

MERCER-JACKSON
URBAN RENEWAL PROJECT,
N.J.R.-142

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CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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B. DESCRIPTION OF THE PROJECT

1. Boundaries of the Urban Renewal Area

The boundaries of the Urban Renewal Project Area are as shown on **Project Boundary Map, U.R.P. No.1, dated March 1971**, which is included as part of the Urban Renewal Plan and is further described as follows:

General Boundary Description, Mercer-Jackson Urban Renewal Project,
N.J. R-142

The Mercer-Jackson Urban Renewal Project N.J. R-142 is situated in the City of Trenton, County of Mercer, State of New Jersey and is bounded generally as follows:

BEGINNING at the point of intersection of the eastern right-of-way line of South Broad Street and the northern property line of the Assunpink Creek;

thence, easterly along the northern property line of the Assunpink Creek to the rear property line of properties facing on South Montgomery Street;

thence, in a northerly direction along the rear property lines of parcels facing on South Montgomery Street to its point of intersection with the northern right-of-way line of Hendrickson Alley;

thence, in an easterly direction along the northern right-of-way line of Hendrickson Alley, extended to its point of intersection with the eastern right-of-way line of South Montgomery Street;

thence, in a northerly direction along the eastern right-of-way line of South Montgomery Street to its point of intersection with the southern right-of-way line of East Front Street;

thence, along the southern right-of-way line of East Front Street to its point of intersection with the eastern right-of-way line of South Stockton Street;

thence, in a southerly direction along the eastern right-of-way line of South Stockton Street to its point of intersection with the northern right-of-way line of Market Street, extended;

thence, in a southwesterly direction along the northern right-of-way line of Market Street to its point of intersection with the western right-of-way line of South Broad Street, (said line also being the eastern boundary line of John Fitch Way G.N.R.P. Project Area No. 1);

thence, in a northerly direction along the western right-of-way line of South Broad Street to its point of intersection with the southern right-of-way line of Factory Street;

thence, in an easterly direction along the southern right-of-way line, extended, of Factory Street (said line also being the southern boundary of John Fitch Way G.N.R.P. Project Area No. 2) to its point of intersection with the eastern right-of-way line of South Broad Street;

thence, in a northerly direction along the eastern right-of-way line of South Broad Street to the point of intersection with the northern property line of the Assunpink Creek, said point being the point of BEGINNING.

1.A. Boundaries of the Area in Need of Rehabilitation

The boundaries of the area in need of rehabilitation as shown on the Boundary Map, which is included as part of the Urban Renewal Plan, is described as follows:

BEGINNING at the point of intersection of the eastern right-of-way line of South Stockton Street with the northern right-of-way line of Market Street;

thence in a southwesterly direction along the northern right-of-way line of Market Street to its point of intersection with the western right-of-way line of South Broad Street, extended;

thence in a southwesterly direction along the western right-of-way line of South Broad Street to its point of intersection with the southern right-of-way line of Greenwood Avenue;

thence in an easterly direction along the southern right-of-way line of Greenwood Avenue to its point of intersection with the western right-of-way line of Clay Street;

thence in a northeasterly direction along the eastern right-of-way line of Clay Street to the point of intersection with the northwestern right-of-way line of Market Street, said point being the point of BEGINNING.

2. Urban Renewal Plan Objectives and Redevelopment Objectives for Area in Need of Rehabilitation

The objective of this Urban Renewal Plan is to retain and enhance the existing Mercer-Jackson neighborhood as a viable downtown residential and commercial area and to promote the health, safety and general welfare of present and future residents and businesses of the area.

The nature and scope of the proposed development will provide a necessary stabilizing element for the central business district through an increase in resident population, will enhance the redevelopment to be undertaken in adjacent urban renewal projects, and will contribute to upgrading this entire section of the City. The objectives will be met under the provisions of this Urban Renewal Plan through the following actions:

