural resource compliance reports. He is responsible for the oversight of all archaeological field personnel and for the editing and production of PS&S's cultural resource reports.

Education

Rutgers University,
New Brunswick, NJ:
Undergraduate coursework in German and Spanish

Credentials

30+ years of supervisory field and laboratory experience in archaeology under a wide variety of geographic environments

30+ years of editorial, report production and quality assurance experience

Extensive project experience in all Phases of cultural resource investigation in the Middle Atlantic and Northeastern United States:

- New Jersey
- New York
- Pennsylvania
- Delaware
- Maryland
- Connecticut
- Virginia

Relevant Experience

Mantua Creek Generating Project/West Deptford Energy Project, Phase I, II and III Archaeological Investigations – West Deptford, Gloucester County, NJ: Multiple-phase investigation for construction of power plant and off-site rights-of-way resulted in the discovery of several prehistoric and historic sites.

Glenwood Power Plant, Redevelopment Project – Yonkers, NY: Historical research and Phase I subsurface testing at the former country estate of a prominent late-19th-century financier, now a city park, and additional investigation of the New York Central and Hudson River Railroad Power Station, a historic Hudson River landmark.

Field of Dreams Motorsports Facility – Millville, Cumberland County, NJ: The Phase I investigation examined a portion of the former Millville Army Air Field, recognized as a historic district for its role in the war effort during World War II. Subsurface testing located a historic farmstead site predating the airfield by over a century. PS&S delineated the site's boundaries and helped the project sponsor to avoid it entirely through minor changes in the project plans.

Confidential Utility Client, New Village to Warren Glen Transmission Line – Warren and Hunterdon Counties, NJ: PS&S conducted a Phase IB cultural resource survey to identify any potentially significant archaeological sites or historic architectural resources along a 7-mile-long transmission line route traversing two counties.

Kyle Conti Construction, Bridge Scour Repair and Maintenance Monitoring – Trenton and Stockton, NJ: Performed archaeological monitoring of repair activities on three National Register-eligible bridges over the Delaware River for the Delaware River Joint Toll Bridge Commission in compliance with permitting conditions imposed by USACE and the NJ and PA SHPOs. Our work prevented construction delays and ensured that no historically significant components of the bridges would be affected.

Lutheran Social Ministries, Cultural Resource Investigations – Bordentown, Burlington County, NJ: PS&S performed Phase IB and Phase II investigations on a redevelopment parcel sandwiched between two National Register-eligible historic districts and containing the site of a 19th-century brickyard.

Millville Municipal Airport, Area E Obstruction Clearance – Millville, Cumberland County, NJ: The FAA required removal of visual obstructions (primarily trees) across all 26 acres of Area E, an historic aircraft repair area and taxiway and a component of the National Register-eligible Millville Army Airfield Historic District. After performing geophysical, remote sensing and archaeological surveys and evaluating the historic landscape in

depth, we concluded that the effect of the obstruction removal would be beneficial to the preservation and public appreciation of the historic district, not adverse. SHPO concurred and the project has been approved by DEP.

New Jersey Water Supply Authority, Delaware and Raritan Canal, Colonial Park Spillway – Somerset County, NJ: PS&S performed a cultural resource reconnaissance, construction design review, and construction monitoring for the Authority's rehabilitation of the Colonial Park Spillway, an element of the National Register-listed Delaware and Raritan Canal State Park. These services ensured that the rehabilitation complied with the Secretary of the Interior's Standards for Rehabilitation and would not cause an adverse effect on any cultural resources.

Confidential Utility Client, Easton to Todd Power Upgrade – Talbot, Dorchester, and Caroline Counties, MD: Phase IA cultural resource reconnaissance documentary research and visual inspection) of 18-mile-long transmission line upgrade spanning three counties, and passing near 2 historic districts, 28 individual historic structures, 1 historic site, and 18 archaeological sites. The work was performed in support of USACE and state permit applications. SHPO concurrence was received immediately upon completion of research.

New Jersey Motorsports, Thunderbolt Racepark – Millville, Cumberland County, NJ: Phase I investigation and ongoing consultation concerning the development of a portion of the Millville Army Air Field, America's first continental civil defense air field.

Feltville Archaeological Project, Masker's Barn Rehabilitation – Berkeley Heights, Union County, NJ: Monitoring and documentation of reconstruction activities in the National Register-listed historic district of Feltville/Glenside Park.

APPENDIX C

Historic Preservation Office Annotated Bibliography Form

HISTORIC PRESERVATION OFFICE
ANNOTATED BIBLIOGRAPHY FORM

Author(s):	Tomaso, Matthew S., and Kristian Eshelman (Paulus, Sokolowski and Sartor)
Title:	Phase IA Archaeological Reconnaissance: Block 22, Lots 7, 8, 9 and 10, Borough of Flemington, Hunterdon County, New Jersey
Location:	The subject property is bounded on the west by Main Street, on the south by Chorister Place, and on the east by Spring Street
Drainage Basin:	South Branch of the Raritan River
USGS Quad:	Flemington, N.J.
Project:	Mixed-use development
Level of Survey:	Phase IA (reconnaissance)
Cultural Resources:	Flemington Historic District

Attachment 3

COURTHOUSE SQUARE

FLEMINGTON, NJ

THE CASE FOR SIZE, SCALE & DENSITY

Redeveloper Statement

In late 2015, Jack Cust Jr. was approached by officials in the Borough of Flemington to get involved in the Redevelopment of Main Street. Being an owner of several larger businesses in Hunterdon County and having developed a significant amount of real estate, Jack was a logical person to undertake such an endeavor.

Having sat on the Hunterdon County Economic Development Strategy Committee, Jack was very well aware of the many challenges and continued decline that was taking place in Hunterdon County and specifically it's County Seat, Flemington. Hunterdon County commissioned an independent report known as the Hunterdon County Comprehensive Economic Development Strategy (CEDS), which concluded that Hunterdon County was facing a continued decline. (a portion of the report is attached as Appendix A)

Jack agreed to take on the project with the vision that the development needed to be significant enough to make a positive impact on Flemington and Hunterdon County for the immediate future and the next 100 years. (see a portion of an Economic Impact Study attached as Appendix B)

Jack commissioned Minno & Wasko architects to come up with a concept plan that included many of the uses recommended by CEDS that portrayed the density and yield to include apartments, retail/restaurants, a minimum 100-room hotel and a college / medical building. Due to a shortage of available parking on Main Street and its surrounding properties, and the inability for the Borough to build and pay for a parking structure, both below grade parking and a structured parking deck were integrated into the plan with the cost to be burdened by the developer. These plans were presented informally to various members of the Borough Council, Planning Board and multiple jurisdictional organizations in order to receive informal feedback. The issue of size, scale and density were discussed and the consensus was that Main Street needed the scale of development proposed in order to have a much-needed economic impact. (see Appendix C)

Upon meeting with Mayor Phil Greiner early on, it was first determined that Main Street was about to lose its only liquor license. Without any approvals in hand, Jack outbid a large liquor distributor and purchased the license for $1.2 Million so that the only available license could be a part of the project.

After multiple concept plans were developed, elevations were developed and various people were again informally consulted to provide their feedback. There were 3-4 iterations of these renderings completed before a public presentation was done in front of the Borough Council on February 22, 2016. This presentation was met with tremendous excitement by the audience and Jack was voted unanimously to be named the Redeveloper. (see Borough Council Resolution 2016-48 attached as Appendix D)

After being named the Redeveloper, the elevations continued to evolve and revised plans were presented at the August 22, 2016 Borough Council meeting. This plan originally called for the demolition of both the Union Hotel and the Hunterdon County Bank Building as well as the other non-contributing buildings. Following this approval, a small group who opposed the development, Friends of Historic Flemington, led by Chris Pickell and Frank Banisch, began filing lawsuits against the Borough of Flemington and the Redeveloper challenging the redevelopment process. It should be noted that Frank Banisch was a member of one of the previously failed redeveloper groups.

On March 13, 2017, the Borough Council unanimously approved the Redevelopment Agreement which called for the demolition of the aforementioned buildings and reinforced the Borough's desire to support the need for size and scale. As with every development, plans are continuously revised based on feedback from stakeholders as the developer really listened to the passion some residents had to preserve some of the historic buildings, namely the Union Hotel. Jack, in pushing the architects, was able to come up with a plan that not only saved the Union Hotel façade, but also that of the Hunterdon County Bank Building. This announcement of compromise was made on May 11, 2017. Again, the Friends of Historic Flemington filed a lawsuit challenging the redevelopment agreement.

On July 10, 2017, the Borough adopted Resolution 2017-130, expanding the Area in Need of Redevelopment to include the Flemington Fur property. Once again, reinforcing the Borough's desire to support the need for size and scale. In August, the Friends of Historic Flemington filed another lawsuit. (see Borough Council Resolution 2017-130 attached as Appendix E)

The project requires that the Redeveloper acquire the Hunterdon County Bank Building from the Borough of Flemington, which requires review by Historic Sites Council (HSC) as it relates to that building. The developer met with the State Historic Preservation Office (SHPO) on multiple occasions before submitting the proper application to HSC. On June 6, 2017, we received notice that the application was deemed not technically and professionally complete. While we disagreed with that conclusion, we prepared a Supplemental Submission addressing the additional items that were cited. The Redeveloper was then deemed technically complete on July 10, 2017 and was added to the August 16, 2017 HSC agenda.

As part of the application to SHPO, the Redeveloper made it clear that even though the Borough has adopted the Redevelopment Agreement that allows for the demolition of the Union Hotel and the Hunterdon County Bank Building, in an effort to obtain the approval from the HSC, the Redeveloper would preserve the exterior of the buildings. Despite the fact that the application before HSC only involved the Bank Building, the Redeveloper generously included preservation of the exterior of the Union Hotel building in the revised plans in an effort to alleviate the concerns of HSC and other interested parties regarding historic preservation.

Traffic and parking were also a challenge as set forth in the letter from Dolan and Dean summarizing the compliance and adequacy of parking and traffic concerns. (see Appendix F)

Upon arriving at the HSC hearing on August 16, 2017, we were handed a 22-page resolution that stated we were denied before hearing our presentation. During Jack's presentation, he was cut off and not allowed to read his statements as it related to the size and scale and the challenges it faced by the opposition group. These statements are attached and provide critical information responsive to the inquiry by the HSC regarding the size, scale and density of the project. (see Appendix G)

A denial by the State of New Jersey will eliminate any ability to revitalize Flemington for the foreseeable future and will most assuredly seal the fate of the Union Hotel and the Historic District. For the reasons set forth in all of the submissions to the HSC, we respectfully request that our application be approved.

Appendix A

http://hunterdonceds.com/executive-summary/key-findings/

Real Estate Trends

As with many areas of the state and nation, the demographic profile of Hunterdon County is fast changing. There are a growing number of non-family households and older age cohorts in the County, which has important implications for housing demand (e.g., declining demand for traditional single-family, detached housing units). For example, empty nesters (typically householders whose children have left home) are a growing market segment that has demonstrated a preference for smaller and more affordable units as they retire and approach fixed incomes. Empty nester residents will continue to drive demand for multi-family residential (for rent and sale) units, notwithstanding relatively flat population and household growth. These age groups tend to prefer smaller housing units with walkable access to amenities, jobs, and entertainment. Should Hunterdon County's municipalities not take near-term action to address the current and increasing drop off in demand for their stock of large, single-family, detached housing units (comprising the vast majority of housing stock within the County), the long-term economic and fiscal consequences to a number of Hunterdon County's communities could be dire.

