

## **COUNTY OF HUNTERDON PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that the County of Hunterdon will hold one public hearing in connection with the proposed sale of Block 21, lot 23.01 (the “Hawke Property”) located on Main Street, in the Borough of Flemington.

The public hearing is scheduled for Tuesday, July 6, 2021 at 5:30 PM in the Commissioner Board meeting room of the Hunterdon County Administration Building, 71 Main Street, Building #1, Second Floor, Flemington, New Jersey 08822. *Formal action may be taken at the public hearings.*

The public hearing governs the proposed, intended sale of the Hawke Property by the County of Hunterdon. In 2011-2013 the County of Hunterdon produced a Comprehensive Economic Development Strategy, identifying activities in support a revitalization of its economy in a sustainable manner. One area identified was Main Street in Flemington, as the retail center of the County seat. Re-development of Main Street has been supported by the County as part of promoting the welfare of the entire community and County. Of particular importance to the growth and development of Main street is the need for available public parking. The intended current and proposed use of the Hawke Property is for public parking. A written report, prepared by the County of Hunterdon, is available for public inspection during regular business hours at the Hunterdon County Administration Building, 71 Main Street, Building #1, Flemington, New Jersey. A copy of the written report is posted on and can be viewed on the Official Website of Hunterdon County at <http://www.co.hunterdon.nj.us/>. The public may submit written comments concerning this proposed sale or request additional information, copies of any reports, analyses, hearing transcripts, or appraisals of value concerning this property to: Hunterdon County Board of County Commissioners, c/o Brad Myhre, Clerk of the Board, Administration Building, 71 Main Street, Bldg. #1, P.O. Box 2900, Flemington, NJ 08822-2900, on or before the date of the public hearing. At the public hearing, in addition to public comment, any written comments submitted prior to the hearing will be considered. This notice is prepared in accordance with N.J.S.A. 40A:12-13.7.



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

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**PHOTO SUMMARY**  
*April 27, 2021*

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Site View From Main Street Looking  
West