- a. Retention of as much of the existing stock of residential properties as is feasible.
- b. Rehabilitation of dwellings to eliminate overcrowding, to ensure improvement according to desirable standards of safety, health and aesthetics, and to make suitable accommodations available to families and individuals of varied socio-economic backgrounds who wish the amenities of central city living.
- c. Rehabilitation of commercial properties to create modern sales space and attractive commercial facades, with access for service and parking to provide relief from existing traffic congestion.
- d. Enhancement of the area adjacent to the Assunpink Creek as a natural amenity and as a recreation facility directly related to the entire area.
- e. Enhance the Assunpink Creek as a natural amenity.
- f. Recognition of the historical significance of the creek and preservation of surviving remnants of historic structures on its banks.
- g. Elimination of through traffic and commercial vehicles from residential areas within the project.
- h. Discouragement of on-street vehicle parking or commercial parking lots that are unrelated to residential uses.
- i. Improvement of boundary streets to provide for traffic flow around the project area in accordance with the circulation plan for the central business area.
- j. Acquisition and demolition of properties that cannot be rehabilitated economically or that do not conform with other objectives of the Urban Renewal Plan, and redevelopment of such sites to provide necessary public facilities or private improvements in accordance with the Plan.

k. Construct new single-family homeownership units in a manner in keeping with the historic integrity of the Mill Hill district.

3. Types of Proposed Renewal Action

The proposed renewal action within the project area consists of clearance and redevelopment, rehabilitation, and the installation of public improvements.

The project area is divided into clearance areas in which all properties will be subject to clearance and redevelopment, and into conservation areas in which all structurally sound properties will be rehabilitated when they are economically feasible for rehabilitation and are not a blighting influence.

3.A. Types of Proposed Rehabilitation Action

The proposed redevelopment action in the designated area in need of rehabilitation shall be consistent with the actions specified in the urban renewal area.

C. LAND USE PLAN

1. Land Use Map

Land Use Map, U.R.P. Map No. 2 dated May 2003 is included herein as part of this Urban Renewal Plan. This map indicates proposed land uses, utility easements and public rights-of-way.

The Land Use Map (Map No. 4 dated March 1995) is included herein as part of the Mercer-Jackson Urban Renewal Project. This map indicates the proposed land uses and public rights of way.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

Land uses as indicated on U.R.P. Map No. 2 and Map No. 4, Land Use Map, dated May 2003 shall be as follows:

1) Residential 1

- a) Single family residences in detached, semi-detached or row structures
- b) Detached, semi-detached, or row structures converted to multi-family use
- c) Parks, walkways and landscaped areas

- d) Off-street parking
- e) Customary residential accessory uses
- f) Properties on Market Street, north side between Mercer and Jackson Streets to be designated “Residential.” The properties affected are: 406, 408, 410, 412, 414 Market Street.

2) Residential 2

- a) Single family or multiple family dwelling units including townhouses or row structures. However, single family and multiple family dwelling units shall not be allowed on the same development parcel.
- b) Accessory off-street parking facilities including surface parking and parking structures
- c) Parks, walkways and landscaped areas
- d) Customary residential accessory uses
- e) Utility easements
- f) Parcel at Market and Jackson Streets to be designated residential and public parking.

3) Residential 3

- a) Uses permitted are the same as Residential 2
- b) The first floor use of any multi-family structure fronting on Front Street may be the same as found in the Commercial Use district

4) Commercial

- a) Central Business District and/or neighborhood business uses including retail or service establishments, offices, financial institutions, eating and drinking establishments. The following uses and categories of uses are hereby specifically prohibited: dyeing and drycleaning establishments except those in which direct customer service area and storage area combined represent more than 60% of the gross floor area:
 - new and used automobile sales
 - auto repair shop
 - auto laundry
 - automobile service station
 - mortuary
 - bowling alley
 - animal hospital
- b) In the area noted “B” on the Land Use Map U.R.P. No. 2, dated May 2003, residential use will be allowed on the second and/or third floors

of a commercial structure. **In the area noted “commercial” on Land Use Map No. 4.**

5) Semi-Public

- a) Houses of worship and ancillary uses including schools, offices and assembly rooms
- b) Residences for clergy
- c) Social service centers
- d) Accessory off-street parking areas
- e) Uses permitted, as noted above, shall be of such a nature that their operations will complement and contribute to the residential character of the neighborhood. No use shall be permitted which will have a detrimental effect upon the maintenance of the aforementioned residential character.
- f) Additional uses may be permitted under special circumstances as stated in section C.2.b. of this plan.
- g) Cultural facilities for the performing and visual arts.
- h) Property at 115 South Stockton Street (Block 3, Lot 35), the former Sears Warehouse to be designated “semi-public” for acquisition and reuse as a Visual Arts Center.

