

DEPARTMENT OF PLANNING AND DEVELOPMENT  
PROPOSAL TO DEVELOP  
AN URBAN INDUSTRIAL CENTER  
TRENTON, NEW JERSEY  
MARINE TERMINAL DEVELOPMENT AREA

REDEVELOPMENT PLAN

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JANUARY, 1973  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
CITY OF TRENTON,  
NEW JERSEY

DOCKET NO.

A. DESCRIPTION OF PROJECT

1. Boundaries of Project Area - Tracts No. 1, 2,  
3, 4, 5A, 5B, 5C, BLOCKS 80A & 80B,  
SHEET NO. 80, CITY OF TRENTON TAX MAP,  
MERCER COUNTY, NEW JERSEY

Beginning at a point in the boundary line between the City of Trenton and the Township of Hamilton, said point also being in the Pierhead Line of the Delaware River, and running thence (1) N 57° 32' 31" W, along the Pierhead Line of the Delaware River, 408.78 feet to a point; thence (2) N 45° 22' 44" W, still along same, 1175.94 feet to a point; thence (3) N 29° 10' 14" W, still along same, 1175.32 feet to a point; thence (4) N 14° 38' W, still along same, 1050.55 feet to a point; thence (5) Northeasterly, 160± feet to a point in the westerly line of Lambertton Road; thence (6) Southeasterly, along the westerly line of Lambertton Road, on a curve bearing to the right having a radius of 2643.68, an arc distance of 42± feet to a point; thence (7) Southeasterly, 290± feet to a point in the line of lands of the City of Trenton Sewage Treatment Plant; thence (8) S 21° 04' 32" E, along the line of lands of the City of Trenton Sewage Treatment Plant, 1545± feet to a point; thence (9) Southeasterly, still along same, on a curve bearing to the left having a radius of 390± feet, an arc distance of 476± feet to a point; thence (10) Southeasterly, 72± feet to a point; thence (11) Northeasterly, on a curve bearing to the left having a radius of 600± feet, an arc distance of 60± feet to a point; thence (12) Northeasterly, 168± feet to a point of curvature; thence (13) Southeasterly, on a curve bearing to the right having a radius of 565± feet, an arc distance of 435± feet to a point; thence (14) S 37° 28' 41" E, 45± feet to a point; thence (15) S 40° 35' 17" E, 127.75 feet to a point; thence (16) S 43° 15' 05" E, 198.15 feet to a point; thence (17) S 46° 58' 17" E, 67.03 feet to a point; thence (18) S 48° 36' 29" E, 196.81 feet to a point; thence (19) S 52° 27' 41" E, 130.53 feet to a point; thence (20) S 58° 40' 17" E, 134.35 feet to a point; thence (21) S 64° 45' 53" E, 71.97 feet to a point in the aforesaid boundary line between the City of Trenton and the Township of Hamilton; thence (22) S 67° 30' 07" W, along the boundary line between the City of Trenton and the Township of Hamilton, 1002.95 feet to the point and place of beginning.

Containing approximately 39.54± Acres not including area in Lambertton Road.

The above described is prepared from tax map information and does not represent a field survey.

## REDEVELOPMENT PLAN OBJECTIVES

### 2.

The Department of Planning and Development proposes to develop AN URBAN INDUSTRIAL CENTER in Trenton, New Jersey. The site known as the MARINE TERMINAL AREA, to be developed is approximately 39.54 acres of partially cleared land zoned industrial "B" near Lambertton Road. It is bounded to the Northeast by the Sewage Plant; South by Hamilton Township; and to the West by the Delaware River.

The 39.54 acre tract is proposed to be developed with several single or two (2) story industrial buildings of approximately 40,000 or more square feet of floor area.

The goals of the Marine Terminal Redevelopment Plan is to develop the vacant industrial tracts of land into a viable industrial park, aid industrial expansion of local industry, increase job opportunities for residents of the City and surrounding project area and provide a design concept that will have a positive effect on the surrounding area.

## B. LAND USE PLAN

### I. Land Use Map

The attached Land Use Map, dated August, 1965 indicates the proposed industrial and public rights of way, including disposition parcels 1, 2, 3, 4, 5A, 5B and 5C.