Parking Lot View Looking  
Northwest



Parking Lot View Looking East



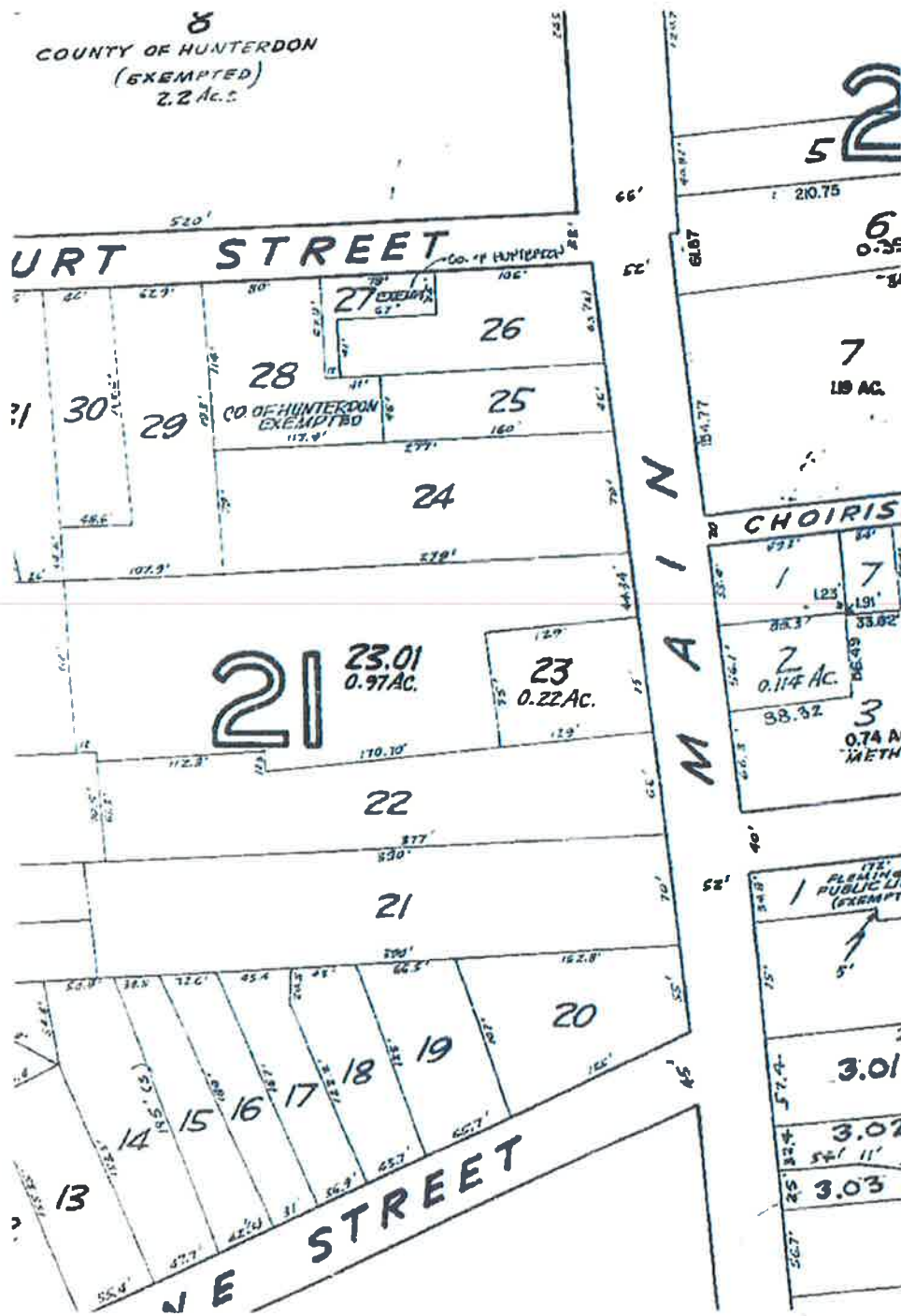
Small Brick Shed Building Looking Northwest