The full report can be read at the following link:

http://www.co.hunterdon.nj.us/pdf/planning/CEDS/Hunterdon%20CEDS_Final.pdf

Appendix B

Flemington Center
Economic Impact Study
Prepared for Flemington Center Urban Renewal LLC – July 2017

Executive Summary: Economic Impact Analysis

The Economic Importance of the Project to Flemington Borough

The proposed mixed-use Flemington Center development project represents what may be Flemington Borough's last best chance to reverse its commercial district's two decade-long economic decline. As with many struggling central business districts, Flemington's loss of traditional retailers and absence of a critical mass of residential dwelling units in its central business district (CBD) has kept the town's economic revitalization beyond arm's reach. And while there have been various attempts to jumpstart private investment in Flemington's CBD over the past 15 years, those efforts have failed for a variety of reasons, including undercapitalized investors, projects lacking in scale and critical mass, and insufficient support from the public sector.

In the fall of 2014, 4ward Planning completed the development of Hunterdon County's Comprehensive Economic Development Strategy (CEDS), the county's first such strategic economic development plan, setting forth a number of goals and objectives for improving the economic condition across all of its municipalities. The proposed Flemington Center development project is particularly consistent with the following goal and associated objectives identified in the Hunterdon CEDS report:

Goal: Channel growth and economic development in the County in an efficient, context sensitive manner.

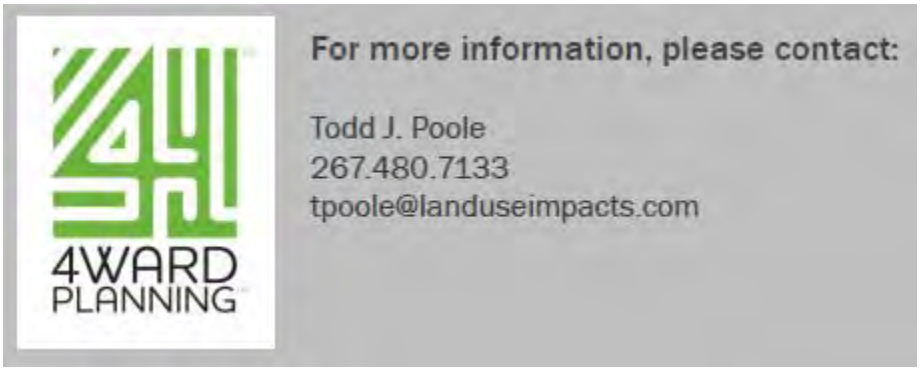
Objectives:

- Repurpose existing underutilized commercial and industrial properties
- Create revitalized and vibrant communities by focusing development in town centers and for transit oriented development (TOD)
- Support housing variety and density in centers that seek redevelopment/revitalization

Executive Summary: Economic Impact Analysis

In addition to meeting the above identified CEDS' goal and objectives, the proposed Flemington Center development project overcomes many of the hurdles that have plagued prior economic development efforts in Flemington's CBD, the most notable being:

- **Scale** – Expensive on- and off-site infrastructure and related improvements (e.g., demolition, parking, water and sewer lines, etc.), sufficient to permit significant private investment, requires that a development project be of a certain scale, in order for operating revenues to provide a sufficient risk appropriate rate of return; absent the appropriate development scale (e.g., amount, mix and density of uses), the project falls short of achieving economic viability and never moves forward. The Flemington Center project's scale allows the developer to achieve a financial return sufficient to help underwrite the costs of required infrastructure improvements.
- **Strategic Vision** – Unlike many past economic development project attempts in the CBD, the proposed Flemington Center development project is designed not as a one-off project, but an investment having sufficient critical mass to attract yet more private investment in the rest of the Flemington CBD. Our experience working in communities around the country has shown that successful revitalization in CBDs is based on achieving a critical mass of public and private investment in a small window of time, and within a focused geographic area; this approach is also implicit in the above identified Hunterdon County CEDS objectives.
- **Public/Private Partnership** – The proposed Flemington Center project enjoys broad support from state, county and local elected officials, which is of critical importance to achieving economic success and revitalization within Flemington's CBD. This public/private partnership also sends an important signal to other would be private investors that local investment is not only encouraged, it will be supported through appropriate fiscal and regulatory means.



Appendix C

STATE OF NEW JERSEY
COUNTY OF HUNTERDON

RESOLUTION

SUPPORT FOR MAIN STREET FLEMINGTON REDEVELOPMENT KNOWN AS COURTHOUSE SQUARE

WHEREAS, in December 2014, Hunterdon County completed and adopted its first economic development plan, the Comprehensive Economic Development Strategy (CEDS); and

WHEREAS, throughout the public planning process, Hunterdon County's economic and demographic trends were researched, reviewed and evaluated to create a strategy for the County's economic future; and

WHEREAS, members of the Hunterdon County Board of Chosen Freeholders continue to invest time and energy to ensure economic sustainability; and

WHEREAS, the Hunterdon County Board of Chosen Freeholders encourage responsible redevelopment and investment in our downtown centers while retaining its rural character; and

WHEREAS, Hunterdon County demonstrated its commitment to targeted economic development by creating an Economic Development Division and hiring its Director; and

WHEREAS, Main Street Flemington redevelopment, known as the Courthouse Square Project, addresses many economic development objectives and supports long term economic viability for Hunterdon County.

NOW, THERFORE, BE IT RESOLVED, that the Board of Chosen Freeholders of the County of Hunterdon does hereby acknowledge the Main Street Flemington redevelopment plan, known as the Courthouse Square Project, supports and promotes economic sustainability; and

BE IT FURTHER RESOLVED, that the Hunterdon County Board of Chosen Freeholders does hereby endorse the Main Street Flemington redevelopment plan, known as the Courthouse Square Project.

ROLL CALL	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
John E. Lanza, Director			X			
John W. King, Deputy Director	X		X			
J. Matthew Holt, Freeholder						X
Suzanne Lagay, Freeholder		X	X			
Robert G. Walton, Freeholder			X			

ADOPTED February 21, 2017

Denise B. Doolan, CLERK

Business News

Hunterdon County Chamber of Commerce
The Voice of Business

Feburary 2017 Volume 41, No. 2

Hunterdon County Chamber of Commerce Announces Support for Redevelopment Project for the County Seat

In December, the Hunterdon County Chamber of Commerce Board of Directors publicly announced its support for the Redevelopment Project proposed by developer Jack Cust for the Borough of Flemington. The Chamber indicated that its Mission which is, *"To enhance an economic climate that advances growth, prosperity and the quality of life for all who live, work and visit Hunterdon County,"* aligns with the vision that has been put forward for the Borough of Flemington with the current plan.

The Chamber's sister organization, the Hunterdon County Chamber of Commerce Foundation, now owns the Large House a historic 1847 property in the downtown very close to the redevelopment site. The Foundation has demonstrated a strong and dedicated commitment to historic preservation of its historic property. The Chamber has indicated that it looks forward to the continued interest of the developer and public officials in preserving the unique nature of the downtown of which the Large House and the Chamber Foundation is a key part. The Chamber believes that the current plan and the historic nature of the downtown can complement each other in a manner that boosts commerce, promotes employment, and maintains what is unique about the downtown.

The Chamber indicated that the jobs that will be created by the project and the impact of the plan to encourage economic growth are two key benefits of the plan.

The Chamber indicated that it listened to, understood, and respected the views of its friends who have expressed concerns about the plan. The Chamber has stated that it is confident that public officials will do a thorough and complete evaluation of the redevelopment plans as they evolve to ensure infrastructure, environmental and other concerns are appropriately addressed.

The Chamber said that it looks forward to working with local officials and the developer to assist its member businesses in the redevelopment area doing business as the project is underway and to helping these businesses continue thriving when the project is completed. The Chamber plans to advocate for completion of this important project and assist in educating the public about the economic and social benefits of the project to Flemington and Hunterdon County.

Cust presented his plan for "The Stagecoach at Flemington," an idea for revitalization of Main Street, to a crowd of over 100 people on February 22, 2016. Press reports indicate the audience was very supportive of the plan.

The project aims to attract people to Main Street to work, live, and shop, and includes plans for more than 200 new condos, a 100-room hotel, parking for over 900 cars, a pedestrian plaza with shops and restaurants, and potential for either a college campus or theater. While some are opposed to taking down the Union Hotel as well as two other buildings as included in the plans, the Chamber has noted that no viable alternative plan or funding source has been presented.

The Chamber expressed concern about the potential lost opportunity and continued deterioration of the site should the plan not move forward.

HUNTERDON COUNTY
CHAMBER OF COMMERCE
The Voice of Business

September 22, 2017

Bob Martin, Commissioner
401 E. State St.
7th Floor, East Wing
P.O. Box 402
Trenton, NJ 08625-0402

Dear Commissioner Martin:

I am the President of the Hunterdon County Chamber of Commerce and I write on behalf of our Board of Directors and our 600 member businesses representing 15,000+ full time employees, about a critical issue affecting Hunterdon County. After a unanimous vote of our Board, we are asking you to immediately approve the sale by the Borough of Flemington of a building at 90-96 Main Street through your authority over the Historic Sites Council.

The County seat of Flemington is seeking to revitalize the downtown area through a redevelopment project that the business community anticipates will create many new jobs for County residents, draw visitors to County businesses again, and lighten the tax burden on local residents. A key component of the redevelopment plan is the sale of a property at 90-96 Main Street by the Borough of Flemington to the developer.

Sale of the property requires your approval as it is listed as a contributing resource to the Flemington Historic District. The Historic Sites Council, part of your Department, is charged with recommending action on the proposed sale of the property to you. On August 16, 2017 the Council voted to recommend to you a temporary denial of the sale with time-consuming conditions placed on the project before reconsideration by the Council. We are asking you to consider whatever concerns the Historic Sites Council raised in its recommendation to you, but to approve the sale without further delay so that the project can move forward while the Council's concerns may be addressed simultaneously with progress on the revitalization.

As a voice for business in Hunterdon County, the Chamber understands the important role government regulation can play in the quality of life to County citizens. We also recognize, however, that a delay in the project for weeks, months, or even years, could be caused by an overabundance of attention toward a building whose historic significance is somewhat unclear. The Historic Sites Council's recommended denial will cause the Borough, the County, and the developer to expend time and limited resources on matters that would be better addressed simultaneously with the project moving forward. Most importantly, the delay could cost the town, the County, and our businesses precious opportunity to revitalize a downtown that badly needs revitalization.

Please understand that the proposed redevelopment zone includes several vacant buildings, which exist in a dangerous state of disrepair. Over the past nine years this redevelopment area has been evaluated by numerous developers, all of whom either passed on the project or, once appointed as the redeveloper, could not obtain adequate funding necessary. As a result, the once thriving downtown area appears blighted in places and the dire lack of foot traffic negatively impacts local businesses.

At present, the Borough of Flemington has a named redeveloper who is local and has a great interest in the Borough and the County. The redeveloper operates other successful Hunterdon County businesses that draw many thousands of tourists to the Flemington area. The Borough and our Flemington businesses could greatly benefit from drawing those tourists downtown. Should this redeveloper, like others before him, walk away from this project because of unnecessary delays, we are convinced that it will be many years before another qualified investor comes forward.

