



REPORT FOR
THE HAWKE PROPERTY
BLOCK 21 LOT 23.01

MAIN STREET
FLEMINGTON
HUNTERDON COUNTY
NEW JERSEY
APRIL 27, 2021

OFFICE OF THE COUNTY ENGINEER

Hawke Property
Main Street, Flemington
Block 21, Lot 23.01

General Description:

The property contains 0.97 +/- acres of land more or less. The property type is vacant commercial lot used for public parking. The highest and best use would be commercial development.

Location and Immediate Neighborhood:

The property is located in the Flemington Downtown Business District. The property lies +/- 1 mile from New Jersey Route 202 and ½ mile from New Jersey Route 31. The roadway provides linkage to the New York, Philadelphia Metropolitan employment and cultural recreation centers. Flemington outlet center, malls are a short walk from this location.

Land:

The subject property consists at 0.97 ac generally in a rectangle shape with an access strip of land consisting of a width of +/- 44 ft and a length of +/- 129 ft. The rear section of the lot approximate to size of +/-108.22 X +/-119.0 is wooded.

Flood Plain/Wetlands:

The property is not located in a Flood Plain and does not include any wetlands.

Easements:

An easement needs to be perfected to provide ingress and egress to Lot 23 Block 21 from the existing public driveway.

Utilities:

Utilities amicable to the site include JCP&L Electric, Century Link telephone Services, Elizabethtown Natural Gas, and public water and sewer. There are no existing utilities located to the site.

Improvements and General Property Description:

The property currently was an at grade parking lot consisting of 46 parking stalls. Generally the parking lot is in fair conditions.

The property includes a small 1 ½ story brick building which is historic and will be deed restricted for preservation. The building is in fair/poor condition and requires safety repairs and a new roof.

History:

The property was subdivided in 1979 from Lot 23 and the County of Hunterdon constructed a parking lot to provide additional parking for the Court System which at that time was using the old Court House on Main Street.

The County constructed a new Court House and Jail facility on the corner of Park Ave and Capner Street. In addition a large at grade parking lot was constructed on the former Penn Color site which provides ample parking for all Hunterdon County facility parking needs. The County enlarged the parking facilities on Main Street in 2007 which services various Departments.

Benefits of Marketing Property:

The property currently is tax exempt and the parcel does not have a defined public purpose. The County parking needs are met currently and for the foreseeable future by the parking lots located on Main Street and Park Ave.

The parcel is surplus and would best serve the Public by marketing the site to the private sector in order to place the property back on to the tax rolls.

ATTACHMENTS:

- 1) Photos
- 2) Tax Map and Location Map
- 3) Property Survey
- 4) Flood Map
- 5) Zoning Map
- 6) Historic Map