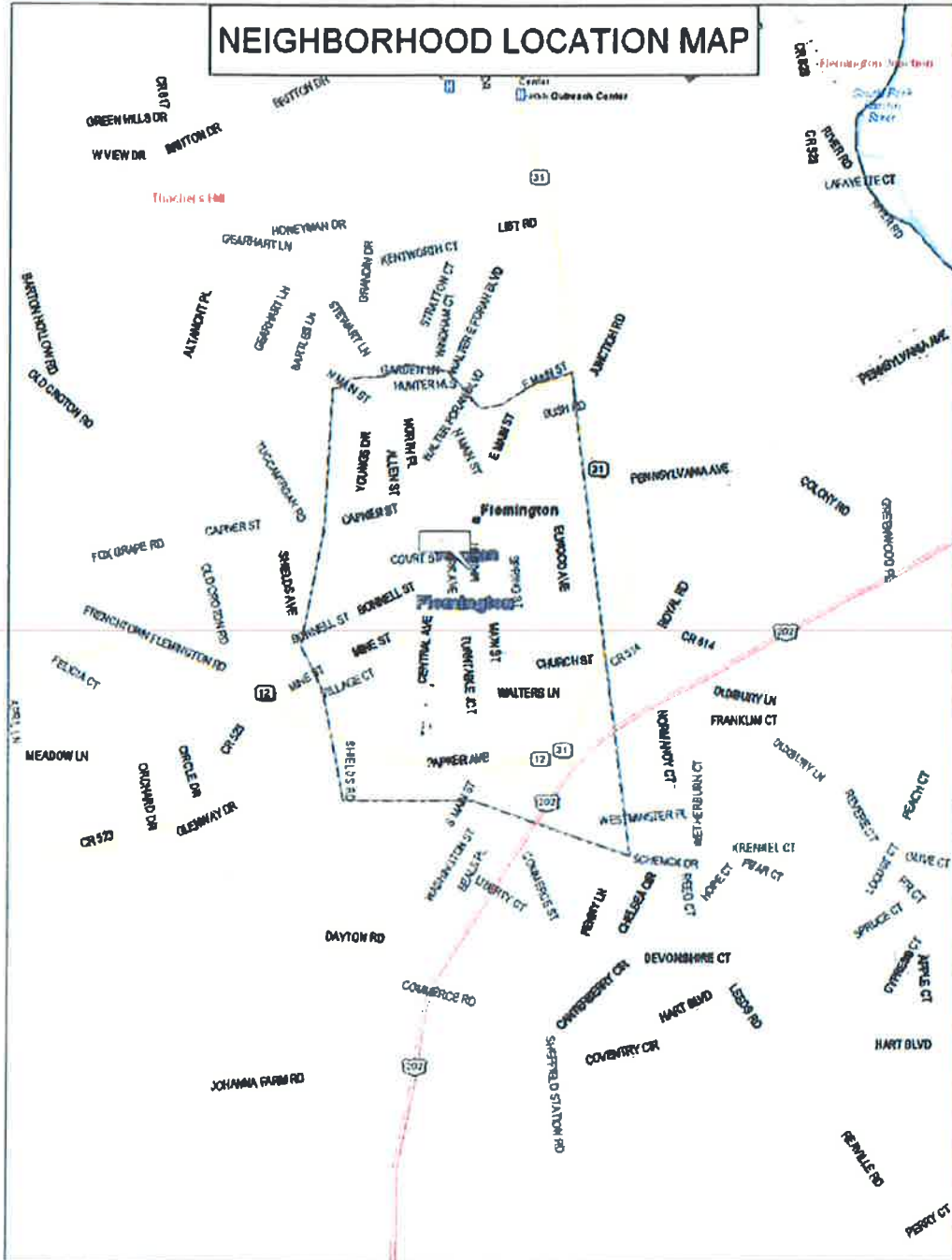


Rear Site View Looking West

TAX MAP



# NEIGHBORHOOD LOCATION MAP



Data use subject to license  
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 www.delorme.com