Our sister organization, the Hunterdon County Chamber of Commerce Foundation, owns a historic property in the downtown very close to the redevelopment site. We have a strong and dedicated commitment to historic preservation of our property and we look forward to the continued interest of the developer and public officials in preserving the unique nature of the downtown. We believe that prompt approval of the sale of 90-96 Main Street can help the proposed redevelopment move forward. We believe the current plan and the historic nature of the downtown can complement each other in a manner that boosts commerce, promotes employment, and maintains what is unique about the downtown.

We have listened to, understand, and respect the views of our friends who have expressed concerns about the plan. We are confident that public officials and the developer will do a thorough and complete job in insuring infrastructure, environmental and other concerns are appropriately addressed.

Therefore, we urge you to consider the issues raised in the recommendation made to you by the Historic Sites Council, but approve the sale immediately so the businesses and residents of Hunterdon County can move forward in bringing our County seat back to a vibrant, viable and historic economic engine for the County.

Sincerely,

Christopher J. Phelan
President & CEO
Hunterdon County Chamber of Commerce

Hunterdon County Chamber of Commerce
119 Main Street Flemington, New Jersey 08822
908-782-7115 info@hunterdon-chamber.org www.hunterdonchamber.org

Appendix D

Resolution to Designate a Developer for the Union Hotel Area that is Designated as Being in Need of Redevelopment

Borough of Flemington
County of Hunterdon

RESOLUTION DESIGNATING JOHN J. CUST, JR., AS THE REDEVELOPER FOR THE EXPANDED UNION HOTEL REDEVELOPMENT AREA AND AUTHORIZING THE REDEVELOPMENT COMMITTEE TO PURSUE THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the Borough Council has previously designated as an area in need of redevelopment, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the "Redevelopment Law"); an area of the Borough including and surrounding the Union Hotel, more specifically:

Address	Block	Lot
70-76 Main Street	22	4
80 Main Street	22	5
82 Main Street	22	6
90-100 Main Street	22	7, 9, 10
104 Main Street	22	8
7 Spring Street	22	12
110 Main Street	23	1
3 Chorister Place	23	7

(referred to herein along with the Union Hotel as the "Expanded Union Hotel Redevelopment Area"); and

WHEREAS, the Borough of Flemington adopted the Union Hotel Redevelopment Plan (the "Redevelopment Plan"), as amended, which covers the Expanded Union Hotel Redevelopment Area; and

WHEREAS, the Borough is authorized to exercise all powers under the Redevelopment Law, pursuant to *N.J.S.A.* 40A:12A-8, including but not limited to ability to negotiate with developers to undertake redevelopment projects; and

WHEREAS, the Borough has previously designated two redevelopers to undertake the redevelopment of the Union Hotel and/or the Expanded Union Hotel Redevelopment Area, neither of which redevelopers were able to successfully implement a project; and

WHEREAS, the Union Hotel and other properties within the Expanded Union Hotel Redevelopment Area had been the subject of litigation that threatened to substantially complicate and delay any plans to proceed with redevelopment efforts for the Expanded Union Hotel Redevelopment Area; and

WHEREAS, John J. Cust, Jr., has been negotiating with various parties involved in the litigation and with interests in the Union Hotel and other relevant properties toward the potential acquisition of the Union Hotel, as well as other real properties and interests relevant to the redevelopment of the Expanded Union Hotel Redevelopment Area; and

WHEREAS, John J. Cust, Jr.'s efforts could avert a significant loss of time and effort that could result from continuing disputes and litigation and more expeditiously enable a project for the redevelopment of the Expanded Union Hotel Redevelopment Area without being further delayed by litigation; and

WHEREAS, John J. Cust, Jr. has discussed proposed development concepts for the Expanded Union Hotel Redevelopment Area with the Redevelopment Committee, who find such proposal to outline appropriate and desirable concepts and goals for the potential redevelopment of the Expanded Union Hotel Redevelopment Area; and

WHEREAS, John J. Cust, Jr.'s efforts described above demonstrate a high level of commitment and seriousness to pursue implementation of his proposed development concepts for the Expanded Union Hotel Redevelopment Area; and

WHEREAS, the Council wishes to facilitate John J. Cust, Jr.'s proposed development concepts; and

WHEREAS, based upon its consideration of all of the above, the Council has determined that it is appropriate to grant John J. Cust, Jr. redeveloper designation status to demonstrate the Borough's willingness to work with John J. Cust, Jr. toward a successful redevelopment of the Expanded Union Hotel Redevelopment Area and to outline the tasks that must be accomplished by the parties to accomplish these goals and objectives; and

WHEREAS, based upon the foregoing, the Council wishes to designate John J. Cust, Jr. as the redeveloper of the Expanded Union Hotel Redevelopment Area, subject to the terms and conditions outlined below.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Flemington that John J. Cust, Jr. is hereby designated as the redeveloper for the

Expanded Union Hotel Redevelopment Area, pursuant to Section 12 of the Union Hotel Redevelopment Plan, subject to and contingent upon the following:

1. John J. Cust, Jr. posting establishing an escrow account with the Borough in the amount of $15,000.00 to defray the Boroughs' costs for professional consultants necessary to implement this redevelopment project, including but not limited shall have acquired title to attorneys, planners, engineers, appraisers and financial consultants and replenishing and maintaining such account as needed.

2. The Borough undertaking a study to further expand the Expanded Union Hotel Redevelopment Area.

3. The Borough undertaking action to amend the Redevelopment Plan.

4. The negotiation of terms for the conveyance of real property located at 90-100 Main Street from the Borough to John J. Cust, Jr. and execution of a purchase and sale agreement for such property.

5. The execution of a redevelopment agreement between the Borough and John J. Cust, Jr., or a to-be-formed entity owned and controlled by John J. Cust, Jr., which agreement shall set forth the respective rights and obligations of the parties, including but not limited to:

a. finalization of development plans;

b. a development schedule;

c. a real property acquisition plan; and

d. John J. Cust, Jr.'s demonstration of financial and development capability to undertake the final proposed project.

BE IT FURTHER RESOLVED that the Redevelopment Committee is hereby authorized engage in negotiations of a purchase and sale agreement and redevelopment agreement and to work with John J. Cust, Jr. to advance the project designs and advance the efforts described above and herein, such purchase and sale agreement and redevelopment agreement subject to review and approval by the Borough Council and the execution to be authorized by Council resolution.

BE IT FURTHER RESOLVED that John J. Cust Jr.'s designation shall be effective for a period of one hundred and eighty (180) days, during which time the parties will work cooperatively to address all the items listed herein.

BE IT FURTHER RESOLVED that if the parties are unable to successfully negotiate a purchase and sale agreement and redevelopment agreement within such one hundred and eighty (180) day period, this designation shall expire and be revoked, without need for further action or proclamation by the Council, unless, prior to the expiration of such one hundred and eighty (180) days, the Council shall determine to extend this designation for an additional reasonable time period it deems necessary and appropriate to conclude negotiations, if such extension is deemed likely to result in the execution of a redevelopment agreement.

Adopted: February 22, 2016

ATTEST:

Rebecca P. Newman, RMC
Borough Clerk

Phil Greiner, Mayor

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brian Swingle, Council President
SECONDER:	Michelle Oberst, Councilwoman
AYES:	Hain, Liebowitz, Oberst, Swingle, Tabussi
ABSENT:	John Gorman

Appendix E

Designating an Area of the Downtown in the Vicinity of the Union Hotel as an Area in Need of Redevelopment, Pursuant to the Local Redevelopment and Housing Law

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

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

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

WHEREAS, two redevelopers had been designated to implement the redevelopment project to rehabilitate, restore and reopen the Union Hotel for restaurant and hotel uses, neither of which redevelopers was able to successfully finance and implement such projects; and

WHEREAS, the Union Hotel and other properties within the Redevelopment Area had been the subject of litigation that threatened to substantially complicate and delay any plans to proceed with redevelopment efforts for the Redevelopment Area; and

WHEREAS, the Borough believes that, in order for the redevelopment of the Redevelopment Area to be successful and have the desired impact on the Borough's downtown, it must address multiple uses beyond hotel and residential uses by including uses such as retail, educational, cultural and medical (the "**Non-residential Uses**"); and

WHEREAS, such Non-residential Uses are critical to the Borough's efforts to arrest and reverse the lack of proper development in the Redevelopment Area and entire downtown as envisioned by the Redevelopment Law; and

WHEREAS, the inclusion of such Non-residential Uses was highlighted in the 2014 Hunterdon County Comprehensive Economic Development Strategy document which emphasized the need for niche retail services (personal services, restaurants, etc.), health care related uses and higher education facilities as key areas for growth in Hunterdon County; and

WHEREAS, the County and Borough have limited areas for developing such uses due to the scarcity of developable land not encumbered by the Highlands Area Master Plan; and

WHEREAS, the Borough further believes that the development of these uses should occur within its downtown where the infrastructure already exists; and

WHEREAS, the Borough believes that the successful implementation and accomplishment of the goals and objectives of redevelopment and the effective redevelopment of the Redevelopment Area could be made possible with the inclusion of the portion of the Redevelopment Area located on Block 22, Lots 13 and 14 (23 Bloomfield Avenue and 21

Bloomfield Avenue) and Lots 1, 2, 3 and 5 across the street therefrom on Block 24 (2 Spring Street, 8 Spring Street, 12 Spring Street) (the "**Study Area**"); and

WHEREAS, accordingly, on March 13, 2017, the Borough Council, via Resolution 2017-166, directed the Planning Board to undertake a preliminary investigation to determine whether the Study Area qualifies as a "Non-Condemnation Redevelopment Area," pursuant to *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Planning Board retained the services of Clark Caton Hintz, a professional planning and architectural firm ("**CCH**") to assist in conducting the necessary investigations and analysis to determine whether the Study Area does or does not qualify an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, CCH conducted such investigations and prepared a report of its investigations entitled "Spring Street Preliminary Investigation For An Area In Need of Redevelopment", dated May 17, 2017 (the "**Redevelopment Investigation Report**"); and

WHEREAS, the Redevelopment Investigation Report concludes that the Study Area qualifies for inclusion within a redevelopment area under Section 3 of the Redevelopment Law, in that the inclusion of such properties are necessary for the effective redevelopment of the Union Hotel Area, under *N.J.S.A.* 40A:12A-3, as detailed in the Redevelopment Investigation Report; and

WHEREAS, the Planning Board held a duly-noticed public hearing regarding the preliminary investigation of the Study Area on June 5, 2017, at which time it heard a presentation of the Redevelopment Investigation Report by Elizabeth K. McManus, PP, AICP and LEED, of CCH, as well as questions and comments from members of the public in attendance, including cross-examination of Ms. McManus by M. James Maley, Esq., an attorney representing Friends of Historic Flemington, LLC, the testimony of a Robert Melvin, a professional planner retained by Friends of Historic Flemington, LLC, and the Board heard from all persons who were interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, upon conclusion of the hearing, based upon the analyses, findings and recommendations contained in the Redevelopment Investigation Report and the testimony and evidence presented at the June 5, 2017 public hearing on this matter, the Planning Board determined that the Study Area qualifies for inclusion in a redevelopment area under Section 3 of the Redevelopment Law as necessary for the effective redevelopment of the area and, therefore, voted unanimously to recommend to the Borough Council that the Study Area be designated as an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, at its regular meeting on June 27, 2017, the Planning Board adopted Resolution 2017-9, memorializing its findings and its recommendation that the Borough Council designate the Study Area as a Non-Condemnation area in need of redevelopment, pursuant to the Redevelopment Law; and

WHEREAS, the Borough Council wishes to accept the Planning Board's recommendation;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Flemington that the Study Area described herein be and hereby is designated as a Non-Condemnation Redevelopment Area, pursuant to the Redevelopment Law.