6) Public

- a) Park and recreation areas including customary accessory buildings
- b) Libraries- including offices, meeting and assembly rooms
- c) Accessory off-street parking areas

7) Transient Housing

- a) The construction of any building or the use of any portion thereof or the alteration or conversion of any existing structure in the project area for use as a hotel or other transient housing accommodation is hereby prohibited.

8) Residential 2/Semi-Public Alternative

- a) All residential uses as in C2(a)(2) above
- b) Semi public use as in C2(a)(4) above
- c) Property at 159-161 Mercer Street to be designated Residential 2/semi-public.

b. Additional Regulations, Controls or Restrictions

Regulations, controls and restrictions regarding maximum building area, floor area and height, minimum lot width, rear yards, side yards, setbacks, density and parking shall be as provided in **Table 1**, included herein and made a part of this Urban Renewal Plan.

Building height is defined as the vertical distance measured from the average ground level at the sides of the building to the extreme high point of the building exclusive of chimney and similar fixtures.

For commercial/public or Residential 2/Semi-Public, Alternative use designation the controls of Table 1 shall apply for either commercial, public, semi-public or Residential 2 use, according to the use finally approved by the LPA.

All new commercial development that is planned in the **area noted “A” on the Land Use Map No. 2 dated May 2003** must provide for pedestrian access to the open park at the rear of the parcel, as well as the normal front access. In creating this dual access, both front and rear facades shall be stressed with equal importance concerning the use of creative and appealing materials and designs that will add to the visual quality of the development.

In all instances where a new residential use district abuts a commercial use district, it shall be the responsibility of the residential developer to create and maintain a visual and aesthetic buffer between these use districts by either a strip of densely planted evergreen landscaping or an ornamental wall. The actual height and design of the buffering strip will be dependent upon development proposals and as such are subject to LPA design review as noted on Page 9 -10 of this Plan.

In the **area noted “1” on the Land Use Map** the existing warehouse building shall be converted into a “Visual Arts Center” for use by artists and for the enjoyment of the public.

In the **area noted “B” on the Land Use Map U.R.P. No. 2**, dated May 2003, the façade treatment of commercial structures facing on Jackson Street must be in keeping with the residential character of the street. Specifically, no display windows or advertising may be allowed. Entranceways on Jackson Street shall be utilized for access to second and third story residential uses. Second and third story office and commercial uses must have entranceways on the interior parking lot. All entranceways and windows provided must enhance the architectural styling of the 19th century period that is prevalent on Jackson Street. Commercial uses cannot utilize Jackson Street frontage for

pick-up and delivery purposes, nor for the storage of waste materials. All such activities shall be conducted from the frontage facing on the interior parking area and provision for these activities shall be considered in the design of the commercial structures.

In the area noted “C” on the Land Use Map U.R.P. No. 2, dated May 2003, as revised the provision of housing for the elderly only will allow a relaxation of the regulations, controls and restrictions of Table 1 as follows: F.A.R. permitted at 3.0, Building Height permitted at 8 stories or 95 feet, and parking requirement permitted at 1 space per 4 dwelling units.

In the area noted “D” on the Land Use Map U.R.P. No 2, dated May 2003, uses other than noted in section C.2.a(4) of this plan may be allowed as follows: It is recognized that circumstances beyond L.P.A. control may render the semi-public functions of this parcel to be extremely difficult to maintain. In this eventuality, the commercial uses as permitted under section C.2.a.(3) shall also be permitted in this parcel providing that the following control standard is met:

If any new construction is undertaken, the 19th century architectural theme of the adjacent residential area will be incorporated into such construction in order to ensure visual harmony with the adjacent park and residential area.

Parking areas constructed adjacent and abutting to the Public Assunpink Park shall be adequately screened from the park by a planting of low bushes at least 4 feet in height.

In order to ensure 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 L.P.A. Such controls will be concerned solely with aesthetic and functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The L.P.A. 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, materials of 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 L.P.A. for review and approval before working drawings are made.

The right of the L.P.A. to review plans and specifications of new development shall extend for a period of thirty (30) years following the official adoption of this Urban Renewal Plan by City Council (see section C.2.c. of this plan). If during this period the L.P.A. administration is terminated, then review of plans will become the responsibility of the City Department of Planning and Development or such other City agency as deemed appropriate and assigned this function by City Council.