### II. Land use Provisions and Building Requirements

#### a. Permitted Land Uses

Land Uses as indicated on the Land Use Map, dated August 1965 except as modified herein, shall be and are limited as follows:

##### 1) Industrial B

a) Buildings and other structures and uses permitted therein are all those permitted in any of the other districts, and all others except the following which are specifically prohibited:

- 1) Any process of assembly, manufacture, or treatment constituting a nuisance by reason of smoke, odor, dust, or noise, and including but not limited to such things as the manufacture or refining of asphalt; blast furnaces; the manufacture or processing of cork, fertilizer, linoleum, oilcloth, and glue or gelatin; the tanning and storage of raw hides and skins; abattoirs or slaughterhouses; and the manufacture of paint, oil, and varnish. This, however, shall not apply to exclude an industry, whether or not specifically mentioned, if such industry, after supplying satisfactory evidence to the planning board, is certified by that board to be free of the nuisance characteristics typical of its kind, by reason of special design of structure or innovation in processes or like circumstances.
- 2) Any process of assembly, manufacture, or treatment constituting a hazardous use including but not limited to such things as the manufacture or storage of fireworks and explosives, and the manufacture or storage of illuminating gas, without special authorization from the Planning Board, and of other explosive or poisonous gases, except as may be necessary and incidental to a permitted industrial process.

b) There shall be as much landscaping as possible to insure that the aesthetic and functional goals of the plan are met.

c) In order to insure aesthetic and functional coordination essential to carrying out the objectives of the Urban Renewal Plan and the continued maintenance of the Project Area, developers shall agree to certain controls through such means as are deemed appropriate by the Department of Planning & Development. Such controls will be concerned with aesthetic and functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The Department of Planning and Development specifically reserves the right to review and approve the developers' detailed plans, final working drawings specifications.

Review and approval will be specifically concerned with, but not limited to site planning, architectural layout, materials or construction, landscaping, access, advertising and identification signs, streets and sidewalks.

Preliminary sketch drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping and building construction shall be submitted to the Department of Planning and Development for review and approval before working drawings are made.

The right of the Department of Planning and 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. If during this period, the Planning and Development administration is terminated, then review of plans will become the responsibility of such other City agency as is deemed appropriate and assigned this function by City Council.

d) All parcels except 5B and 5C are for Industrial development, 5B and 5C may be utilized for expansion of the Sewage Plant.

### C. Project Proposals

#### 1. Land Acquisition

NONE: City of Trenton in fee simple.

3) The storage of crude oil or any of its volatile products or other highly flammable liquids in aboveground tanks with unit capacity greater than 550 gallons unless such tanks up to and including 10,000 gallons unless such tanks up to and including 50 feet from all property lines, unless all such tanks of more than 10,000 gallons capacity are placed not less than 100 feet from all property lines, and unless all such tanks with a capacity of 10,000 gallons or more are properly dyked with a dyke or dykes having a capacity equal to one and a half times the capacity of the tank or tanks surrounded, except that any more restrictive regulation or regulations contained in any other ordinance of the City of Trenton shall also apply.

- 4) Junk yards, automobile graveyards or disassembly plants, and the storage of secondhand materials for sale except entirely within a building.
- 5) The storage, baling, or treatment of junk, old iron, rags, bottles, or scrap paper except within a building.

b) Other Regulations. All other regulations shall be the same as for the Industrial "A" Districts.

c) Off Street Parking Requirements. In Industrial "B" Districts, accessory off-street parking spaces, open or enclosed shall be provided for all new construction in amounts to provide sufficient space to accommodate the cars of all persons employed on the premises but in no case less than one parking space for every three anticipated employees.

B. Building Requirements

Regulations controls, and restrictions regarding building area, floor area, height, lot width, yards, setbacks, density and parking shall be generally determined by the City Zoning Ordinance, but the Department of Planning and Development shall make recommendations to allow for innovations in site planning and design as seem appropriate to the plan. Where discrepancies arise, amendments and/or variances will be sought from City Planning Board and/or the Zoning Board of Adjustment.

c. The following controls shall apply to the area described on the attached Land Use Map (Industrial "B"):

- a) Commercial and Industrial structures shall be no higher than two (2) stories.

## 2. Developers Obligations

In order to achieve the objectives of this Redevelopment Plan, each redeveloper is to construct improvements in conformity with this plan and begin and complete such construction within a reasonable time as determined by the Department of Planning and Development.

### D. Other Provisions Necessary to Meet State and Local Requirements

#### 1. Relocation

The proposed development area consists of mostly vacant land, therefore, there will be no displacement of businesses, families or individuals. Existing City functions in warehouses on the site will be relocated to other quarters as required by project developments.

#### 2. Street Closing

There are no plans to vacate any streets at this time.

#### 3. The Marine Terminal Redevelopment Area is located in a flood plain, therefore, all local, State and Federal Flood Control requirements must be complied with.

### E. Procedure For Changes in 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 Planning and Development for use in accordance with the Redevelopment Plan, the Department of Planning and Development receives the written consent of the then owner of such land whose interest, as determined by the Department of Planning & Development, is materially affected by such amendment.

## Marine Terminal Redevelopment Area

January 1973

Redevelopment Area Boundary

Property Boundaries

Land Use: Industrial B

0 150 300 600 900 1,200 Feet