Adopted: July 10, 2017

Attest:

Sallie Graziano

Sallie Graziano, Acting Borough Clerk

J. Philip Greiner, Mayor

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Brian Swingle, Councilman
SECONDER:	Marc Hain, Council President
AYES:	Marc Hain, Brooke Liebowitz, Brian Swingle, Kim Tilly
NAYS:	Susan Peterson
ABSENT:	John Gorman

Appendix F

DOLAN & DEAN
CONSULTING ENGINEERS, LLC

GARY W. DEAN, PE, PP
ELIZABETH DOLAN, PE

792 CHIMNEY ROCK ROAD
MARTINSVILLE, NJ 08836

732 469 0600
732 469 0663 FACSIMILE

EXECUTIVE SUMMARY
TRAFFIC AND PARKING STUDY

FOR

COURTHOUSE SQUARE

FLEMINGTON CENTER URBAN RENEWAL, LLC

BLOCK 22, LOTS 4 – 7, 12 – 14
BLOCK 24, LOTS 1-3, 5 & 24
BOROUGH OF FLEMINGTON
HUNTERDON COUNTY, NEW JERSEY

SEPTEMBER 27, 2017

GARY W. DEAN, P.E., P.P.
NJ LICENSE NO. 33722

ELIZABETH DOLAN, P.E.
NJ LICENSE NO. 37071

TRAFFIC ENGINEERING
PARKING STUDIES
HIGHWAY DESIGN
DOT ACCESS PERMITS
MUNICIPAL CONSULTING

INTRODUCTION AND SUMMARY

A redevelopment site plan application is being presented to Flemington Borough and the New Jersey Historic Preservation Office (SHPO) for rehabilitation of multiple parcels including 90-96 Main Street (Block 22, Lots 7,8,9, and 10) and the Union Hotel as part of a mixed-used development to be located on Main Street, Bloomfield Avenue, Spring Street and Chorister Place. The parcels are an assemblage of properties currently developed with multiple uses including Flemington Furs, the Borough Police lot and the closed Union Hotel, among other commercial, retail and office uses.

This executive summary of a detailed traffic and parking impacts analysis has been prepared as part of the SHPO review process. Dolan & Dean Consulting Engineers, LLC (D&D) prepared a comprehensive traffic and parking report dated July 25, 2017 that was submitted to Flemington Borough from which this executive summary of findings is based. That analysis concluded these key findings:

1. Sufficient roadway and intersection capacity exists in the site vicinity to safely and efficiently accommodate the additional traffic demands associated with the proposed mixed-use devolvement. Very favorable operating conditions (known as Levels of Service) will continue to exist along Main Street and the side roads, demonstrating the minimal traffic impacts associated with the uses.
2. An appropriate parking supply has been proposed for the project that strives to balance the different parking demands for each site component recognizing the "shared" parking nature within a mixed-use project. Under such a design, the proposed development would not "over-design" the parking supply yielding an unnecessary surplus if each site component were considered separately

The redevelopment proposal includes a center courtyard/retail plaza that will connect Spring Street with Main Street and provide access to the numerous site components that include:

- A rehabilitation of portions of the Union Hotel that would provide 100 lodging rooms along with lobby and meeting space.
- 32,250 SF of retail, commercial and service components.
- 222 upper-floor, residential dwelling units.
- 15,000 SF of medical office space
- College/educational classrooms accommodating up to 800 students
- A multi-level parking facility with 760 spaces.

Across from the primary redevelopment on a separate parcel located on the south side of Spring Street, the application includes the development of a 3-story commercial structure, intended to be used for ground floor, medical office with the upper stories proposed for secondary education for either college curriculum or supplemental vocational training. The proposed uses are designed to surround the multi-level parking facility that would provide

760 on-site parking spaces. Consistent with the "downtown" design element, on-street parking will also be provided along Bloomfield Avenue, Spring Street, Chorister Place and the existing parking along Main Street will be retained.

TRAFFIC FINDINGS

The traffic study included an inventory of all on-street roadway conditions, regulations and other conditions that could affect traffic flow. Following the conduct of peak hour traffic counts in 2017, the study then projected the future individual traffic generation associated with each component. Adjustments were then made to consider, "internal" or linked traffic movements among the various components and further adjusted to account for existing, ambient traffic already traveling in the site vicinity that many be attracted to the new site, but would occur irrespective of any redevelopment. Lastly, the traffic study included a modest expectation of ambient traffic "growth" in the area that could occur from other developments.

Following these traffic volume calculations, detailed intersection analyses were conducted that consider both the "before" and after" traffic conditions of the proposed development. These comparative analyses are helpful to determine the incremental impacts associated with just the development proposal.

These analyses showed that very favorable Levels of Service will continue to be provided on the roads and intersections surrounding the Courthouse Square site. It is therefore concluded that the proposed site redevelopment for residential apartments and other mixed, retail, service, commercial and education uses will not have a measurable or significant impact on adjacent street traffic along Main Street, Bloomfield Avenue or Spring Street. Site traffic will be able to safely and efficiently enter and the exit with minimal delays and impact on the surrounding area.

PARKING FINDINGS

The mixed-use nature of the project will allow for shared parking. Through a combination of the on-site spaces within the garage combined with available off-site, off-street spaces in neighboring existing parking lots, sufficient parking can be provided for the Courthouse Square project. The project will not rely on on-street parking to accommodate the expected demands, although it is recognized that the availability of such parking will further enhance the accessibility of the new project.

As part of this study, the parking demands for the Courthouse Square redevelopment proposal were analyzed based on the most recent (July 18, 2017) Concept Plan prepared by Minno & Wasko. The purpose of this analysis is to calculate the maximum parking demand that considers the nature of the individual uses and differing times of day for peak parking demand.

In designing the parking supply for mixed-use centers, it is a well-established practice to consider time-of-day demand fluctuations for each component to develop a "shared" parking design. Shared parking demand recognizes that vacancies are created throughout the weekday (e.g., by residents who are away at work or departed hotel guests) that allow other uses (such as medical office staff or college students) to use the vacated spaces. In the evening, as retail, restaurant and residential demands increase, the parking spaces vacated by office staff or college students would be available. Following a review of different times of day, the weekday PM peak hour is expected to have the highest parking demands, as residents return home, hotel rooms begin to fill and retail/service/restaurant spaces are busiest.

The following table summarizes the maximum, time-of-day parking demands

COURTHOUSE SQUARE
WEEKDAY PEAK (6:00-7:00 PM)
PARKING SUMMARY

Use	Size	Parking Ratio	Unadjusted Parking Requirements	Shared Parking Adjustment Requirement (Weekday Noon Peak)	
Apartments	111 - 1 bedroom	1.3/unit+	144		
	108 - 2 bedroom	1.5/unit+	162		
	3 - 3 bedroom	1.8/unit+	5		
Total Resident Parking	222		311	71%	222 (reserved)
Residential Guest/Visitor		0.5/unit	111	60%	67
Hotel/Conference	100 keys	1.25	125	75%	94
Retail/Service/Commercial	24,750 SF	4/1000 SF	99	100%	99
Fitness/Wellness	7,500 SF	8.46/1000 SF	63	97%	57
Medical Office	15,000 SF	5/1000 SF	75	63%	47
Subtotal Without College/School			784		586
College/School	300 Enrolled Students	1/2 students + faculty/staff	150+30	70%	126
				Shared Parking Total Demand	712
				Available Site Parking	760
				Surplus	+48
			Off-Site Parking	Matt's/56 Main/Furs	+40 (est.)
				Surplus	**+88**

This analysis does not rely on on-street parking to meet the projected demands. However, on-street parking exists and is readily available for public use and presumably will be used by guests/customers/visitors.

Based on these findings, the proposed parking is adequate for the proposed redevelopment and will allow for a 11.6% surplus "buffer" that can accommodate any surge demands, due to holidays, or seasonal activity.

Appendix G

Presentation Given by the Developer of Courthouse Square, Jack Cust Jr., to SHPO on August 16, 2017

The future of the Flemington Borough and Hunterdon County is at a crossroads and Main Street Flemington is Ground Zero!

I agreed to spearhead this development after I watched multiple attempts by previous redevelopers fail to put forth any meaningful plans that would be viable for Flemington. Those past failed attempts were committed to preserving Main Street as it is, and consequently did not provide enough of an economic impact to merit capital or financing. Accordingly, they failed because they lacked the attributes needed to inject much needed life and energy into a dying town.

Everyone is aware of the importance of this project and the need to revitalize Main Street Flemington in a way that is respectful to its historic district, but also provides a pathway for its future through reurbanization of its downtown.

We appreciate the opportunity to be here today to share our vision for Flemington's future. We understand the passion and desire to preserve historic structures and the responsibility required to undertake this project.

This application has been a tedious process and we believe we have complied with every request asked of us to justify our plan. This involved two pre-application meetings, looking at various alternative plans that considered downsizing the project and considering other sites, answering questions about costs, engineering, traffic, architectural designs etc. This resulted in an extremely detailed and comprehensive application that was submitted to this board.

While we understood the reasons, most of the questions posed to us by the Historical Preservation Office were centered around how to preserve and not disrupt Main Street or its Historic District – and less about developing a plan that would revitalize the town.

Unfortunately, Flemington and Main Street is in such distress that without a major change it really has no future. While we complied with the various requests, it needs to be on record that our concept plan outlined in Alternative IV, which includes saving the exteriors of both the Union Hotel and 90 Main

Street as mitigating items for approval by this board is the only viable option available. To do anything less will not achieve the stimulus needed in this community.

The elephant in the room is the scale and density of this project; however, scale and density is exactly what is needed to make Flemington a vibrant town again. Nothing will be successful in Flemington unless you increase the residential population and traffic.

Flemington needs an influx of new Residents – Courthouse Square provides that with approximately 222 beautiful new residential units.

Flemington needs a Liquor License as there are none available on Main Street – Courthouse Square provides that with its special Broad C license that can be used for multiple establishments that will attract great restaurants and retail stores.

Flemington needs a preserved and expanded Union Hotel – Courthouse Square provides that by respectfully restoring the exterior of the Union Hotel and expanding it to a 100-room hotel to accommodate the hundreds of thousands of visitors that currently visit Diamond Nation, but stay overnight in Somerset County Hotels which costs the Flemington Community millions of dollars annually in lost tourism spending.

Flemington needs Higher Education and more Medical Facilities – Hunterdon County is the only County in the State of New Jersey without higher education and Courthouse Square provides that opportunity with 45,000 square feet of state-of-the-art, new construction.

Flemington needs Tax Revenues – Courthouse Square provides a significant increase in operating revenues to the Borough of Flemington. Current tax revenues from these combined properties will increase from $56,000 annually to more than $500,000 annually, which is more than 10% of the Borough's operating budget and will spark additional, much needed development.