D. PROJECT PROPOSALS

1. Land Acquisition in Mercer-Jackson Urban Renewal Project Area

a. Identification of Real Property to Be Acquired

All real property which is to be acquired for the following purpose is identified on **U.R.P. Map No. 3, Land Acquisition Map, dated March 1971.**

- 1) Clearance and Redevelopment
- 2) Public Facilities
- 3) Rehabilitation

b. Acquisition of Additional Properties

The L.P.A. will not acquire property designated “not to be acquired” except that such properties designated for rehabilitation that cannot be improved to Minimum Property Standards (see section D2 of this plan) may be acquired by the L.P.A. under the following circumstances:

- 1) Following its survey of the building’s condition, the L.P.A. determines that the structural deterioration of the property makes rehabilitation impractical and that these conditions warrant clearance of the structure
- 2) Following its survey of the property’s condition the L.P.A. determines that the value of the property after rehabilitation would not warrant the investment required to rehabilitate the property to Urban Renewal Plan standards
- 3) The owner of the property formally refuses to rehabilitate his property or fails to take action to rehabilitate his property. In such instances the L.P.A. will acquire the property in accordance with the following schedule:

- a) If within forty-five (45) days following formal notice to the owner by the L.P.A. of necessary improvements to the property under renewal rehabilitation standards together with a cost estimate the owner does not formally agree to proceed with rehabilitation and to make those improvements specified by the L.P.A. under the Urban Renewal Plan, the L.P.A. shall have the option to acquire the property.
- b) If the owner does agree to undertaking necessary rehabilitation improvements, he shall have one hundred eight (180) days from the date of such agreement to begin construction. If such construction is not begun within this time period, the L.P.A. shall have the option to acquire the property. Delays caused by the lack of adequate Federal loan funds or other similar conditions beyond the owner's control shall be considered by the L.P.A. in determining the one hundred eighty (180) day period.
- c) If rehabilitation improvements necessary to meet Urban Renewal Rehabilitation standards are not completed within one hundred eighty (180) days from their initiation, the L.P.A. shall have the option to acquire the property.

- 4) Statement of special conditions under which properties to be acquired may be exempted from acquisition:

The following properties designated for acquisition on the **Land Acquisition Map U.R.P. No. 3 dated March 1971** may be exempt from acquisition only upon the condition that the owners of record or a prospective owner of such properties agree to rehabilitate said properties in accordance with Section D.2 "Rehabilitation and Conservation" standards and all other applicable sections of this Plan: (Acquisition will be undertaken upon the condition that all avenues of rehabilitation have failed)

<u>Block</u>	<u>Parcel</u>
1	30
4	12
5	1, 2, 3 & 4
5	13
6	1

All other property proposed for acquisition will be acquired under the provisions of the Urban Renewal Plan.

1.A. Land Acquisition in Mercer-Jackson Area in Need of Rehabilitation

- a) The City of Trenton does not propose to acquire any properties in the area of rehabilitation through condemnation or eminent domain as the designation

2. Rehabilitation and Conservation

Property rehabilitation standards to be established for all real property within the project area that are not to be acquired are as follows:

a) Site and Open Land Standards

1) Lot Coverage

No predominantly residential building on any lot shall be enlarged so as to encroach on open spaces as they existed at the time of approval of this plan. Renovation to predominantly commercial structures shall comply with Table 1 of this plan regarding lot coverage.

2) Rear, Side and Front Yards

Side, rear and, when applicable, front yards shall be attractively landscaped.

3) Site Improvements

Yards and other open areas shall be graded to provide adequate surface drainage and safe, convenient access to buildings. Surface drainage shall in all cases be directed away from buildings. In instances where topography prevents this, the L.P.A. will advise property owners of satisfactory solutions to this problem.

4) Secondary or Accessory Buildings

Accessory structures or exterior appurtenances include, but are not limited to porches, terraces, entrance platforms, garages, carports, walls, fences and miscellaneous sheds. Where a particular structure, which cannot be repaired, is needed for privacy or utility, it shall be replaced with a structure appropriate in design, scale and materials to the building it serves.

