

# HERMITAGE AVENUE REDEVELOPMENT AREA PLAN

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ADOPTED MARCH 1993  
AMENDED JULY 2003

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CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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**A. DESCRIPTION OF PROJECT**

**1. Boundaries of Project**

The general boundaries of the Project Area are: Starting at West State Street and Hermitage Avenue; the properties fronting N. Hermitage Avenue running northeast, excluding Block 19F-6, Lot 98; southeast along the rear of the properties facing Artisan Street; across Murray Street; along the north edge of Block 19E-2A, Lot 85; south on Edgewood Avenue, northeast along Block 19E-2A, Lots 234 and 77; north along the rear of the properties facing Artisan Street; across Hermitage Avenue; along the eastern edge of the properties facing Strand Alley, including Block 19F-1, Lot 299; west along the southern property line of N. Overbrook Avenue; south along Strand Alley to the rear of the properties facing Hermitage Avenue; as shown on the attached map.

**2. Redevelopment Plan Objectives**

- a) To stabilize and strengthen Hermitage Avenue as a viable neighborhood commercial center for the neighborhoods in the western portion of the City.
- b) To create a positive business atmosphere that will encourage the retention and expansion of existing businesses as well as attract new businesses into this commercial district.
- c) To encourage mixed-use development within the redevelopment area and promote the establishments of needed social service and health care facilities within the area.
- d) To encourage the redevelopment of vacant buildings and underutilized land in a fashion that is consistent with the redevelopment objectives for the area.
- e) To strengthen the relationship between the mixed-use redevelopment of the area and the Delaware & Raritan Canal State Park; and to promote recreational uses along the Canal.
- f) Convey land to the State to be managed as part of the Delaware and Raritan Canal State Park and to preserve the land at the northeast corner of North Hermitage Avenue and the canal as an open space amenity for the area.
- g) To encourage the redevelopment of underutilized land and buildings along Artisan Street and Strand Alley for mixed use residential and commercial development.
- h) To redevelop vacant industrial buildings and land for residential and / or open space uses that are more appropriate for residential neighborhoods.

**B. LAND USE PLAN**

**1. Land Use Map**

The attached Land Use Map dated July 2003 indicates the proposed commercial and residential land uses of the redevelopment area.

**2. Land Use Provisions and Building Requirements**

- a) Permitted land uses as indicated in the Land Use Map dated July 2003, except as modified herein, shall be and are limited as follows:

**1. Commercial/Residential (C/R)**

C/R land uses are permitted within the Business B zoning designation of the Trenton Zoning and Land Development Ordinance. In addition to Business B uses, day care facilities, health care facilities and social service facilities will be permitted as a matter of right in the redevelopment area. More intensive commercial uses shall be created toward Hermitage Avenue, while residential and community-serving uses may be created either toward Hermitage Avenue and on the other streets in the redevelopment area. Multi-family dwelling structures will be permitted in accordance with the MU District of the Trenton Zoning and Land Development Ordinance.

**2. Public Space (P)**

The land at the northeast corner of N. Hermitage Avenue and the canal will be preserved as a positive open space amenity for the area. The land will be conveyed to the State to be managed as part of the Delaware and Raritan Canal State Park.

**3. Mixed Use (MU)**

MU land uses are permitted within the Mixed Use zoning designation of the Trenton Zoning and Land Development Ordinance. Principal permitted uses in MU districts shall include all uses presently permitted in 19-19.1 of the Trenton Zoning and Land Development Ordinance.