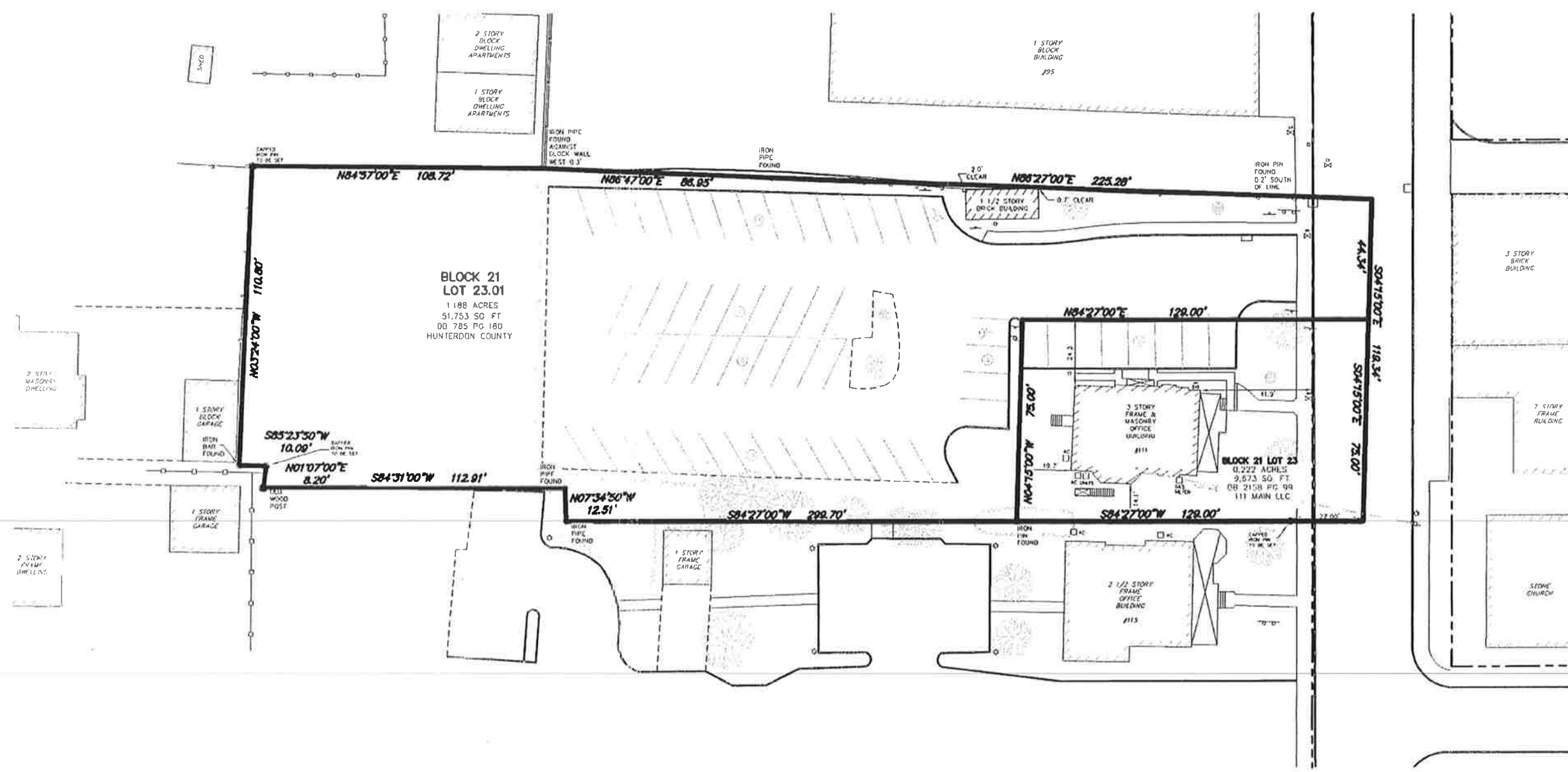
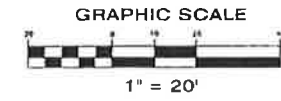
County of Hunterdon  
 Block 21, Lot 23.01  
 Flemington Borough, Hunterdon County, NJ

Tom Rodriguez Associates

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



NORTH REFERENCE  
DEED BOOK 785  
PAGE 180



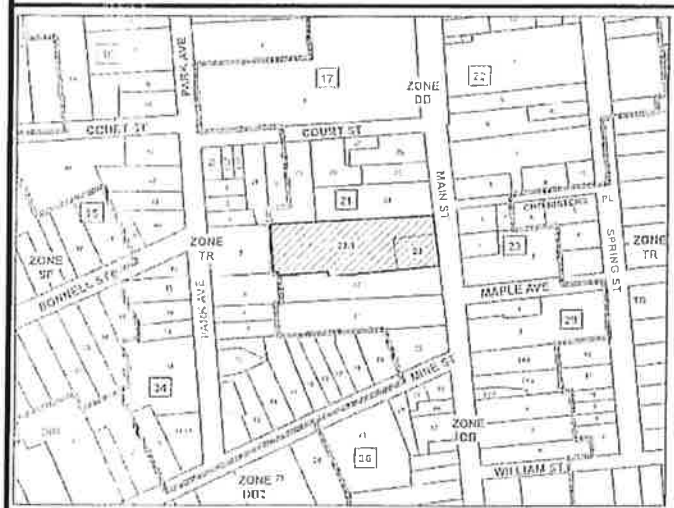
**GENERAL NOTES:**

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. 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'	43.3'
MIN. LOT DEPTH	100' / 50'(*)	129'	43.3'
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
- INLET
- 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