5) Unified Rear Parking

In Block 1, parcels 13, 19, 20, 31 (not to be acquired) as shown on the Land Acquisition Map U.R.P. No. 3, dated March 1971, rear parking

improvement as constructed by each individual property owner shall be in accordance with L.P.A. standards of a uniform all-weather surface, and in addition all such parking shall be positioned perpendicular to Everett Alley.

b) Exterior Elements

The basic design of existing 19th century structures shall be retained with emphasis on conservation or replacement of such existing design elements as can be achieved at lot cost, and of such elements as are essential to the preservation of the design character of the area as a whole. No change shall be made in the exterior architectural features of an existing building, without the concurrence of the L.P.A.

1) Materials

Materials shall be in keeping with the brick and wood construction of existing facades. Artificial materials, such as asphalt and asbestos siding, finished glass, porcelain enamel, terra cotta, imitation stone, corrugated metal, plastic, glaze, or bright metal shall not be permitted.

2) Appurtenances

Necessary and useful appurtenances such as fire escapes or porches shall be in sound condition. Fire escapes shall be constructed only against the side or rear wall of a building and shall be located so as not to detract from the appearance of such building. No object or structure on a roof other than chimneys or dormers shall be visible from the street. This restriction shall specifically include all types of receiving and transmitting antennae.

3) Exterior Painting Colors

Color painting for building exteriors shall be chosen from the range of compatible colors established for the Mercer-Jackson area, available at the project field office.

4) Exterior Finish

Brick walls shall be repointed as necessary. Alternatively, a suitable waterproof sealer paint may be used as appropriate to eliminate the effects of weathering on bricks, masonry or pointing. All metal, stone, brick and wood exterior surfaces shall be free of flaking, rust and corrosion and suitable preservative and finish shall be applied. All cracking and peeling

painted surfaces shall be repaired so that there will be no noticeable surface cracks or irregularities.

5) Building Height

The cornice line on any new or remodeled building shall not be made more than 10% higher than the height of the cornice lines on the two existing adjacent buildings.

6) Cellar Doors

On South Broad Street the use of steel cellar doors for on-street loading shall be eliminated and all traces of such doors will be removed or paved over with materials conforming to adjacent sidewalk areas. Provision shall be made for loading at the rear of all properties.

7) Details

Effort shall be made with respect to design of each of the following details to enhance building appearances as well as to increase structural soundness.

- a) **Doors and Windows.** Unsound doors or windows shall be repaired or replaced as necessary. On front building facades only original materials or other visually comparable materials that are approved by the L.P.A. staff architect will be used for replacement.
- b) **Roofs.** All roofs shall have a suitable covering, free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability.
- c) **Chimneys and Vents.** Chimneys and vents shall be structurally safe, durable, smoke tight and capable of withstanding the action of flue gases. Vents shall be located where feasible atop buildings and in no case in areas where there is pedestrian traffic.
- d) **Gutters and Downspouts.** Each structure shall have a controlled method of disposal of water from roofs to prevent building damage or collection of water on the property. Such building accessories shall be attached and painted to blend in with the building.
- e) **Lights and Signs.** Lights and signs are subject to the regulations of Section C.2.b. of this plan. In addition to these basic requirements, their design and placement shall be such as to enhance the

architectural quality of the area. Neon, flashing or blinking signs shall not be permitted.

- f) General Exterior Surfaces. Exterior walls shall provide safe and adequate support for all loads to which they are subject. Serious defects shall be repaired and cracks effectively sealed.
- g) Shutters of appropriate style and design will be required for front and all other facades visible from the fronting street for all buildings originally provided with same and those other buildings which would be aesthetically enhanced by this improvement.
- h) Storm doors and windows shall be of a style to harmonize with the architectural treatment of the building and shall be painted to match the colors of door and window frames respectively.
- i) Wood and concrete stoops and porches which are in poor condition either physically or aesthetically and are not in keeping with the design characteristics of the structure and the neighborhood shall be replaced with brick and stone steps.
- j) Stoop and porch railings shall be of a design and material in keeping with the character of the neighborhood.
- k) Porch lights and other outdoor lights shall be of a design in keeping with the design character of the neighborhood.
- l) Air conditioners located on the front façade of any building or in front windows shall not project beyond the building façade (eaves not measured).
- m) TV aerials and lead wires shall not be readily visible from street frontage.

c. Interior Elements

- 1) In every case, structural components shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging, bulging and out of plumb conditions shall be corrected if applicable and supported or braced so as to prevent recurrence of these conditions.
- 2) Basement walls and floors. Walls, columns and beams shall be sound and replaced where necessary. A judgement shall be made in the case of each structure where additional support is needed due to a more intensive use of

the structure. Walls and floors shall be adequately preserved to prevent moisture, rodents, termites or other infestations. Steps, stairs, windows and entrances to basements shall be sound and also free from moisture or other infestations.

