

ORDINANCE NO. 2024-19

**AN ORDINANCE AMENDING SECTION 2611 OF THE CODE ENTITLED
"ZONING MAP"**

Title & Whereas Clauses...

Section I. Section 2611 of the Code, entitled "Zoning Map" is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

....

A. Amendments

....

13. Ordinance No. 2024-19. The Zoning Map is amended to remove Block 1 Lot 13, Block 8 Lots 9, 10, 11, 12, 13, 13.01, Block 13 Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, Block 14 the western portion of Lot 13, Lots 18, 19, 19.81, 19.83, 19.85, 19.87, and 19.89, from the Professional Office (PO) Zoning District and rezone them into the Transition Commercial (TC) Zoning District.

14. Ordinance No. 2024-19. The Zoning Map is amended to remove Block 6.01 Lot 1 from the Professional Office (PO) Zoning District and rezone them into the Public Schools, Parks (PS/P) Zoning District.

15. Ordinance No. 2024-19. The Zoning Map is amended to remove Block 5 Lots 1 and 2, Block 13 Lots 15 and 16 Block 14 Lots 1, 2, 3, 19, 19.81, 19.83, 19.85, 19.87, 19.89 from the "Redevelopment Office/Senior Housing Overlay District" Overlay.

Section II. Section 2622 of the Code, entitled "PROFESSIONAL OFFICE (PO) DISTRICT" is hereby repealed in its entirety.

~~§ 2622 PROFESSIONAL OFFICE (PO) DISTRICT~~

...

Section III. Section 2640 of the Code, entitled "Redevelopment Office/Senior Housing Overlay District" is hereby repealed in its entirety.

~~§ REDEVELOPMENT OFFICE/SENIOR HOUSING OVERLAY DISTRICT~~

...

Section IV. *Severability*

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Flemington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