**4. Residential B (RB)**

The RB district is a predominantly residential district. Per 19-18.1 of the Trenton Zoning and Land Development Ordinance only single family housing is permitted in the RB district. However, home professional

offices with occupancy are permitted and properties with pre-existing multifamily housing units are grandfathered.

b) Building and Rehabilitation Requirements

1. Regulations, controls and restrictions regarding the construction of new buildings and rehabilitation of existing buildings shall be as generally determined by the City Zoning Ordinance, but the Department of Housing and Economic Development shall make the recommendations in site planning and design as seen appropriate in the implementation of the plan's objectives.
2. In order to insure functional coordination essential to carrying out the objectives of the Redevelopment Plan, developers shall agree to certain controls through such means as are deemed appropriate by the Department of Housing and Economic Development. Such controls will be concerned with functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The Department of Housing and Economic Development specifically reserves the right to review and approve the developers' detailed plans, final working drawings and specifications.

Review and approval will be specifically concerned with, but not limited to site planning, architectural layout and materials of construction.

The right to the Department of Housing & Economic Development to review plans and specifications of new development shall extend for a period of thirty (30) years following the official adoption of this Redevelopment Plan by City Council.

C. **PROJECT PROPOSALS**

1. Land Acquisition

The City envisions acquiring properties along Artisan Street and Strand Alley to facilitate redevelopment in those areas. In order to ensure the comprehensive redevelopment of the area, additional property acquisition elsewhere within the redevelopment area may be necessary.

2. Redeveloper's Obligations

In order to achieve the objective of this Redevelopment Plan, developers are to construct improvements in conformity with this plan and begin and complete

such construction within a reasonable time as determined by the Department of Housing & Economic Development.

**D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

The laws of the State of New Jersey require that any redevelopment project be undertaken in accordance with a Redevelopment Plan for the Project Area.

1. Land Use

The Land Use Plan and Land Use Map indicate proposed uses following redevelopment. The land uses as shown on the Land Use Plan/Land Use Map are in general conformity with the local objectives for the project area, which has residential uses, with commercial and public uses also permitted.

2. Density of Population

This plan envisions new residential development along Artisan Street, and permits more limited increase in residential uses elsewhere. As a result, it is anticipated that population density will be increased in this area. The redevelopment and occupancy of the 65 vacant properties will have a minimal impact on the area density as they will be populating existing units. Since some of the units may not provide off-street parking, there may be an impact on the availability of on-street parking.

3. Traffic

The redevelopment of this area is not anticipated to have a significant traffic impact. Hermitage Avenue has direct access to West State Street and to N. J. Route 29, mitigating the possibility of traffic congestion.

No traffic related improvements are proposed for this redevelopment area during the initial redevelopment phase. In 2003-2004, portions of Artisan Street and Hermitage Avenue will be resurfaced as part of a project to upgrade utilities on those streets will be reconstructed.

4. Public Transportation

The area is well served by public transportation. No changes are proposed in existing public transportation services.

5. Public Utilities

Public utility improvements are planned on Artisan Street and Hermitage Avenue to improve the existing water/sewer system.

6. Recreational and Community Facilities

The land at the northeast corner of N. Hermitage Avenue and the canal will be positive open space amenity for the area. The land has been conveyed to the State to be managed as part of the D and R Canal State Park.

7. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, and the like are given in accord with the Zoning Ordinance of the City of Trenton as amended, unless specifically addressed in this Plan.

8. Relocation Plan

If displacement should occur as a result of the city acquiring property in the implementation of this Redevelopment Plan, relocation assistance as required by State and Federal laws will be provided by the Division of Neighborhood Development, Bureau of Property Management. The City will make its best efforts to offer any business or community service provider displaced as a result of the implementation of this plan the opportunity to relocate within the redevelopment area, and to minimize the interruption of business activity.