- 3) Walls and ceilings. All cracked or peeling walls shall be repaired or replaced and there shall be no noticeable surface irregularities or cracking.
- 4) Stairs, railings, landings and hallways. Sound and safe stairways shall be provided which have adequate headroom and space for the passage of furniture and equipment. Hallways should generally not be less than 3.5 feet wide.
- 5) Floors. Floors shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

d. Utilities and Mechanical Equipment

- 1) Heating. Each property shall be provided with a centralized heating facility capable of maintaining a temperature as required in local codes for proposed uses in all habitable rooms, toilet rooms, hallways, basements and storage rooms.
- 2) All heating systems shall have an appropriate recognized approval for safety and performance. Appropriate shielding, spacing and lagging shall be provided as required for fire prevention.
- 3) Electrical System. The electrical system for each structure shall be completely adequate for the proposed use. Approved equipment shall be installed in accordance with the requirements and specifications of the Electrical Code.
- 4) Water Heating and Storage. Each structure shall have adequate facilities to heat and store heated water.
- 5) Plumbing. The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures and shall meet all requirements of the plumbing code.

3. Redeveloper's Obligation

In order to achieve the objectives of this Urban Renewal Plan, each redeveloper shall construct improvements in conformity with this plan and begin and complete such construction within a reasonable time as determined by the L.P.A.

4. Underground Utility Lines

Electric and telephone installations in downtown Trenton area are at present underground and such installations extend either along the peripheral streets of the Mercer-Jackson area or stop just short of the project boundary. The Urban Renewal Plan proposed to extend these underground systems in order to free the project area of overhead utility wires.

The new underground electric installations will be extended from the existing South Broad Street underground lines along Livingston Street with lateral extensions into Mercer and Jackson Streets.

The present above-ground loop of telephone wires following Mercer, Jackson and Livingston Streets will be put underground and linked into the existing underground systems along Market Street and down South Montgomery Street.

E. 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 an Urban Renewal Plan for the Project Area.

The Trenton Planning Board has approved this Redevelopment Plan for the Mercer-Jackson Urban Renewal Area. It has further indicated that the proposals in this Plan are in accordance with Local Plan objectives and the Master Plan of the City of Trenton.

F. PROCEDURE FOR CHANGING APPROVED PLAN

The Urban Renewal Plan may be amended from time to time upon compliance with requirements of law. To amend the plan once it has been adopted by City Council, a new public hearing must first be held by the Planning Board.

G. PROJECT TABLES MAPS

1. Table 1- Regulations, Controls and Restrictions
2. Boundary Map
3. Land Use Map

TABLE I - REGULATIONS, CONTROLS AND RESTRICTIONS

USE CLASSIFICATION	MAXIMUM LOT COVERAGE	F.A.R.	MINIMUM LOT SIZE	FRONT YARD	REAR YARD	SIDE YARD	MAXIMUM HEIGHT	REQUIRED OPEN SPACE	PARKING (SEE NOTE 10)	LOADING (SEE NOTE 10)
RES. I SEE NOTE 1	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
RES. II AND III	100% SEE NOTE 2	2.0	N.A.	N.A.	N.A.	6 FT.	6 STORIES OR 75 FEET	120 SQUARE FEET PER DWELLING UNIT	1 SPACE PER DWELLING UNIT	N.A.
COMMERCIAL: EXISTING BUILDING SEE NOTE 4	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
COMMERCIAL: EXISTING SINGLE LOT	100%	N.A.	N.A.	NONE SEE NOTE 5	10 FT.	NONE SEE NOTE 6	NOT HIGHER THAN ADJACENT BUILDINGS	N.A.	RETAIL-1 PER 400 SQ. FT. IN EXCESS OF 1000 SQ. FT. RESTAURANT-1 PER 4 SEATERS IN EXCESS OF 40 OFFICES-1 PER 500 SQ. FT. IN EXCESS OF 1000 SQ. FT.	N.A.
COMMERCIAL: TWO OR MORE LOTS COMBINED	100%	N.A.	3500 SQ. FEET	NONE SEE NOTE 5	10 FT.	NONE SEE NOTE 6	SEE NOTE 7	N.A.	RETAIL-1 PER 400 SQ. FT. IN EXCESS OF 1000 SQ. FT. RESTAURANT-1 PER 4 SEATERS IN EXCESS OF 40 OFFICES-1 PER 500 SQ. FT. IN EXCESS OF 1000 SQ. FT.	1 LOADING SPACE FOR FIRST 15,000 SQ. FT. OF RETAIL FLOOR AREA PLUS SPACE FOR EACH ADDITIONAL 10,000 SQ. FT. OF RETAIL FLOOR AREA OR FRACTION THEREOF
SEMI-PUBLIC	55%	N.A.	N.A.	N.A.	N.A.	15 FT.	3 STORIES OR 35 FEET	N.A.	N.A.	N.A.
PUBLIC SEE NOTE 8	50% SEE NOTE 9	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