PHOTO SUMMARY
April 27, 2021



Site View From Main Street Looking
West



Parking Lot View Looking
Northwest



Parking Lot View Looking East

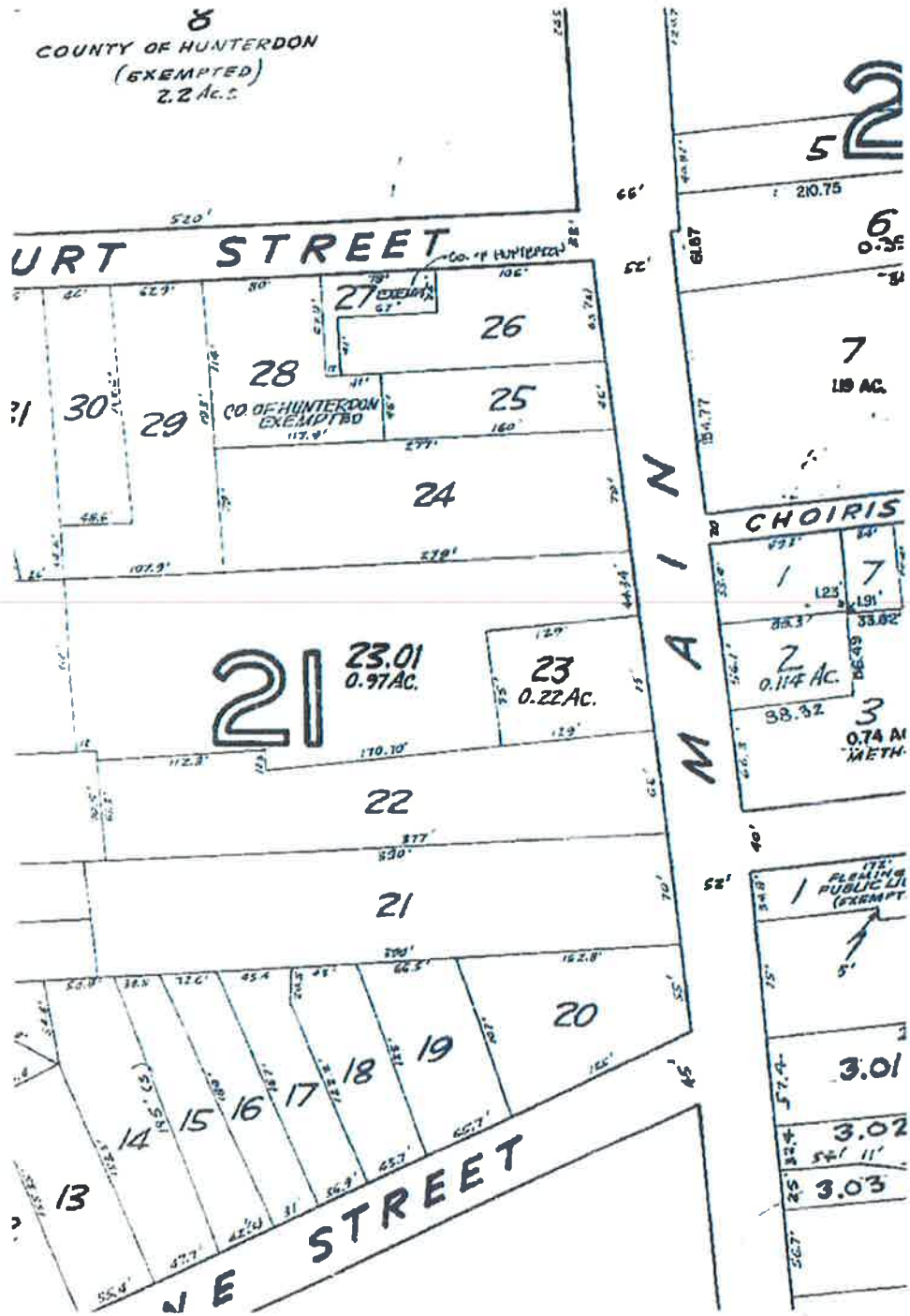


Small Brick Shed Building Looking Northwest

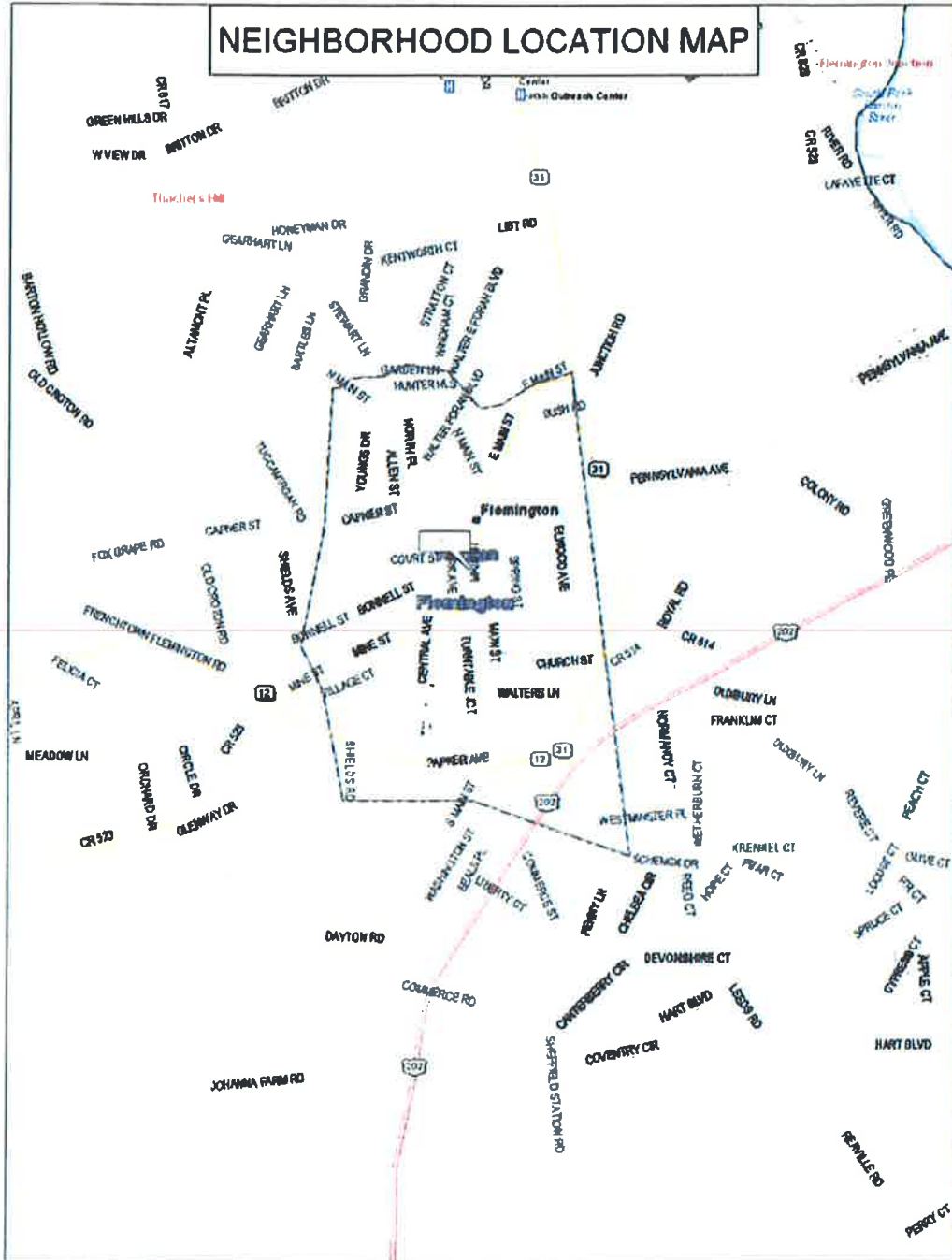