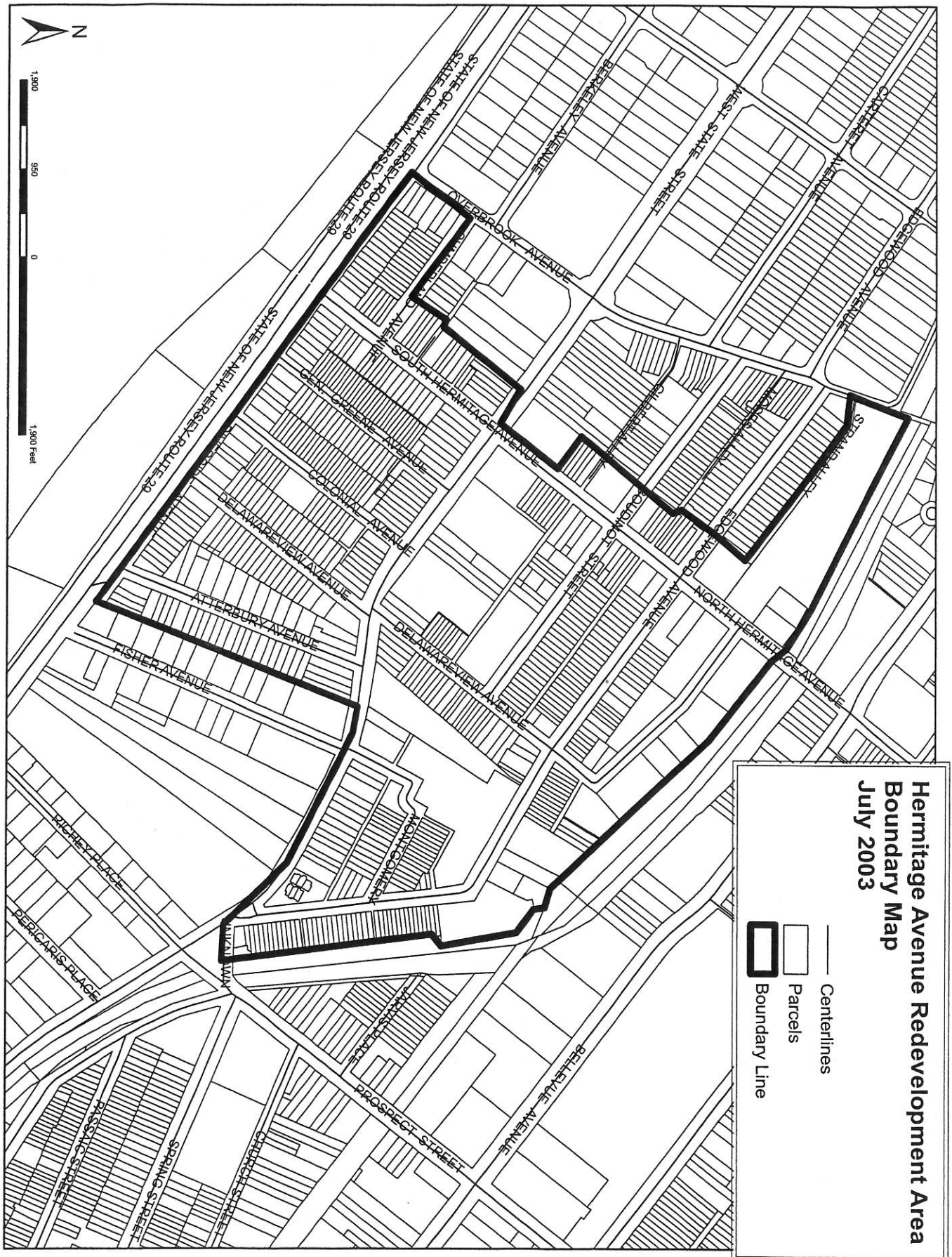
**E. PROCEDURES FOR CHANGING APPROVED PLAN**

The Redevelopment Plan may be amended from time to time upon compliance with requirements of law, provided that with respect to any land in the project area previously disposed of by the Department of Housing and Economic Development for use in accordance with the Redevelopment Plan, the Department of Housing and Economic Development receives the written consent of the then owner of such land whose interest, as determined by the Department of Housing and Economic Development, is materially affected.