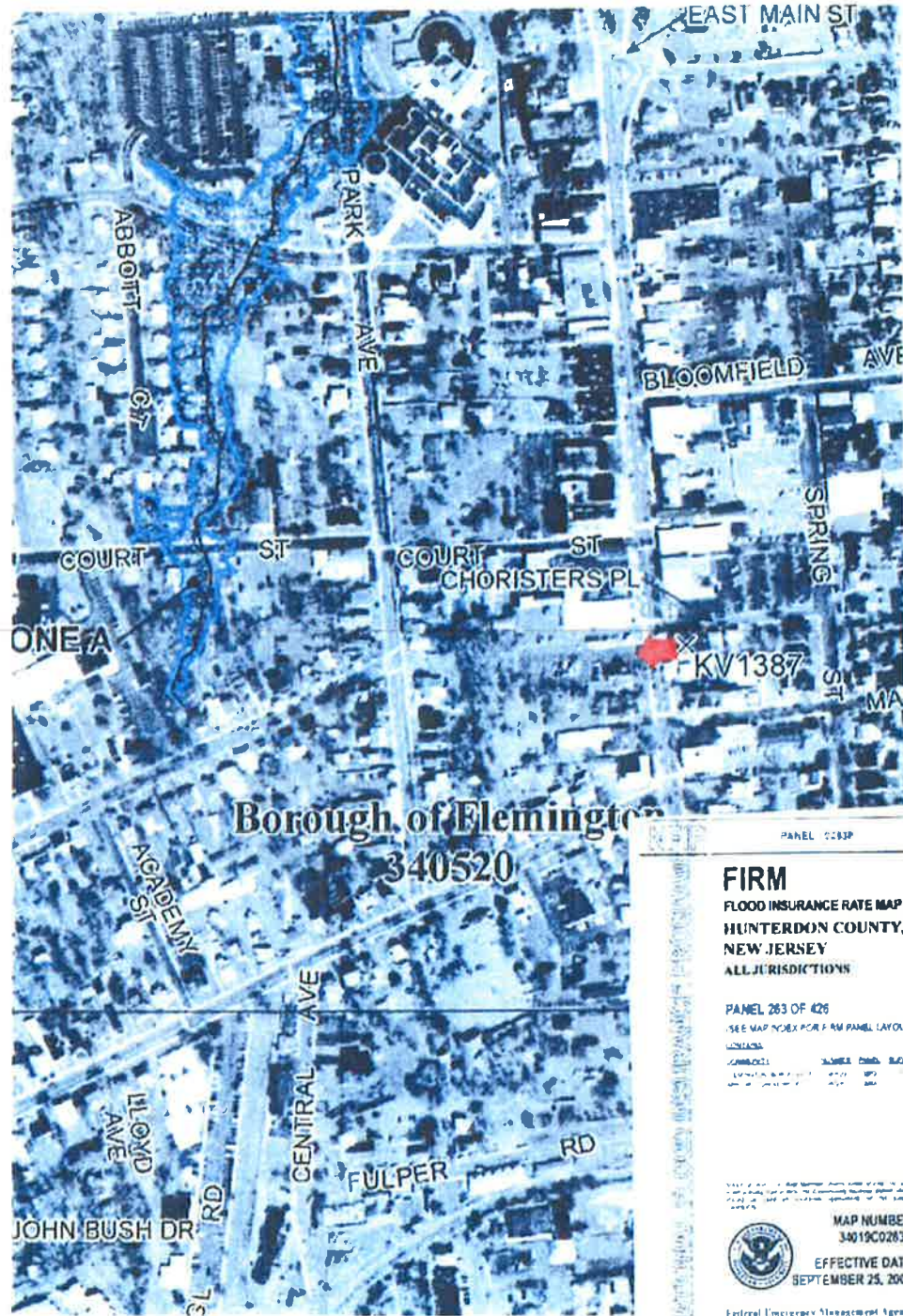
**COUNTY OF HUNTERDON**  
OFFICE OF THE COUNTY ENGINEER  
PO BOX 2900 FLEMINGTON, NJ 08822-2900