There will be ***no*** negative impact to the schools because our school enrollments are rapidly declining and there is plenty of capacity. Our economic reports support this fact.

Flemington actually needs more Traffic – Courthouse Square will provide much needed traffic and the Borough can handle it just like it did years ago when Liberty Village, one of the nation's first factory outlet centers, was vibrant and successful and created far more traffic than Courthouse Square will ever create. Our traffic engineers have provided a report attesting to the fact that Main Street can handle the traffic and parking.

Flemington needs a significant project to provide a positive economic and financial impact. Reports that were done by the firm, *4WARD PLANNING,* for both Hunterdon County and Flemington, indicate this mixed-use, Town Center development is exactly what is needed.
This effort being put forth to revitalize and redevelop Flemington is comprehensive, and supported by its many stakeholders:

The Hunterdon County Freeholders have adopted a formal resolution endorsing Courthouse Square.

The Hunterdon Chamber of Commerce has adopted a resolution endorsing Courthouse Square.

The Hunterdon Medical Center has publicly supported Courthouse Square.

A petition by an overwhelming majority of Main Street businesses has been signed and submitted to the mayor and council expressing their strong support for this project to go forward.

The Flemington Borough Council has signed a redevelopment agreement specifically endorsing this project to move forward as it is presented.

The Flemington Planning Board has passed a resolution to expand the redevelopment area to specifically accommodate this application and development.

Despite all the widespread support, there remains a small group of people, known as the ***Friends*** of Historic Flemington, with a different opinion.

I would like to take a moment to address those folks that are with us today.

All of us can respect the passion to preserve the buildings on Main Street. I have listened to the concerns and feedback with respect to the public comments and we have accommodated these concerns as best we could by preserving the only two significant or key buildings in this redevelopment.

It should be noted that the leaders of this group are distributing misinformation and distorted facts about this development by spearheading unnecessary public rallies, writing letters to the editor of various newspapers, as well as using social media to disparage this plan. Specifically, Chris Pickell and Frank Banish have irresponsibly written and distributed inaccurate information about this project.

I really dislike having to address an issue like this. Unfortunately, I feel I have no choice given the negative propaganda that is being put forth to inaccurately describe this development.

I am hopeful this group reconsiders its position and joins us in supporting this development once you learn a bit more about Mr. Pickell and Mr. Banisch's initial efforts in March 2016, whereby they actually supported our plan of scale and density when they were offering a revised design concept.

While there are many, here are just a few of the inaccurate quotes from Chris Pickell and Frank Banisch, in multiple 'letters to the editor' in various newspapers this spring,

Here are just a few examples:

In a letter dated June 2, 2017, Chris Pickell wrote, "It obligates the borough taxpayers to fund multi-million-dollar water and sewer infrastructure improvements that should be borne by the redeveloper. Necessary sewer improvements have been estimated at 33 million."

This is a complete distortion of the truth. The estimated impact costs of our development both on-site and off-site are $2.8M dollars and in accordance with our redevelopment agreement we are paying those costs.

In the same letter, even after we found a way to save the exterior of the Union Hotel and 90 Main Street, he wrote, "Even as revised, Mr. Cust's plan is still vastly over-scaled."

This is not true. As I stated previously, scale and density are exactly what is needed to make Flemington a vibrant town again.

In a letter dated March 13, 2017, Frank Banisch wrote, "As both millennials and their boomer parents seek out the charm of walkable downtowns, surely the best answer for Flemington is not tearing down our historic downtown and replacing it with buildings so out of scale with our county seat."

In the same letter, he also wrote, "Jack Cust is attempting to substitute his vision for that of the Borough and it is a fatal vision for Flemington."

The irony and hypocrisy of this can best be illustrated with a presentation that Chris Pickell and Frank Banish made to our development team on March 10, 2016 when they shared a common vision as conveyed to us in the following email, dated March 7, 2016 from Frank Banisch and the subsequent presentation on March 10, 2017.

> On Mar 7, 2016, at 5:06 PM, Frank Banisch <frankbanisch@banisch.com> wrote:
>
> Thanks, Jack, for meeting with us last week and letting us share our ideas for the downtown.
>
> The concept development phase of a project is where critical decisions are made and where foregone conclusions only reduce viable options. Chris and I worked on the revised design concept over the weekend and Chris has taken the design process as far as we should go without showing you where we are headed.
>
> We would like to meet with you either Wednesday at 3 or Thursday afternoon, and would like the opportunity to discuss the concept with you and your internal team before we review it with your architect. Rather than possibly debating the approach with Dave Minno, whom I greatly respect, we are happy to come back and review the concept with Dave and his people after our next discussion with you.
>
> Chris spent the weekend turning the conceptual design into graphic imagery that demonstrates how we can satisfy the programmatic requirements for the project (units, hotel, parking, retail,

restaurants) and build on the integrity of this place at the same time - growing Flemington without losing it.

Thanks for giving us the opportunity to show you why we think there is an incredible win-win here that will meet your needs, those of the Borough and the region. It will re-energize the County's tourism economy and make the Borough and the County proud to have partnered with you.

After the effort the County went to save the Old Courthouse, this complimentary project will bring together the best of the new and old!

Let us know what time works for you, Jack.

Frank

Frank Banisch, *President*

BAI

Planning, Design & Communications

Banisch Associates, Inc. ***111 Main St., Flemington, NJ 08822***

908 782 2258 ***ph. 908 892 6167*** ***cell*** *frankbanisch@banisch.com*

Their initial concern when we met was to save three of the four buildings and they told us they would support the scale and density we are proposing if we saved those buildings. Pickell and Banisch prepared and presented to us a 20-slide presentation back in March of 2016 with that in mind.

While I will not burden you with the entire 20-slide presentation, here are a few examples of what Pickell and Banisch proposed to us. As you will see their plan clearly supports the scale and density.

Aerial - looking east

March 10, 2016

Proposed Re-development
Main Street to Spring Street
Flemington, New Jersey

Pickell Architecture
115 Main Street
Flemington, New Jersey

Aerial - looking northeast

March 10, 2016

Proposed Re-development
Main Street to Spring Street
Flemington, New Jersey

Pickell Architecture
115 Main Street
Flemington, New Jersey

Main Street - Plaza between 78 & 90 Main

March 10, 2016

Proposed Re-development
Main Street to Spring Street
Flemington, New Jersey

Pickell Architecture
115 Main Street
Flemington, New Jersey

Aerial - looking southeast

March 10, 2016

Proposed Re-development
Main Street to Spring Street
Flemington, New Jersey

Pickell Architecture
115 Main Street
Flemington, New Jersey

Aerial - looking west

Proposed Re-development
Main Street to Spring Street
Flemington, New Jersey

March 10, 2016

Pickell Architecture
115 Main Street
Flemington, New Jersey

Aerial - looking northwest

Proposed Re-development
Main Street to Spring Street
Flemington, New Jersey

March 10, 2016

Pickell Architecture
115 Main Street
Flemington, New Jersey

The only difference in this plan versus our plan as it relates to programming, scale and density, is the Potting Shed, otherwise known as 78 Main Street. However, the Pickell plan, would be extremely difficult to market as there is no plaza or walkability. There is also no experience created for the retail and restaurants. In addition, the education and medical building has no exposure and is buried in the rear of the property. The underground parking is further reduced. This plan will not work as it will not be attractive to residents and visitors; however, our architects did find a way to save two of the building's exteriors - The Union Hotel and 90 Main Street.

One must ask the question of Pickell & Banish – are they being honest or just obstructionists because their plan was not selected?

How can density and scale be an objection by them now, when they presented us with an even larger project if we saved three buildings?

One must ask what is their true motivation driving their opposition to this project?

It should be noted for the record that Frank Banish personally approached me in the past to solicit capital for one of the previous redevelopment efforts of the Union Hotel and I turned him down as it was not economically viable and his vision for that plan failed.

In addition to these irresponsible remarks, this small but vocal group has retained legal representation from a law firm far removed from the Hunterdon County community because essentially all the professionals in Hunterdon County support our development. This attempt to stop this development is bewildering to the vast majority of supporters throughout Flemington and Hunterdon County. I am sure these lawyers will use their efforts to filibuster this application today.

I would respectfully encourage this board to hear this application in its entirety today, and make its final recommendation today. Flemington is in a state of limbo and time is of the essence as the mitigation efforts we have offered to preserve the facade of the Union Hotel and 90 Main must be acted on as soon as possible.

We believe we have put forth a plan to develop Flemington's Main Street that is respectful to all stakeholders and this plan will return Hunterdon County and its County seat of Flemington to being one of the premier counties in the State of New Jersey.

We encourage the people with a different viewpoint to reconsider our plan based on the presentation they are hearing today as it really does align with what their leader, Chris Pickell, proposed to us in March of 2016.

I realize that most if not all of you have volunteered your valuable time to hear this application today and I thank you.

Jack Cust Jr.

NJDEP Assist. Commissioner's - Request #3
Evaluation of the Appropriateness of Scale for Alternative IV

Keeping an Eye on the Prizes: Saving the Flemington Historic District, the Union Hotel, & the Hunterdon County National Bank

NJ State Register Act Application, HSC Resolution: HSC 2017-388
Sale of Block 22 / Lot 7
Courthouse Square
Flemington, Hunterdon County, NJ
HPO Project # 16-1146

2 November 2017

Authors: P. Primavera and P.Thomason

peter primavera partners llc

historic preservation / cultural resources

I. Introduction

This report provides an evaluation of the appropriateness of scale of the proposed new development (Alternative IV) of 90-96 Main Street in the context of the surrounding Flemington Historic District.

An important aspect of this evaluation is to acknowledge the large number of contemporary, intrusive, and non-contributing buildings located in the vicinity of the project site. These buildings have primarily been built in the last half of the 20th century as a result of reduced property values, vacancies, and intensive pressure caused by massive suburban sprawl beyond the historic district. The change in character will continue unless the downtown can become economically competitive and viable in a very intensive retail, commercial, and residential market. At the current time it is not competitive and is continuing to lose residents, businesses, and visitors. (see Appendix A)

While the character is essential to the historic district, the downtown needs a project that will reverse the long-standing trend and further loss of buildings. No viable project has been proposed except for the current plan.

The authors acknowledge that the proposed project is of a larger scale than what currently exists, but to simply focus on that consideration is to lose sight of the greater and relentless continuing threat to the Flemington's historic district.

The project has multiple component parts which breakdown the mass and scale of new construction that is proposed from ground level, to one story, to three stories, and to seven stories. The proposed project integrates the historic bank building and the Union Hotel into the redevelopment project, while maintaining both facades and utilizing part of the hotel as a hotel use.

In terms of perspective, the scale is appropriate for the Main Street portion of the project on Lot 22/7 that fronts Main Street and Chorister Street. Behind these structures will be the taller new construction which is setback substantially in this part of the project. The perspectives depicted below demonstrate the appropriateness of the scale of the proposed new development of 90-96 Main Street and the adjacent lots the Borough owns, in relation to the character and nature of the 90-96 Main Street property.

Along the west end of Chorister Street and the intersection with Main Street the proposed project includes the historic bank, three story new construction, one story construction, at-grade construction, voids, setbacks, and seven story constructions. Along the east end of Chorister Street and the intersection with Spring Street the building reaches it maximum scale of seven stories.