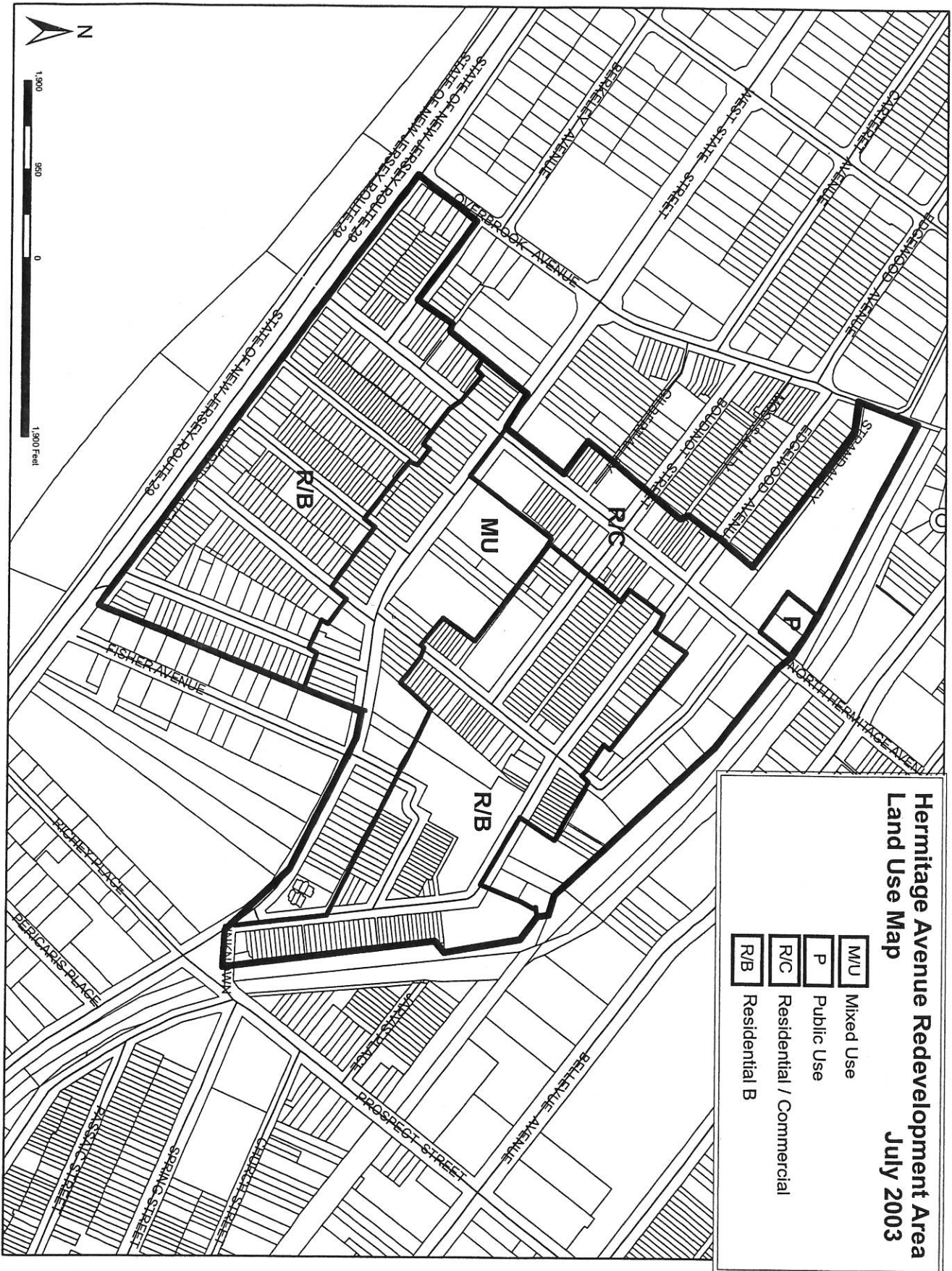
**F. PROJECT MAPS**

1. Boundary Map
2. Land Use Map









# ORDINANCE

No.