Rear Site View Looking West

TAX MAP



NEIGHBORHOOD LOCATION MAP



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 www.delorme.com



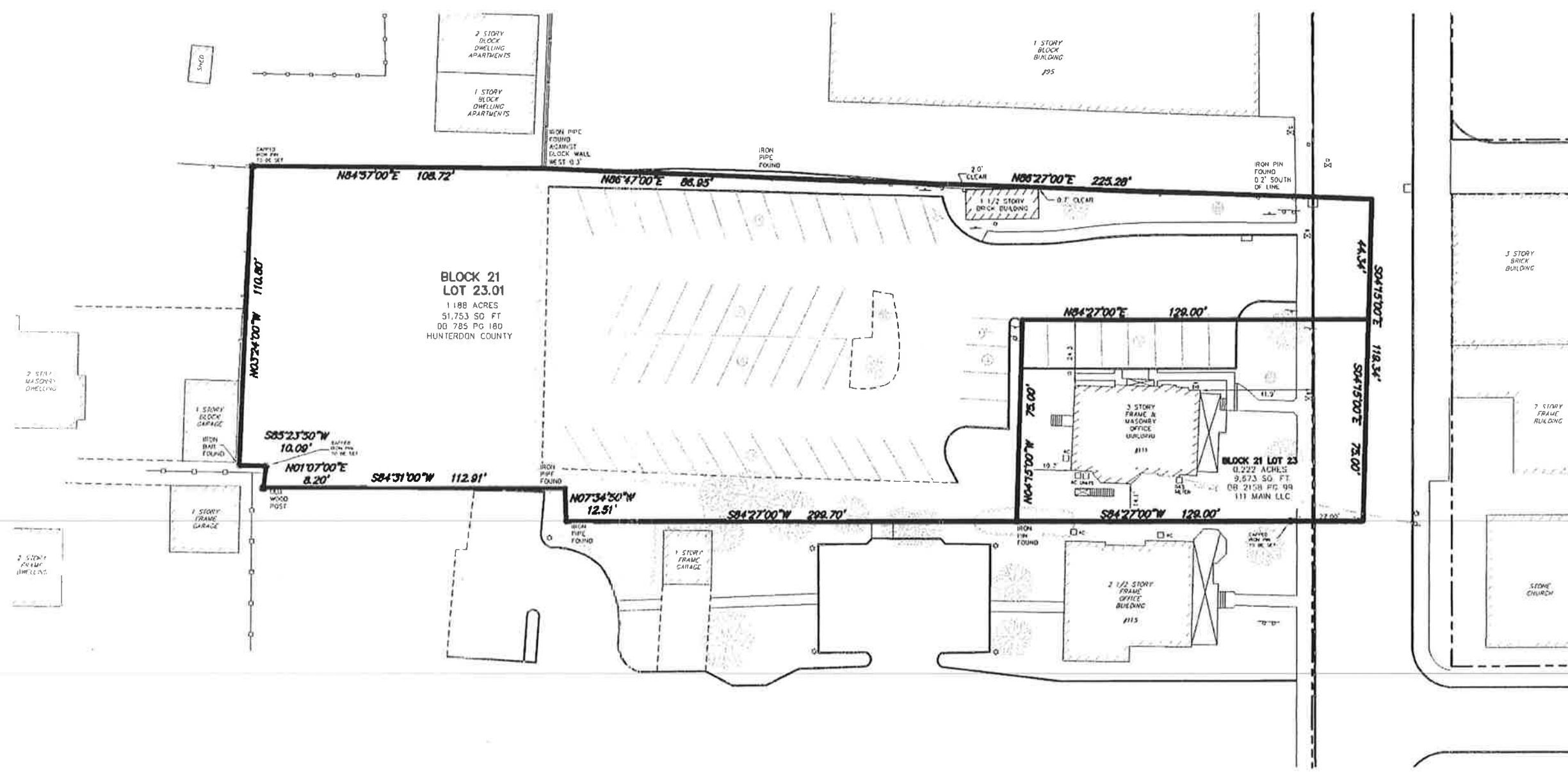
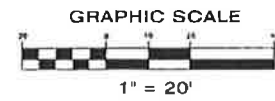
County of Hunterdon