**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 SURVEYOR: ROBERT ENT, Jr., N.J.P.L.S. No. GS42250			1

**FLOOD MAP**



PANEL 003P

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

PANEL 283 OF 426  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

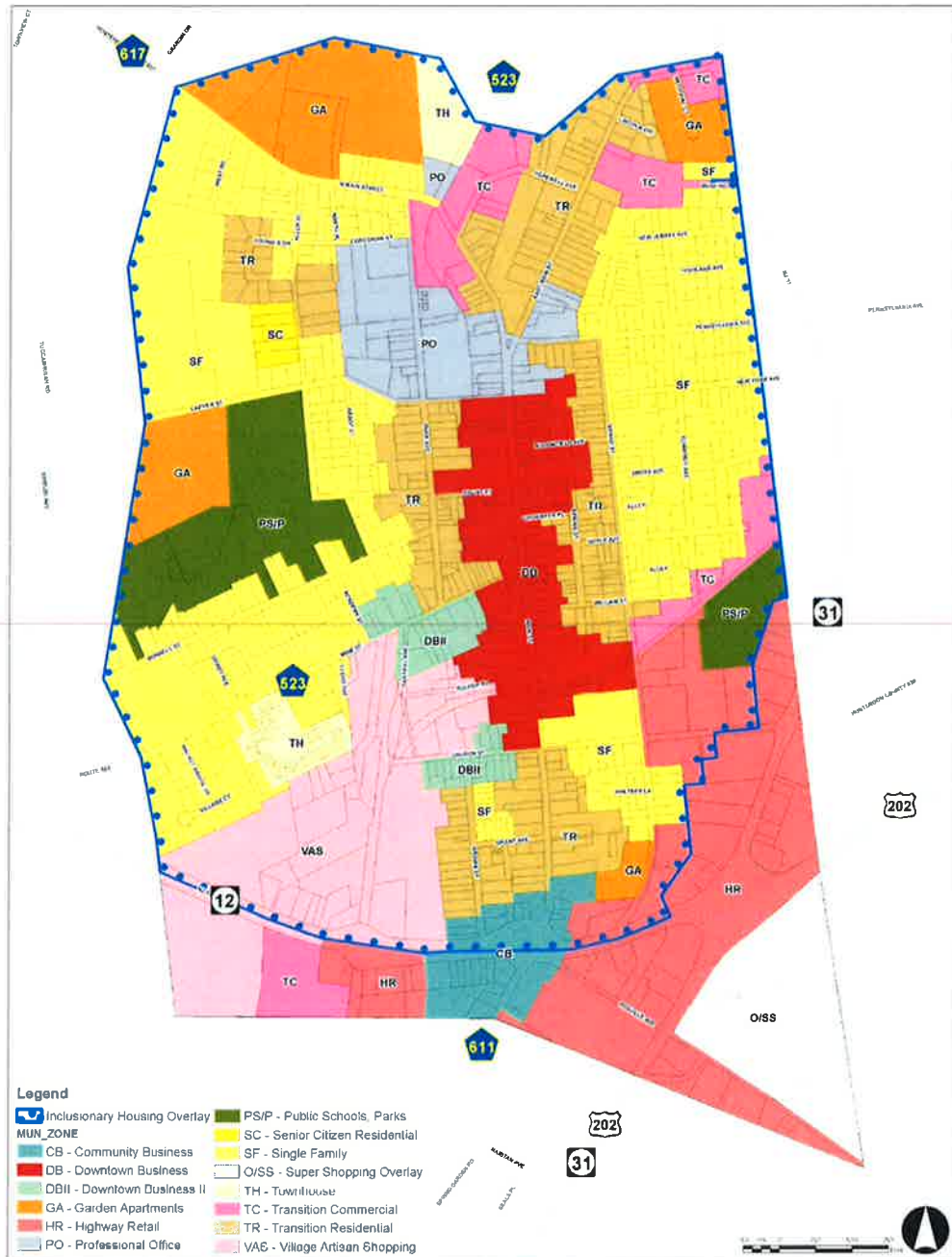
CONTRACT: 34019C0283F  
 DATE: 09/25/2009

