

BOROUGH OF FLEMINGTON PLANNING BOARD

**RESOLUTION MEMORIALIZING THE FINDINGS OF THE BOARD WITH REGARD
TO ORDINANCE 2021-23 ENTITLED “FIRST READING, AN ORDINANCE TO
REPLACE AND SUPERCEDE THE ‘2017 UNION HOTEL REDEVELOPMENT PLAN’ AS
ADOPTED BY ORDINANCE 2017-17 AND AMENDED BY ORDINANCE 2020-16 OF THE
BOROUGH OF FLEMINGTON”**

RESOLUTION NO. 2021-16

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

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

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

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

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

WHEREAS, on December 11, 2017 the Borough Council adopted Ordinance 2017-17 approving the 2017 Union Hotel Redevelopment Plan dated October 19, 2017 to govern the redevelopment of the Redevelopment Area; and

WHEREAS, on October 13, 2020, the Borough Council adopted by Ordinance 2020-16 the “Union Hotel Redevelopment Plan Amendment #1” to the 2017 Union Hotel Redevelopment Plan (“Amendment #1”); and

WHEREAS, the Borough Council determined that the effective redevelopment of the Redevelopment Area would be stimulated by replacing and superseding the 2017 Union Hotel Redevelopment Plan and Amendment #1 as set forth in the attachment to this Resolution entitled "Union Hotel Redevelopment Plan Amendment #2"; and

WHEREAS, on September 27, 2021, the Borough Council introduced Ordinance 2021-23 on first reading which sought to replace and supersede the 2017 Union Hotel Redevelopment Plan and Amendment # 1 with Union Hotel Redevelopment Plan Amendment #2 and referred it to the Borough Planning Board for review and recommendation in accordance with Section 40A:12A-7 of the Redevelopment Law; and

WHEREAS, the Borough Planning Board and Elizabeth McManus, PP, AICP, LEED AP have reviewed and discussed the Union Hotel Redevelopment Plan Amendment #2 in accordance with and as required by Section 40A:12A-7 of the Redevelopment Law and determined that all of its provisions are either substantially consistent with the Borough Master Plan or designed to effectuate the same and that no additional recommendations are required.

NOW THEREFORE, be it resolved that the Board hereby finds and advises the Borough Council that all provisions of the Union Hotel Redevelopment Plan Amendment #2 are either substantially consistent with the Borough Master Plan or designed to effectuate the same; and

BE IT FURTHER RESOLVED, that the Board hereby finds and advises that no recommendations to the Borough Mayor and Council are necessary at this time; and

BE IT FURTHER RESOLVED, that the Board Secretary is hereby directed to submit a copy of this Resolution and attachment to the Borough Mayor and Council in accordance with the requirements of N.J.S.A. 40:55D-70.1 and to maintain a copy available for public inspection.

The approval of this resolution was granted by the following vote on September 28, 2021:


MOVED BY: MICHAEL CAMPION
SECONDED BY: BRIAN BUDNEY

	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Qualified</u>
Jeffrey Doshna, Chairman				X	
Susan Engelhardt Vice-Chairwoman	X				
Mayor Betsy Driver					X
Councilman Jeremy Long	X				
Brian Budney	X				
Michael Campion	X				
Todd Cook					X
Marc Hain					X
Karen Giffen					X
James Hill (Alt #1)				X	
David Norton (Alt #2)					X
Trent Levitt (Alt #3)	X				
Hannah Weitzman (Alt #4)	X				

FLEMINGTON PLANNING BOARD

By: _____
Susan Engelhardt, Vice-Chairwoman

CERTIFIED TO BE A TRUE COPY

By:  _____
Eileen Parks, Secretary to the Planning Board