 Block 21, Lot 23.01
 Flemington Borough, Hunterdon County, NJ

Tom Rodriguez Associates

FLEMINGTON BOROUGH: BLOCK 21 LOTS 21 & 21.01 - TAX MAP SHEET 4



NORTH REFERENCE
DEED BOOK 785
PAGE 180



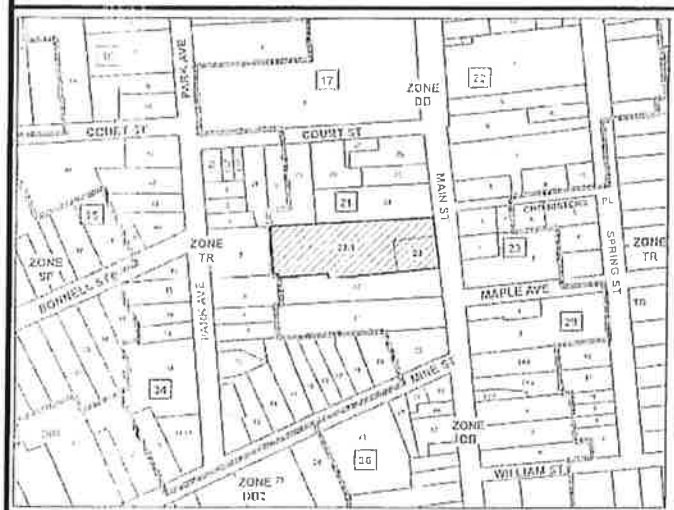
GENERAL NOTES:

