

ARE YOU AWARE OF THE WAREHOUSE/BUSINESS PARK PROPOSAL AFFECTING CONCORD RIDGE & FLEMINGTON SOUTH?

Flemington 202 Properties is seeking approval of a change in zoning to permit warehousing, manufacturing, recreation, retail and office use in this Commercial B-2 zoning district in our backyard.



Red: Heritage Court Blue: Baneberry Ct. Yellow: Flemington South

- Removal of 81% of existing mature woodland tree canopy, destroying wetlands and wildlife habitat, disturbing hardscape and steep slopes leading to erosion and flooding.
- Site lines to go from beautiful woodlands to 2 huge buildings, one 38"10", with loading docks, parking lots, retaining walls and storm water basins.
- Operating hours 6 AM to 10 PM 7 days/week; security lighting on all night, HVAC in each unit 24/7
- DOT approved: All traffic will go from Flemington circle to entrance/exit on Route 202N, circulating on the perimeter of the property. Future connector road from Shoppes at Flemington to Voorhees Corner Road.
- 250+ parking spaces, 12 docks for tractor trailers up to 53'
- Risk of increased flooding with 3 storm water catch basins, ripe for mosquito larva growth, plans approved prior to Ida.
- No crime study has been done.
- Building 100' from Baneberry Court property line with maintenance road 10' away with no barrier
- Warehouses are becoming a serious threat to the safety of first responders in the event of a fire

The proposed development will negatively affect the environment, health and breathing problems, property values, animal habitat and life expectancy; and increase air, noise and light pollution; flooding, traffic on 202 and the Flemington circle, crime and accidents.

Is this for the greater good of the community? Or solely for tax relief?

Please make the effort to attend this very important meeting in person to ask questions of the property owners. Speak up before it's too late. Decision is to be made by 8/30/22. Warehouses have been successfully vetoed in other communities in NJ by concerned citizens just like you!

ZONING BOARD OF ADJUSTMENT PUBLIC MEETING JULY 21, 2022 AT 7 PM
RARITAN TOWNSHIP MUNICIPAL BUILDING 1 MUNICIPAL DRIVE ROOM 160

Zoom link: <https://us02web.zoom.us/j/2953351895> Meeting ID: 295 335 1895

Information: contact eileenlevandowski@gmail.com