At this scale the project saves the Union Hotel, one of the three most significant structures in Flemington.

Multiple mitigations for the scale on the east end of Chorister and Spring have been included in the application, and restated here. These mitigations are substantial, highly effective, durable, appropriate, and directly benefit the historic district.

II. Methods Used in this Study

1. Site Inspections
2. Review of the Local HP Ordinance
3. Review of the redevelopment proposal
4. Site inspections
5. Review of the 1980 National Register Nomination
6. Apply the Secretary of Interior Standards for Rehabilitation, specifically #2, #4, #9 and #10 in Rehabilitation Standards (as cited in the HSC resolution)
7. Apply the Secretary of Interior Standards for Evaluation of the Significance of Historic Properties Uses Established Criteria
8. Consideration of the revised Redevelopment Plan, which is anticipated to be adopted by Council in the near future.

III. Historical Significance

1. The National Register nomination for the Historic District presents several problems.
    a. The nomination is typical of the way NR nominations were written 37 years ago, but falls extremely short of the detail and precision required now.
    b. The interpretation in the HSC resolution that the additions to the bank are contributing (historically significant) is unsupported by the National Register nomination. The simple fact that the buildings existed when the district was nominated does not render the additions significant.
2. No Period of Significance Defined, Explained, or Justified in the National Register Nomination. There is not even a separate discussion of the concept as has been required in nominations for many years.

a. What is discussed is the 18th and 19th century character of the district.

   i. "The architectural significance of the structures of Flemington extends beyond the boundaries of the municipality. There are few such extensive collections of buildings in a concentrated portion of Hunterdon County where architecture represents most of the major developments in the 19th century American Architecture" Li, 1980, NR Nomination

   ii. It is critical to note that there is no mention of the 20th century. Therefore, the additions to the Bank building are beyond the period of significance.

   iii. The HSC resolution stated the period of significance is "1756-1950." While this date or defined period does not specifically exist in the actual NR nomination, and there is absolutely no supporting text to justify the 20th century, particularly the 1950s.

   iv. HPO states on page 4 of their HSC Powerpoint presentation that the rear additions were made in the 1950s, beyond the period of significance, and that the south addition was built in the 1950s but supplies no evidence that such is the case. The resolution states other dates for these additions.

   v. HPO states that the additions to the bank building were made during the period of significance, therefore they are significant, but this is not supported by the text or description.

3. Unfortunately, the nature of the inadequate way National Register Nominations were completed in 1980 is affecting the way this historic district is characterized, the way it now exists, and how it is described. The nomination was not completed in a manner consistent with the standards that have been used for over 20 years. The nomination does not include any information about the additions or interior of the bank. The nomination fails to include any documented history of the building.

4. The current condition of the Historic District downtown is highly compromised, by modern and intrusive buildings. The maps and enclosed photos document that fact. (see Appendix A) Appropriateness has to be assessed taking these intrusions into account, as well as the mitigations in the proposed development which actually save, and respect, the Bank Building, and the Union Hotel.

5. The downtown Historic District is no longer economically viable because of over 40 years of inappropriate and detrimental new construction, together with the effects of sprawl which this project will begin to reverse.

6. Questionable and inadequate evaluation of 1 story additions on the bank in the National Register Nomination
    a. The additions are not even mentioned at all in the nomination, but the bank is very clearly and accurately described. One must ask why the author would not discuss portions of a Key Property in the district unless they were not worthy of discussion.
    b. Research without citations in the resolution indicates the additions are from 1921, 1936, and in the 1950s.

7. The following mistakes are also included in the NR Nomination for the bank:

    1. The incorrect address is listed
    2. The nomination incorrectly provides that the bank was built in the 20th century.
    3. The nomination states that the bank building was a replica of the Ford's Theater, but does not provide any evidence of the same. While it may be derivative, it is certainly not a replica.
    4. The nomination refers to a "3 story, 5 bay building," which is the bank, and there is absolutely no mention of the police station or additions.

IV. Scale of the Proposed Project

The pictures below provide the perspectives demonstrating the appropriateness of the scale of the proposed project, in relation to 90-96 Main Street and the Historic District.

Perspective looking north at the project as it will appear on Main St. from a pedestrian view

Perspective looking northeast at the project as it will appear on Main Street. Showing compatible new construction. Setbacks, and variety of façade treatments using materials common in the Historic District add to the appropriateness of the development project in relation to 90-96 Main Street and the vacant adjacent lots owned by the Borough.

Note the new construction is not visible from this perspective at the corner of Main Street and Bloomfield Street. The development design has gone to great lengths to be appropriate to 90-96 Main Street.

V. Appropriateness of the Project Scale

Item #2 of the Historic Sites Council Resolution states, “The proposed project lies within the downtown commercial portion of the Flemington Historic District. This area is characterized by two-and three-story masonry commercial buildings, most of which have bracketed cornices. Regular fenestration, first-floor storefronts, the buildings are modest in size and scale and retain much of their historic architectural character.”

Application of the relevant Standards: (copied from the Secretary of Interior Standards)

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

4. Changes to a property that have acquired historic significance in their own right, will be retained and preserved.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Assessment

A. Scale on west half of site along Main Street – Three-stories is what is characteristic in this part of the district and the portion of the project that is 6 stories is set back substantially from the street to reduce the appearance of height and visibility from the perspective of pedestrians.

B. Scale on east half of site – The proposed building is taller and larger scale than the surrounding residential scale. However, various design features have been used to break up and reduce the mass and scale of the proposed project.

C. Preservation of Bank – The current proposal includes the preservation of the exterior of the bank building. See paragraph 12 of HSC Resolution. Preservation of the additions to the bank building are not warranted because they lack historical significance. Therefore, #2 and #3 of the SOI Standards above are met.

D. Construction behind the bank – The portion of the proposed project to be located behind the bank building is 3 stories and therefore the size and scale is compatible with the adjacent properties, and thus "appropriate."

E. Construction next to the bank, south along Main Street – The size and scale of the portion of the project to be located next to the bank building is compatible with other buildings in the area.

F. Construction to the north of the bank building – The portion of the project to be located to the north of the bank building is an open square and is appropriate in this location. While the open square design is a modification of the current design and alters the special relationship, it is appropriate in this location given the development proposed, and the current non-use of the vacant lots. The building to the north will be removed, however, that building is non-contributing.

G. Effect on the Historic District – It is critical to note that the project is located in the downtown portion of the historic district. As such, dense, intense development is expected and encouraged in the downtown. The size and scale of the project is "appropriate" because it is in downtown Flemington and is essential in stopping the deterioration of the downtown, including the Historic District.

VI. List of Mitigations to be included in the project

This project draws residents, businesses, and visitors into a designated smart growth area and away from rural and undeveloped land.

1. Reverse the devastating result of 40 years of sprawl on downtown.

2. Saving and Reusing Bank Building exterior.

3. Saving and Reusing the Union Hotel exterior.

4. Preserving the Main Street streetscape from most pedestrian angles may be the most important thing the project achieves from a design perspective.

5. Design detailing, materials, colors, materials, set-backs, step-backs on upper floors, and facade variation in composition.

6. Create public square downtown with large setback from the historic courthouse, inviting perspective and pedestrian circulation regarding the use of vacant lots.

7. Planting street trees and adding street furniture, where there is currently little or none.

8. The project will become the major driver to insure the future of a thriving and successful downtown Flemington.

9. Substantial off-street structured parking proposed will improve the appearance of downtown, rather than vacant lots.

10. Photographic documentation of the Bank and Hotel buildings before rehabilitation and interior demolition.

11. Place historic marker plaques on the bank and hotel buildings.

12. Donate research, report copies, and archaeological artifacts which may be recovered to the Historical Society.

13. Place façade easement on Bank Building.

14. Place façade easement on Hotel Building.

VII. Conclusion

This report and the other submission documents demonstrate the need for the scale and size of the proposed development and the benefit it will have on downtown Flemington. There has been very substantial deliberation and consideration of any alternatives. The result of the examination of alternatives and deliberation is that the scale and density are essential to make the project viable and to produce the economic boost to downtown Flemington that the Borough desires.

The project aims to save the Flemington Historic District, specifically the downtown commercial district, using the most appropriate scale development consistent with Borough objectives. To ignore the devastating effects of sprawl by avoiding density downtown is to completely miss the larger imminent and clearly catastrophic danger for Flemington. At this scale the project saves the Union Hotel, one of the three most significant structures in Flemington. Without this scale and resulting density, the project cannot afford to save the hotel. Multiple mitigations for the scale on the east end of Chorister and Spring have been included in the application, and restated here. These mitigations are substantial, highly effective, durable, appropriate, and directly benefit the historic district, and therefore justify the appropriateness of the scale of the development, particularly with respect to 90-96 Main Street and the adjacent vacant lots.

1. The Bank additions are not significant, as demonstrated by the text and description in the 1980 NR Nomination.

2. The downtown of the Historic District is seriously compromised by the extensive and concentrated loss of many buildings and the construction of many inappropriate modern buildings.

3. Sprawl has been, is, and will be the greatest threat and cause of the Historic District loss of buildings, fabric, integrity, and character.

4. The vacant lots are blighted, and blighting, and in need of redevelopment.

5. The proposed project maintains the scale of development from most perspectives along Main Street, which is the façade of primary importance for the project, and utilizes vacant lots (which have no historic character). The project creates a setback and open plaza across from the courthouse.

6. The “related new construction” will not destroy historic materials and features that characterize 90-96 Main Street.

7. The new work is differentiated from the 90-96 Main Street property and will be compatible with the historic materials and features of it.