NOTES TO PLATE I

- EXISTING BUILDINGS IN RESIDENCE I CATEGORY SHALL NOT BE ALTERED TO ENCROACH ON EXISTING OPEN SPACE ON THE LOT, NOR REBUILT TO OCCUPY A GREATER PERCENTAGE OF THE LOT THAN WAS OCCUPIED AT THE TIME OF ENACTMENT OF THIS PLAN. NO BUILDING SHALL BE BUILT OR REBUILT TO A HEIGHT GREATER THAN THAT OF ADJACENT BUILDINGS. THERE SHALL BE NO CHANGE IN EXTERIOR ARCHITECTURAL FEATURES WITHOUT CONCURRENCE OF THE LPA.
- 100% OF THE SITE MAY BE COVERED BY A PARKING STRUCTURE, OVER WHICH AN APARTMENT STRUCTURE IS LOCATED, PROVIDED THAT:
 - THE HEIGHT OF SUCH PARKING STRUCTURE IS NO GREATER THAN 10 FEET ABOVE THE MAXIMUM GROUND ELEVATION OCCURRING AT ANY POINT ALONG ANY PROPERTY LINE.
 - A MINIMUM OF 50 PERCENT OF THE ROOF AREA OF SUCH PARKING STRUCTURE IS SUITABLY LANDSCAPED AND DEVELOPED AS PERMANENT OPEN SPACE IN ACCORDANCE WITH THE PROVISIONS OF THIS URBAN RENEWAL PLAN.
- EXISTING BUILDINGS IN THE COMMERCIAL CATEGORY SHALL NOT BE CHANGED IN EXTERIOR ARCHITECTURAL FEATURES WITHOUT CONCURRENCE OF THE LPA.

9. THIS REGULATION MAY BE INCREASED TO 100% COVERAGE OF THE SITE WHERE SUBTERRANEAN PARKING IS PROPOSED AND THE ROOF OF SUCH PARKING FACILITY IS DEDICATED AS A PUBLIC OPEN SPACE OR PLAZA AND WHERE THE ACTUAL ABOVE-GROUND STRUCTURE OCCUPIES NO MORE THAN 50% OF THE SITE AREA.