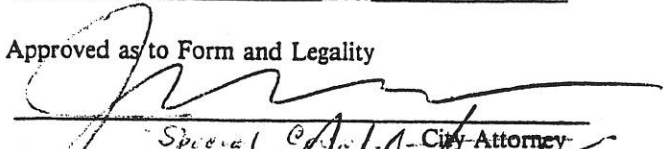
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1st Reading MAR 18 2004  
Public Hearing APR 1 2004  
2nd Rdg. and Final Passage APR 1 2004  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

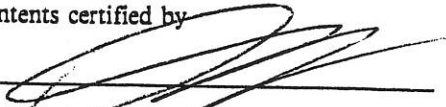
Date to Mayor APR 2 2004  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual contents certified by

  
Special Councilman \_\_\_\_\_ City Attorney \_\_\_\_\_

Title

  
Dennis Gonzalez, Director, Department of  
Housing and Economic Development  
presents the following Ordinance:Councilman  \_\_\_\_\_

## AN ORDINANCE APPROVING AMENDMENTS TO THE HERMITAGE AVENUE REDEVELOPMENT PLAN

**WHEREAS**, the City of Trenton, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. is actively engaged in the execution and administration of the Hermitage Avenue Redevelopment Area; and

**WHEREAS**, a Master Plan has been approved and is recognized and used as a guide for the general development of the City of Trenton as a whole; and

**WHEREAS**, the Local Redevelopment and Housing Law requires that the Planning Board of the City of Trenton must be given an opportunity to review and convene a public hearing concerning said amendments to the Redevelopment Plan prior to the approval of same by the City Council of the City of Trenton; and

**WHEREAS**, the Planning Board of the City of Trenton conducted a properly advertised public hearing on July 10, 2003 to review the amendments to the Redevelopment Plan; and

**WHEREAS**, the Planning Board of the City of Trenton has submitted to the Governing Body its recommendations with respect to certain amendments to the Hermitage Avenue Redevelopment Plan (Attachment A); and

**WHEREAS**, the Redevelopment Plan for the Project Area indicates the Plan's relationship to local objectives as to: (1) appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; (2) proposed land uses and building requirements in the Project Area; and (3) provisions for the temporary and permanent relocation of persons living in the Project Area by arranging for decent, safe and sanitary dwelling units at rents within the means of persons displaced from the Project Area.

# ORDINANCE

**NOW, THEREFORE IT IS ORDAINED** by the City Council of the City of Trenton as follows:

1. Said amendments to the Redevelopment Plan for the aforementioned Hermitage Avenue Redevelopment Area are hereby approved.
2. The City Clerk is hereby directed to file said copy of the approved Redevelopment Plan with the minutes of this meeting
3. Said Redevelopment Plan for said Project Area conforms to the Master Plan and local objectives of the City of Trenton.

RECORD OF COUNCIL VOTE ON FINAL PASSAGE															
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	
BETHEA	X	X			SEGURA	X	X			PINTELLA	X	X			
LARTIGUE	X			X	STATON	X	X			PRESIDENT					
MELONE	X	X			UNGRADY	X	X								
X—INDICATES VOTE      A.B.—ABSENT      N.V.—NOT VOTING      X.O.R.—INDICATES OVERRIDE VETO															

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on

Adopted on second and final reading after hearing on

MAR 18 2004

APR 7 2004

Rejected

Approved by

Mayor

Reconsidered

By Council

Override

Vote

☐

Aye

☐

Nay

President of Council

City Clerk

**REPORT OF THE PLANNING BOARD TO THE TRENTON CITY COUNCIL  
ON THE PROPOSED AMENDMENTS TO THE  
HERMITAGE AVENUE REDEVELOPMENT AREA PLAN**

On July 10, 2003 the Trenton Planning Board voted 6-0 in favor of the adoption of the proposed amendments to the Hermitage Avenue Redevelopment Plan.