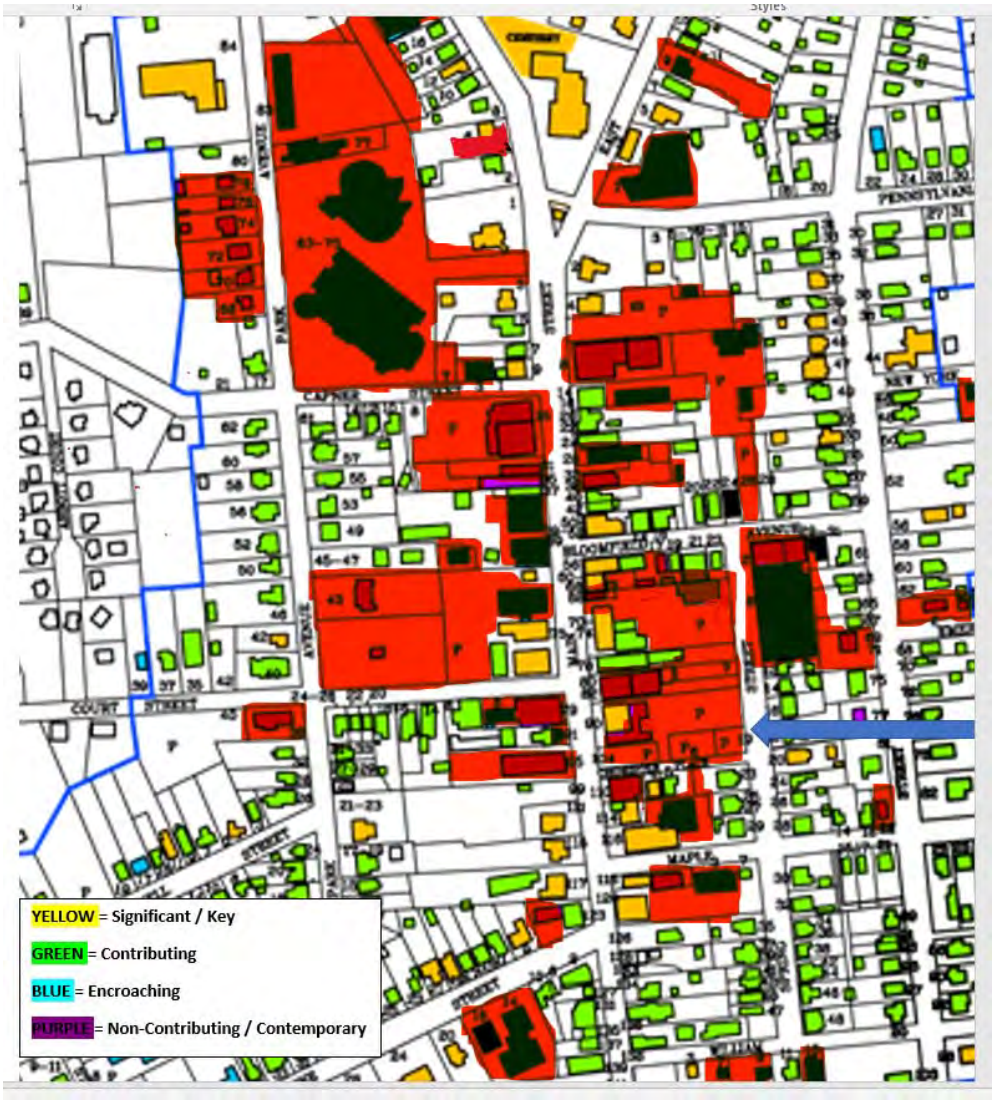
8. The size, scale, proportion and massing are necessary to protect the integrity of the 90-96 Main Street property and its environment.

9. The proposed new development saves and integrates the Bank Building and Hotel Building. The proposed project offers a viable and vibrant future for downtown Flemington.

APPENDICES

A. Maps and photographs showing non-contributing structures in vicinity of project site
B. Notable Precedent – Fords Theater
C. HGA report – Planning Study
D. Resumes: Primavera, Thomason, J.Barre, J.Raker, Minno,

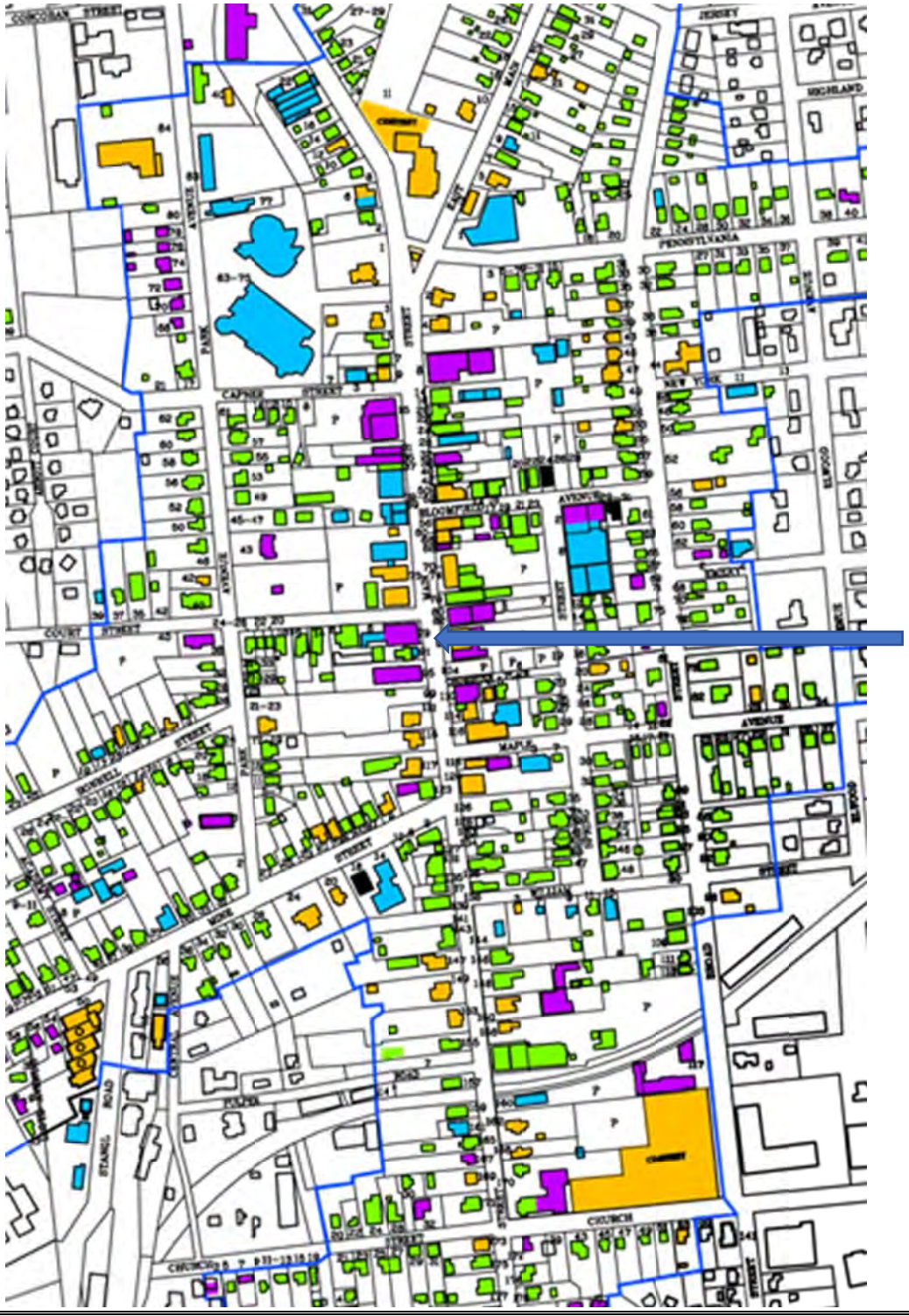
Appendix A



Non-Contributing, Contemporary, and Encroaching properties. This illustrates the massive loss of historic buildings in the last 40-50 years since the National Register Nomination was completed. The direct result of sprawl and the flight of business and residents from downtown.

Red = Non-Contributing, Contemporary, and Encroaching

Blue arrow points to the subject property



The color-coded historic district map from the Municipal Master Plan, as completed by Clarke, Caton, and Hintz after they has read and reviewed the 1980 National Register nomination. They clearly interpreted and represented that the additions to the bank were not contributing resources to the historic district. They decided this was an accurate interpretation even though the bank is considered a key building in the district

Bank, view facing southwest. Clearly modern additions

Much of what else exists on and adjacent is contemporary, non-contribution, and intrusions

Structures on west side of Main Street from Court Street to the south

Flemington Furs Building

Contemporary / Non-Contributing - immediately across Court Street from the Historic Courthouse

Contemporary / Non-Contributing – near project site

Contemporary / Non-Contributing – near project site

Contemporary / Non-Contributing – near project site

Contemporary / Non-Contributing – near project site

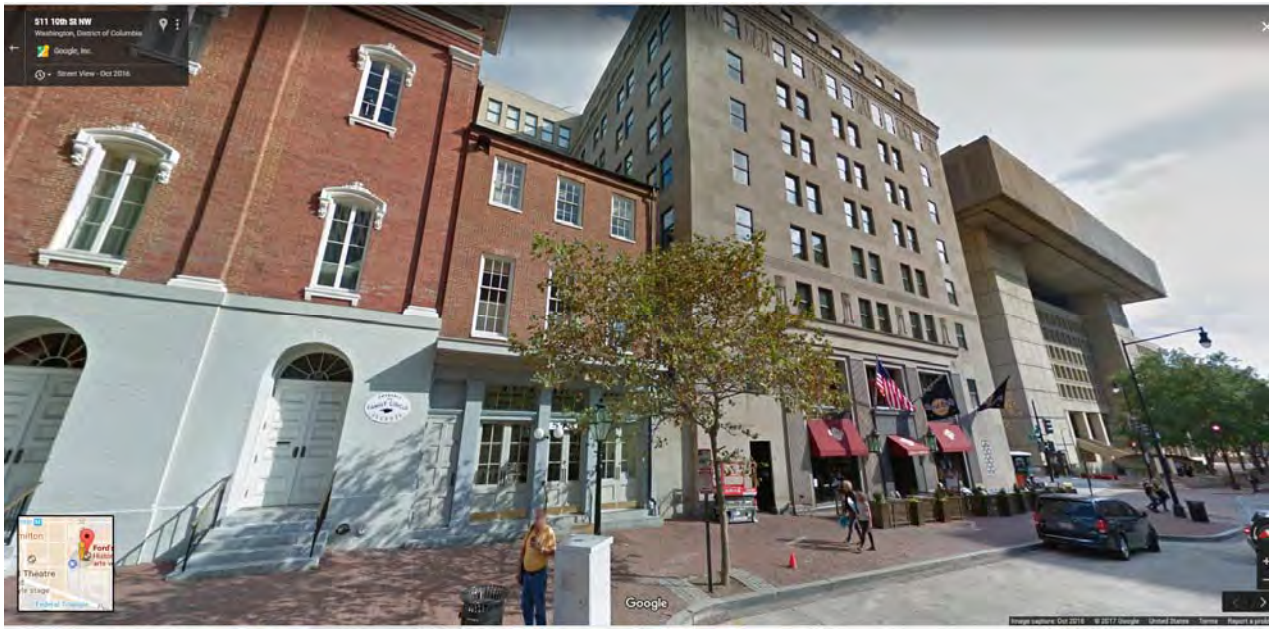
Contemporary / Non-Contributing – near project site

Appendix B

The Fords Theater: Resemblance to the Bank, and New construction in the historic context in downtown Washington, D.C.

Ford's Theater (below) **–** beyond 3-stories, 5-bays, and brick on the upper stories, the resemblance is generic. Also, if there was an attempt to replicate Ford's Theater it was badly done and does not make the bank any more significant. Note the scale of new construction that has been permitted in direct proximity to the extraordinarily significant National Monument.

New Construction permitted around the National Landmark Ford's Theater. It would be very difficult to conclude that the historic significant of integrity of the theater has been diminished by all of the new development in proximity.


511 10th St NW
Washington, District of Columbia
Google, Inc.
Street View - Oct 2016
Google

For reference, the Ford Theater at the time of the Lincoln assassination.

Appendix: Project Team

PROJECT TEAM

PHILIP THOMASON Principal

A native of Georgia and Kentucky, Philip Thomason grew up in historic neighborhoods and became convinced of their intrinsic value. Upon completion of his B.A., he moved to Nashville, Tennessee, to pursue a career in public radio. In 1978, he entered the graduate program in Historic Preservation at the University of Middle Tennessee. After completing the program, he worked as a planner with Building Conservation Technology Inc., from 1980 until 1982, when he founded Thomason and Associates.