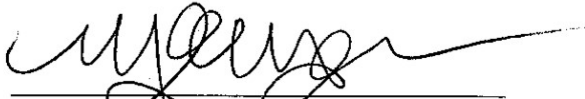
Section V. *Effective Date.*

This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

Introduced: September 9, 2024

Adopted: September 23, 2024



Marcia A. Karrow, Mayor



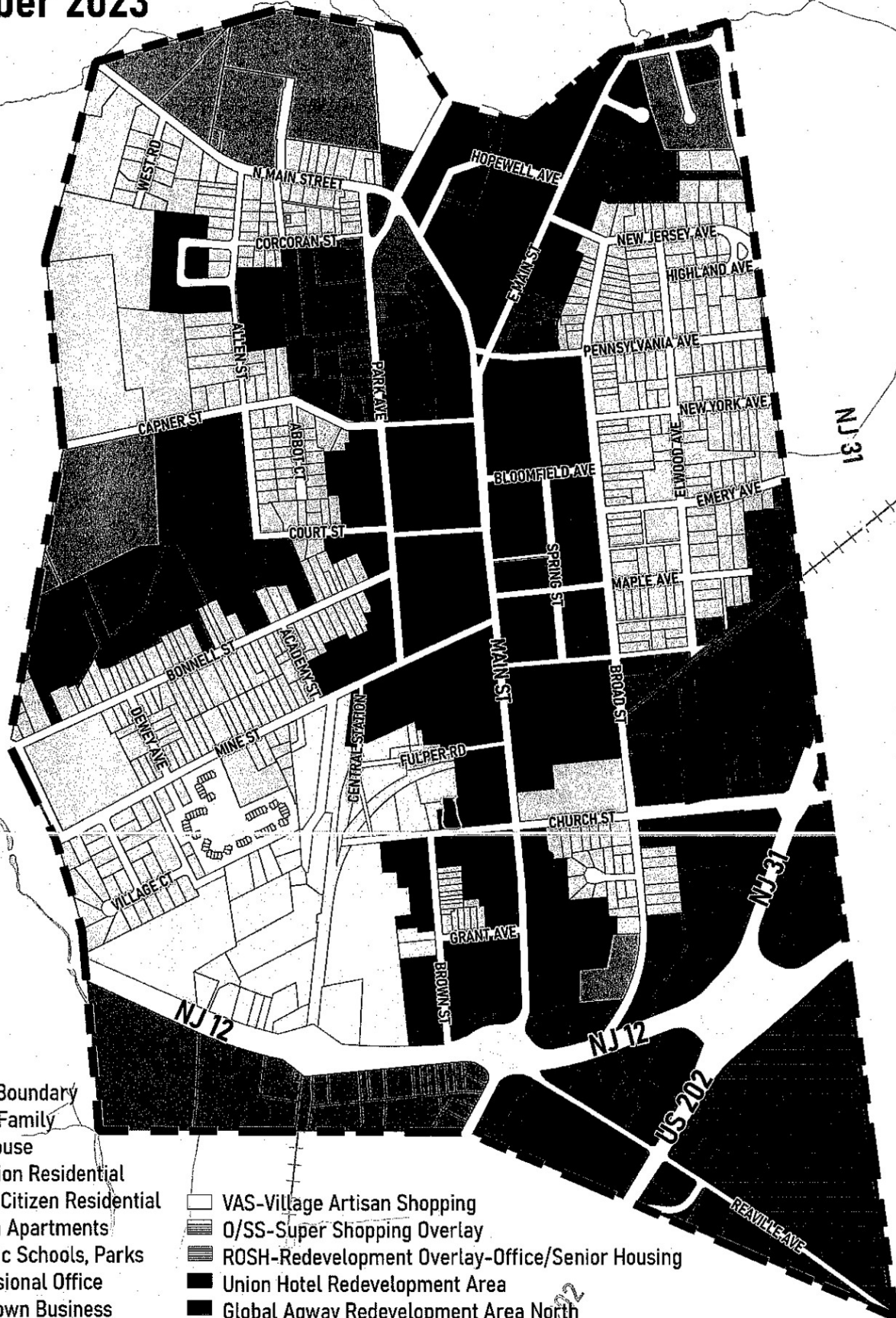
Carla Conner, Borough Clerk

ZONING MAP BOROUGH OF FLEMINGTON

September 2023

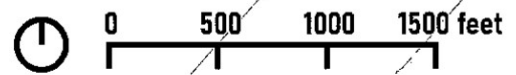


POLICY
PLANNING
DESIGN



LEGEND

- Municipal Boundary
- [Stippled Box] SF-Single Family
- [White Box] TH-Townhouse
- [Dark Grey Box] TR-Transition Residential
- [Light Grey Box] SC-Senior Citizen Residential
- [Dark Grey Box] GA-Garden Apartments
- [Dark Grey Box] PS/P-Public Schools, Parks
- [Dark Grey Box] PO-Professional Office
- [Dark Grey Box] DB-Downtown Business
- [Dark Grey Box] DB II-Downtown Business II
- [Dark Grey Box] TC-Transition Commercial
- [Dark Grey Box] HR-Highway Retail
- [Dark Grey Box] CB-Community Business
- [White Box] VAS-Village Artisan Shopping
- [Stippled Box] O/SS-Super Shopping Overlay
- [Dark Grey Box] ROSH-Redevelopment Overlay-Office/Senior Housing
- [Dark Grey Box] Union Hotel Redevelopment Area
- [Dark Grey Box] Global Agway Redevelopment Area North
- [Dark Grey Box] Global Agway Redevelopment Area South
- [White Box] Liberty Village Redevelopment Area



DATA SOURCE: NJGIN 2021 Hunterdon County Parcels; NJDEP 2021 Statewide Open/Green Spaces; NJDEP 2022 Wetlands; NJDEP 2015 Land Use/Cover; NHD 2002 Streams; FEMA 2019 Flood Hazard Data; NJDEP 2012 Wetlands. This map was developed using NJDEP, NJGIN, NHD & FEMA Data, but this secondary product has not been NJDEP, NJGIN, NHD & FEMA verified and is not State authorized.