1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND
2. A TITLE SEARCH WAS NOT PROVIDED AT THE TIME OF THIS SURVEY
3. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE TAX MAPS FOR THIS MUNICIPALITY
4. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
5. THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES THAT WERE NOT VISIBLE AT THE TIME OF THIS SURVEY
6. CORNER MARKERS WERE SET OR FOUND PURSUANT TO P.L. 2003, C.14 (S.15:8-36) JANU N.J.A.C. 17:27-5.1(i)
7. THERE ARE NO RECORD PLANS LOCATED ON THE SUBJECT PROPERTY AS PER C.I.R.A. PANEL NO. 3401920263 FOR FLEMINGTON BOROUGH HAVING AN EFFECTIVE DATE OF 0/25/2009

SURVEY REFERENCE:

A MAP ENTITLED "SUBDIVISION OF LAND FOR THE BOROUGH OF FLEMINGTON, BOROUGH OF FLEMINGTON, HUNTERDON CO., N.J." PREPARED BY ROBERT C. DODART & ASSOCIATES DATED OCTOBER 1979 AND LAST REVISED ON 10/20/1979

KEY MAP
1" = 200' +/-



ZONE: "DB" DOWNTOWN BUSINESS DISTRICT

ZONING REQUIREMENTS: NON MUNICIPAL MUNICIPAL(*)	REQUIRED	LOT 23	LOT 23.01(*)
MIN. LOT AREA	3,000 SQ.FT. 2,000 SQ.FT.(*)	9,673 SQ.FT.	N/A 51,735 SQ.FT.
MIN. LOT WIDTH	40' / 20'(*)	15'	45.3'
MIN. LOT DEPTH	100' / 50'(*)	129'	433'
SETBACKS:			
FRONT	25' / 5'(*)	41.9'	N/A
SIDE	10' / 5'(*)	14.1'	N/A
REAR	50' / 5'(*)	19.7'	N/A
ACCESSORY BUILDINGS			
FRONT	NOT PERMITTED	N/A	N/A
SIDE	15'	N/A	N/A
REAR	30'	N/A	N/A
MAX. BUILDING HEIGHT	33' (3 STY) / 45'(*)	3 STORY	N/A
MAX. ACCESSORY BUILDING HEIGHT	15'		1 1/2 STORY
MAX. IMPERVIOUS COVERAGE	75% / 80%(*)	56%	43%
FLOOR AREA RATIO	15% / 40%(*)	47%	1%

LEGEND

- UTILITY POLE
- LIGHT
- WELT
- GAS VALVE
- GAS METER
- WATER VALVE
- CLEAN OUT
- SEWER
- WELL
- SPOT ELEVATION
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- TELEPHONE MANHOLE
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- EDGE OF WOODS
- CONTOUR LINE

COUNTY OF HUNTERDON
OFFICE OF THE COUNTY ENGINEER
PO BOX 2900 FLEMINGTON, NJ 08822-2900

SURVEY

BLOCK 21 LOTS 23 & 23.01
111 MAIN STREET
FLEMINGTON BOROUGH
HUNTERDON COUNTY NEW JERSEY

SCALE: AS SHOWN	DATE: MAY 2010	DRAWN BY: RE, Jr	ACAD FILE No: 111 MAIN ST
COUNTY: PRELIMINARY	SURVEYOR: ROBERT ENT, Jr., N.J.P.L.S. No. GS42250		