During the following decades, Thomason's work and his firm have reflected the expansion of the historic preservation field. Focusing first on National Register nominations and cultural resource surveys, he soon branched out into preservation plans, design guidelines for towns and communities, and environmental assessments. Initially focused on the Southeast, his work expanded throughout the country. Along the way he developed particular expertise in military architecture. His depth of experience gives him the ability to evaluate the significance and history of a single property, and at the same time, to place it in its overall regional context. A skilled speaker, he helps his clients identify and communicate the value of their historic resources, bringing to bear his knowledge of preservation trends at the national level.

Affiliations:

Preservation Action, Board of Directors

National Alliance of Preservation Commissions, Board

Tennessee Preservation Trust, Board

Kenner Manor Neighborhood Association, Board

National Trust for Historic Preservation

Historic Nashville, Inc.

Vernacular Architectural Forum

Society of Commercial Archeology

Preserving the Recent Past

Trail of Tears Association

Education:

M.A. Historic Preservation, University of Middle Tennessee, 1981

B.A., Knox College, 1975

www.thomasonandassociates.com

peter primavera partners llc

historic preservation / cultural resources

Peter A. Primavera

Managing Partner & Founder

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North Plainfield, NJ 07060

908 499 2116

petera.primavera@gmail.com

www.peterprimaverapartnrs.com

Peter Primavera is the founder and President of **Peter Primavera Partners, llc**. He has over 33 years of professional experience. His expertise includes Historic Preservation, Cultural Resource Management, History, Urban Redevelopment, Downtown Revitalization, and Archaeology with a specialty in designing, coordinating, and administering projects that involve complex regulatory and legal issues.

Experienced in all aspects of federal, state, and local regulations involving Cultural Resources and Historic Preservation. While he was trained as a cultural anthropologist, he qualified as a Historian and Architectural Historian by NPS, and has extensive experience in Northeast archaeology. At 17 began work for two Princeton Archaeologists and Historians. At 24, he founded Cultural Resource Consulting Group while in graduate school, later with offices in New York City, Philadelphia, and New Brunswick, NJ, it included a staff of 82. Peter sold it in 2010.

Has directed over 3,000 projects for public and private sector clients. Over 1,500 Technical reports. Projects have been conducted for major urban redevelopments, county-wide parks systems, historic site restoration and planning, large commercial and residential developments, major road improvements, and utility and energy projects. Projects have been conducted in New Jersey, New York, Pennsylvania, Delaware, Colorado, Connecticut, Maryland, Virginia, South Carolina, Ohio, Alabama, Florida, Massachusetts, the District of Columbia, Wyoming, Kenya, and Tanzania.

Held many key positions in trade organizations, spoken at many conferences, and has a huge network of contacts and a national industry leading reputation.

Possesses exceptional experience with National Historic Landmarks (NHL), and has worked on many nationally significant historic sites. In addition, he is the Founder and current President of National Historic Landmark Alliance, with over 3,000 Landmark members across the country, and has continued to work with numerous NHLs. He is currently completing two books about NHLs.

Works closely with numerous municipal, state, and federal agencies:

State Historic Preservation Offices

National Park Service	National Trust for Historic Preservation
State D.O.T.s	New Jersey D.E.P.
Pennsylvania Museum and Historical Com.	Pinelands Commission
Federal Energy Regulatory Commission	Advisory Council on Historic Preservation
US - EPA	Department of Treasury – OCC
US - GSA	US - Army Corps of Engineers
New York Landmarks Preservation Com.	US - Federal Communications Comm.

New York State Office of Parks, Recreation & Historic Preservation

Municipal Historic Preservation Commissions, HARBS, Planning Boards

EMPLOYMENT

Peter Primavera Partners, llc, Founder and President	New Brunswick, NJ	2010-current
Cultural Resource Consulting Group, Founder and President	Highland Park, NJ Philadelphia, PA New York City, NY	1984-2010
Historic Sites Research Field/Lab Supervisor, Field Director, Crew Chief, Research Assistant	Princeton, NJ	1976-1984

EDUCATION

Rutgers University	Ph.D. program (DNF)	Anthropology
Rutgers University	B.A. degree, with Honors	Anthropology
Historic Sites Research Princeton	Field & Lab Director, Archaeology, Cultural Resources & Historic Preservation	
Harvard University Graduate School of Design	Certificate in Environmental Planning, “Restoring Our Natural and Built Environments: The New Frontier”	
Harvard University Graduate School of Design	Certificate in Urban Planning, “Resilient Urban Design” 2017	

Federal Professional Qualifications, 36CFR61 Qualified as Historian, 36 years

Professional work in Archaeology, 42 year

Professional work in Architectural History, 32 years

Professional development classes and seminars completed in:

- Business
- Leadership
- Management
- Nonprofits
- Finance
- Human Resources
- Marketing
- Fund-Raising
- Organizational Development
- Historic Preservation
- Smart Growth
- New Urbanism
- Ecological Restoration

US Green Building Council Completing L.E.E.D. accreditation

Harvard University	Nominee in the Loeb Fellowship Graduate School of Design - Fellowship Program
Rutgers University	nominated by eleven individuals, Board of Trustees (not elected)
Leadership New Jersey	Accepted to the Fellowship for 2010 and 2011

Professional Services

- Client Representation & Advocacy
- Regulatory Compliance
- Agency Negotiations
- Expert Testimony
- Strategic, Tactical, & Operations Planning & Policy
- Producing RFPs & Consultant Selection Criteria
- Training Professional Staff and Historic Preservation Commissions
- Historic Preservation Ordinances
- Community Involvement & Outreach
- Funding Strategies & Grant Writing
- Cultural Resource Surveys
- Historic Preservation Consulting
- Section 106 compliance & NEPA
- Downtown Revitalization
- Non-Profit Management
- HABS/HAER/HALS documentation
- Historic Site Surveys
- Cultural & Heritage tourism
- Archaeological investigations

- National Historic Preservation Act compliance
- National Register nominations
- Historic Structures Reports
- Grant strategies and applications
- Historic Investment Tax Credit applications
- Preservation Planning
- Historical research

Sample Project Experience

- 47 approvals for TD Bank locations on the eastern seaboard
- Numerous studies for WalMart, Home Depot, Lowes, WaWa, Exxon, PNC
- 12,000,000 sf Mixed Use Redevelopment Project, Hoboken -LCOR
- 18,000 acre Wetlands Restoration Project, NJ, - PSEG
- US Route.1 Major Highway Expansion, Trenton to New Brunswick - NJDOT
- 740 Miles of Gas Pipelines, NY, NJ, PA, - Duke Energy
- Woodrow Wilson Hall NHL, Historic Structure Report - Monmouth University -
- 29 Housing Development Projects, - K. Hovnanian
- 6 Major Urban Development Projects in New Brunswick, NJ, - NBDevco
- City-Wide Study of all Historic Districts, - Preservation Alliance of Philadelphia
- Brooklyn Navy Yard, NYC – Study of Officers Row, - BNYDC
- Harvard University Alston Campus Master Plan, - Cooper Robertson
- Large Waterfront mixed use development project, Perth Amboy, - Kushner
- 5,200 Acre Chapin Estate, NY, - Woodstone Development
- International Design Competition, College Ave Project, - Rutgers University
- AT&T Holmdel Adaptive Reuse Study/Historic Tax Credits - Somerset Develop.
- 1,500-acre Casino Resort Project, Poconos, PA, - Pocono Manor
- Union County Wide Study of 18 Olmstead Designed Parks, - Union County
- Somerset County wide study of all historic resources in 21 municipalities
- Hudson River Drift Removal project, NY and NJ, - US Army Corps of Engineers
- Major Electric Generation Plant, - LS Power, NJ
- Japanese UN Consulate, NY – Adaptive Use Rehabilitation Study
- DUMBO Historic District, NYC – Consulting with developer for Historic Tax Credits and Design of New Buildings
- Large Housing Development, Dragon Run Farm, DE, - Toll Brothers
- Major Sewer Expansion Project around East and West Princeton, included extensive study of the Princeton Battlefield National Historic Landmark
- Section 106, HPC, and HARB approvals for reuse on a historic building in the Alexandria Historic District, VA - Commerce Bank
- Section 106, HPC, and HARB approvals for reuse on a historic building in the South Beach Historic District, Miami, Fl - Commerce Bank
- Cincinnati Union Train Terminal, Ohio,– Historic Materials Analysis
- College of Charleston National Historic Landmark, SC – Masonry Analysis
- Union Square, National Historic Landmark, NYC, NY – Approvals for new Residential Tower
- Carnegie Hill Historic District, NYC – Analysis of Boundary expansion and defense for proposed new residential tower
- Development of National HP Program in Kenya, Kenya National Museum
- South Street Seaport Archaeological Investigations for 3 years, NYEDC
- Archaeological Investigations (all Phase I, II, III)
    - Federal Senior Housing Project, Hamilton Twp
    - Corporate HQ, K Hovnanian, Red Bank, NJ
    - LS Power Generating Plant, West Deptford, NJ
    - BL England Power Generating Plant, Cape May Co., NJ
    - Toll Brothers, West Windsor Housing Project, NJ

Current professional research interests

- Historic Preservation & Smart Growth
- Retail Development in Historic Buildings and Districts
- Cultural and Heritage Tourism
- Downtown Economic Development
- Compatibility of historic sites and contemporary architectural design
- Redevelopment in historic districts
- Historic Preservation & Green Building Technology
- National Historic Landmarks
- Higher Education Campus Design and Historic Preservation
- Historic Sites Protection and Management in developing nations of East Africa
- Legal and Regulatory Standards & Protection of cultural resources
- Archaeological Data Recovery – Methods, Theory and Research Designs

Sample Project Sites & Project Locations

- Frank Lloyd Wright's Beth Sholom Temple, National Historic Landmark, PA
- Woodrow Wilson Hall "Shadowlawn", National Historic Landmark, NJ
- Union Square, National Historic Landmark, NYC, NY
- Carnegie Hill Historic District, NYC
- DUMBO Historic District, NYC
- Brooklyn Navy Yard, NYC
- Virginia Fair Vanderbilt Mansion on the Upper East Side, NYC
- Cincinnati Union Train Terminal, Ohio, National Historic Landmark
- Lafayette Building, National Historic Landmark, Washington, D.C
- Hoboken Ferry Terminal, NJ
- Princeton Battlefield National Historic Landmark, NJ
- Barnes Foundation, Philadelphia
- Fort Hancock National Historic Landmark, Sandy Hook, NJ
- Abbott Farm National Historic Landmark, NJ
- Great Falls National Historic Landmark, Paterson, NJ
- College of Charleston National Historic Landmark, SC
- Liberty Science Center, NJ
- Montgomery Bus Station National Historic Landmark, Alabama
- Hudson Valley Psychiatric Hospital National Historic Landmark, NY
- City-Wide Study of Philadelphia Historic Districts, PA
- Abel Nicholson House NHL & Patterned-Brick Houses of Salem County, NJ.
- Biddle Hall, U.S. Naval Home, National Historic Landmark, Philadelphia, PA
- Old Queens, National Historic Landmark, Rutgers Uni, New Brunswick, NJ.
- Elutherian Mills (I.E. DuPont) NHL, Hagley Museum, DE
- Squire Reynolds House: Jockey Hollow Encampment, NJ
- Alexandria Historic District, National Historic Landmark, VA
- South Beach Art Deco Historic District, Miami Beach, Fla
- Aspen Historic District, Aspen Colorado