The amendments address the following issues:

- 1) The expansion of the area to include properties fronting on the northern side of West State Street from West End Avenue to Hermitage Avenue as well as several properties located in an area bounded by West State Street, Atterbury Avenue, Overbrook, Cumberland, and South Hermitage Avenue (both sides).

The proposed boundary expansion will allow for residential redevelopment on vacant or deteriorated properties in the expanded area

- 2) Adding language to the Land Use provisions for residential and mixed-use districts.
- 3) Amending the boundary and land-use maps.

The Planning Board members inquired about the impact that the expansion would have on the zoning requirements in the expanded area. The underlying zoning requirements will remain in effect.

Another Planning Board member asked why the expansion excluded an area between Hermitage and Overbrook Avenue that is in need of development. It was agreed that the staff would examine this area for possible inclusion at a later date.

Testimony was received from the public concerning the effectiveness of the expansion and the possibility of displacement. The plan does not propose acquisition of any occupied properties. A local developer expressed a desire to enlarge the proposed expanded area to include properties West of Hermitage Avenue between West State, Parkside and Edgewood Avenue. It was agreed that the City would examine this area for possible inclusion at a later date. Many questions were revised regarding problematic properties in the area and the implementation strategy for the redevelopment plan. A community representative was instructed to contact the Planning Division to set up a meeting to discuss these concerns.

In its review, the Planning Board found that the proposed language changes are consistent with the City's Master Plan

## Attachment A

### In Section A.1. Boundaries of Project

Add: The expanded area of the redevelopment plan, as shown on the attached boundary map, shall include all properties within the boundary of West End Avenue (both sides), Edgewood Avenue, the rear of all properties fronting on the eastern side of Hermitage Avenue to West State Street. The boundary of the northern portion of the expanded area shall extend east along the northern side of West State Street to West End Avenue. The southern portion of the expanded area shall include those properties on the Southern side of West State Street, beginning at 527 West State Street and continuing South on Atterbury Avenue to Riverside Avenue to Overbrook Avenue, continuing North to Cumberland Avenue, (both sides) and running east along Cumberland Avenue to the rear property lines of the properties fronting on the Western side of South Hermitage Avenue up to 715 West State Street.

Delete: As shown on the attached map.

Add: (h) To redevelop vacant industrial buildings and land for residential and/or open space uses that are more appropriate for residential uses.

### In Section B.1. Land Use Map

Delete: March 1993

Add: July 2003

### In Section B.2. Land Use Provisions and Building Provisions

#### Add: 3. Mixed Use (MU)

MU land uses are permitted within the Mixed Use zoning designation of the Trenton Zoning and Land Development Ordinance. Principal permitted uses in MU districts shall include all uses presently permitted in 19-19.1 of the Trenton Zoning and Land Development Ordinance.

#### 4. Residential B (RB)

The RB district is a predominantly residential district. Per 19-18.1 of the Trenton Zoning and Land Development Ordinance only single family housing is permitted in the RB district. However, home professional offices with occupancy are permitted and properties with pre-existing multifamily housing units are grandfathered.

### In Section D.2. Density of Population.

Delete: Substantial

Delete: There are no existing plans for new residential development in the area.

Add: The redevelopment and occupancy of the 65 vacant properties will have a minimal impact on the area density as they will be populating existing units. Since some of the units may not provide off-street parking, there may be an impact on the availability of on-street parking.

In Section D.3. Traffic

Add: In 2003-2004, portions of Artisan Street and Hermitage Avenue will be resurfaced as part of a project to upgrade utilities on those streets.



In Section D.5 Public Utilities

Delete: No. However, the existing water/sewer system

Add: Public utility improvements are planned on Artisan Street and Hermitage Avenue to improve the existing water/sewer system.



**Heritage Avenue Redevelopment Area**

 Existing Area  
 Proposed Expanded Area