FLOOD MAP



PANEL 003P

FIRM
FLOOD INSURANCE RATE MAP
HUNTERDON COUNTY,
NEW JERSEY
ALL JURISDICTIONS

PANEL 263 OF 426
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

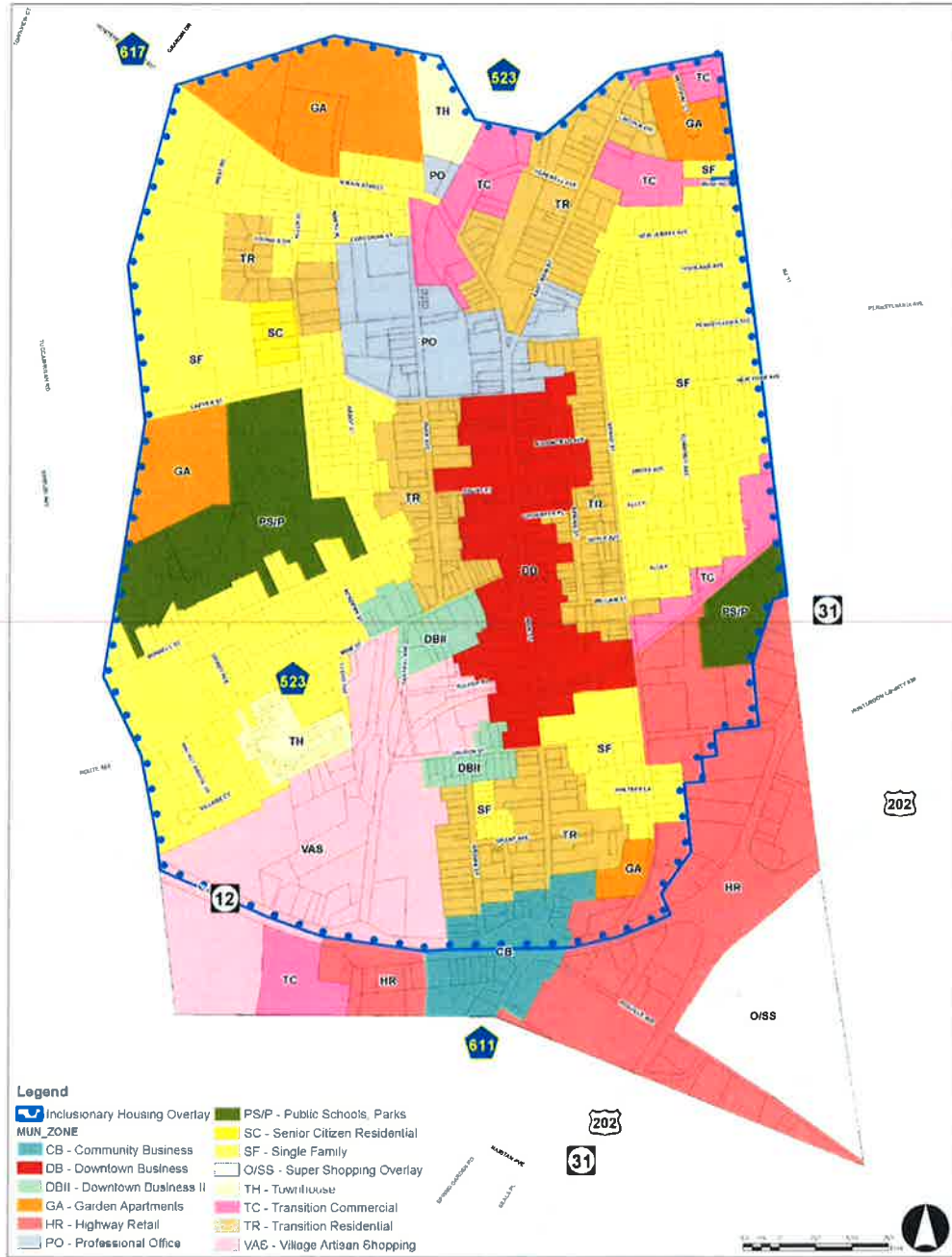
CONTRACT: 34019C0263F
 EFFECTIVE DATE: SEPTEMBER 25, 2009