MAP NUMBER  
 34019C0283F  
 EFFECTIVE DATE  
 SEPTEMBER 25, 2009

Federal Emergency Management Agency

# ZONING

## 26 Attachment 2

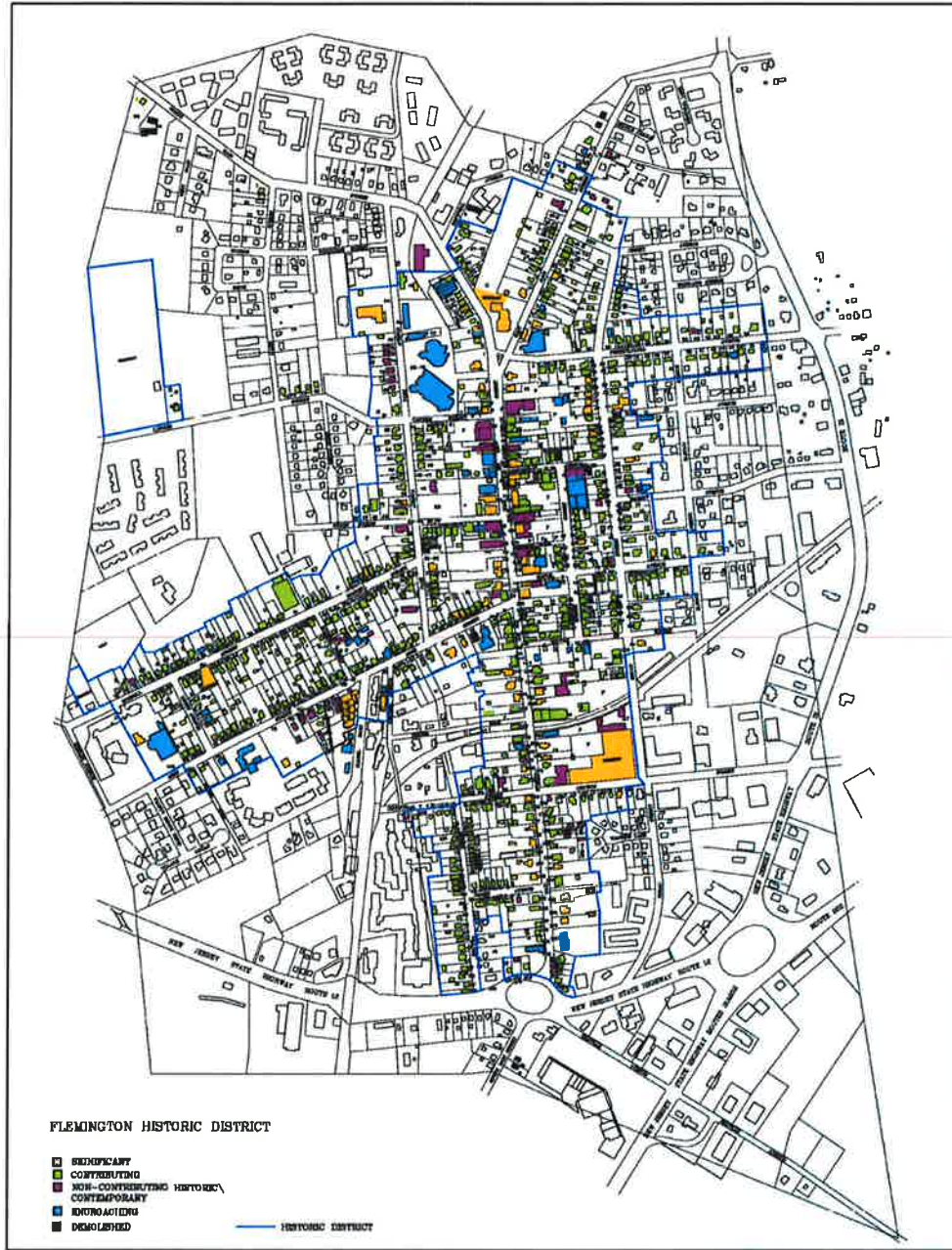


## Zoning

Clarke Caton Hintz

ZONING

26 Attachment 3



2010 FLEMINGTON MASTER PLAN UPDATE  
**Historic District**  
Planning Through Land Use Change, NJ, 2010

GRAPHIC SCALE  
0 100 FEET  
10 METERS

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