

HERMITAGE AVENUE
REDEVELOPMENT AREA PLAN

ADOPTED MARCH 1993

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.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map dated March, 1993 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 March 1993, 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.

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

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.

4. Public Transportation

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

5. Public Utilities

No public utility improvements are planned. However, the existing water/sewer system will be evaluated for adequacy prior to any redevelopment plans being executed. If they are determined to be inadequate or in need of repair, appropriate improvements will be made.

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 will be 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

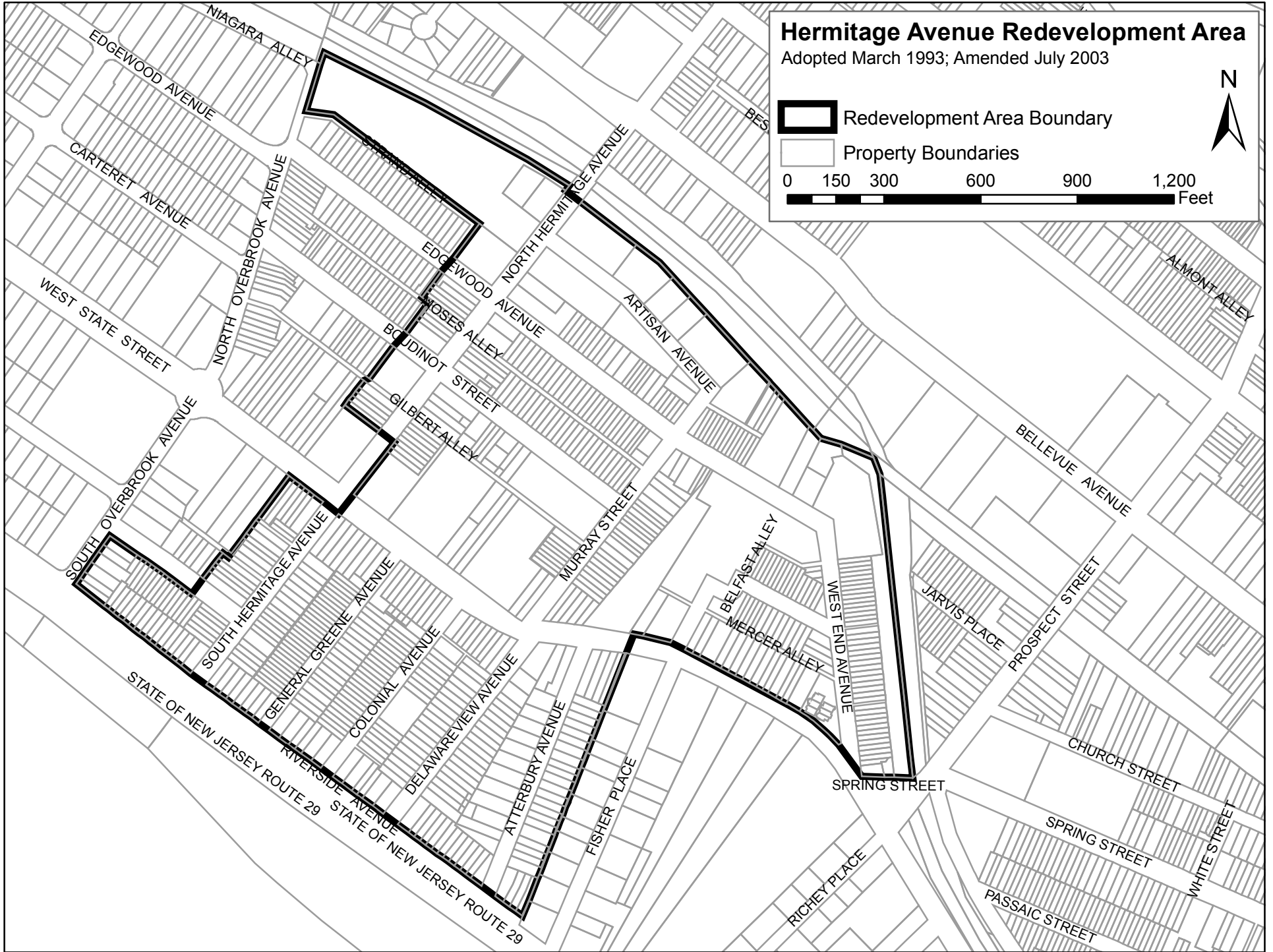
the redevelopment area, and to minimize the interruption of business activity.

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




Hermitage Avenue Redevelopment Area

Adopted March 1993; Amended July 2003

 Redevelopment Area Boundary


 Property Boundaries

0 150 300 600 900 1,200 Feet



Hermitage Avenue Redevelopment Area


Adopted March 1993; Amended July 2003


 Redevelopment Area Boundary


 Property Boundaries

Land Use

 Mixed Use (MU)

 Public Use (P)

 Residential B (R/B)

 Residential/Commercial (R/C)