MAP NUMBER
 34019C0263F
 EFFECTIVE DATE
 SEPTEMBER 25, 2009

Federal Emergency Management Agency

ZONING

26 Attachment 2

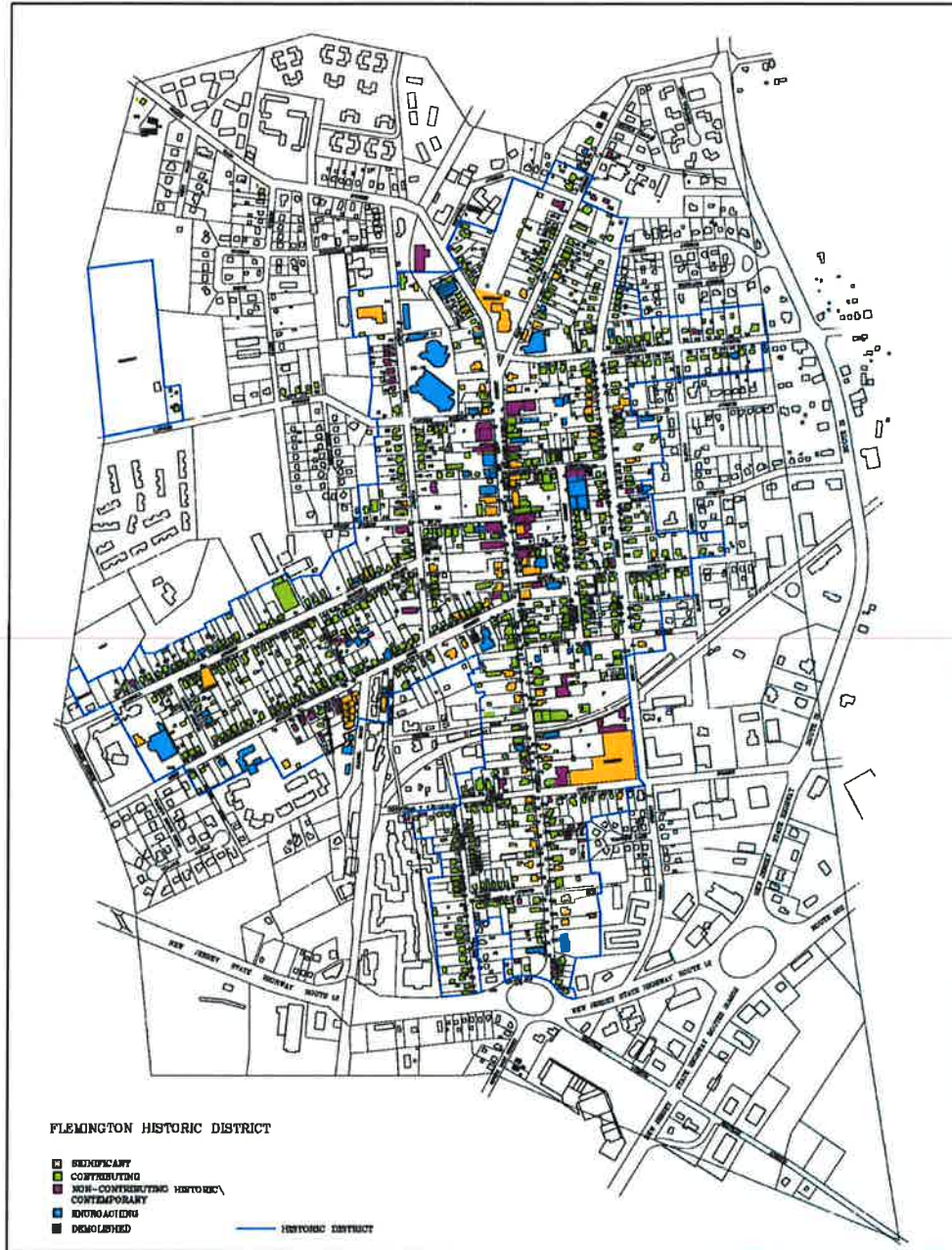


Clarke Caton Hintz

Zoning

ZONING

26 Attachment 3



2010 FLEMINGTON MASTER PLAN UPDATE

Historic District

Flemington, Virginia, Clark County, VA 22430



Clarke Catton Hintz

PLANNING

1000 SOUTH MAIN STREET