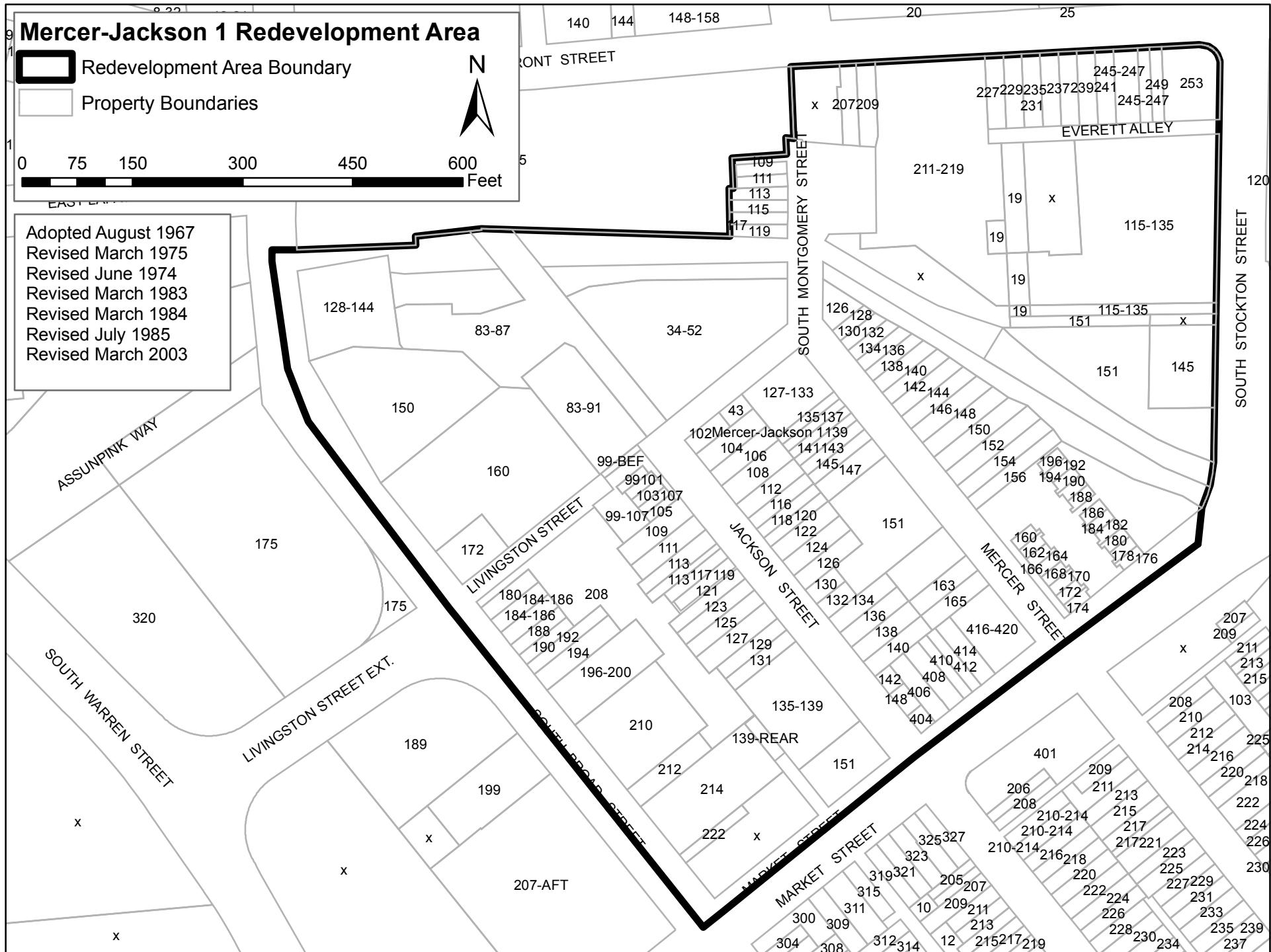
10. GENERAL NOTES WITH REGARD TO OFF-STREET PARKING AND LOADING FACILITIES:

A. LOADING FACILITIES:

- THE GROSS FLOOR AREA OF TWO OR MORE USES OR STRUCTURES MAY BE COMBINED IN COMPUTING LOADING BAY REQUIREMENTS WHERE CENTRALIZED AND COMMON LOADING AREAS ARE PROVIDED.
- EACH REQUIRED LOADING SPACE SHALL BE NOT LESS THAN 10 FEET IN WIDTH AND 40 FEET IN LENGTH AND 14 FEET IN HEIGHT.

B. PARKING FACILITIES:

- EACH REQUIRED PARKING SPACE SHALL BE AT LEAST 9 FEET IN WIDTH AND 18 FEET IN LENGTH.
- MINIMUM WIDTH OF AISLES PROVIDING ACCESS TO PARKING STALLS SHALL BE 20 FEET.
- ALL PARKING AREAS SHALL BE INADEQUATELY SCREENED FOR THE PROTECTION OF ADJACENT PROPERTY BY THE USE OF EITHER PLANT MATERIAL, FENCE, OR A COMBINATION OF THE TWO. PLANS AND SPECIFICATIONS FOR SCREENING SHALL BE SUBMITTED TO THE LPA FOR THEIR APPROVAL PRIOR TO CONSTRUCTION OR PLACEMENT.



Mercer-Jackson 1 Redevelopment Area

0 75 150 300 450 600 Feet



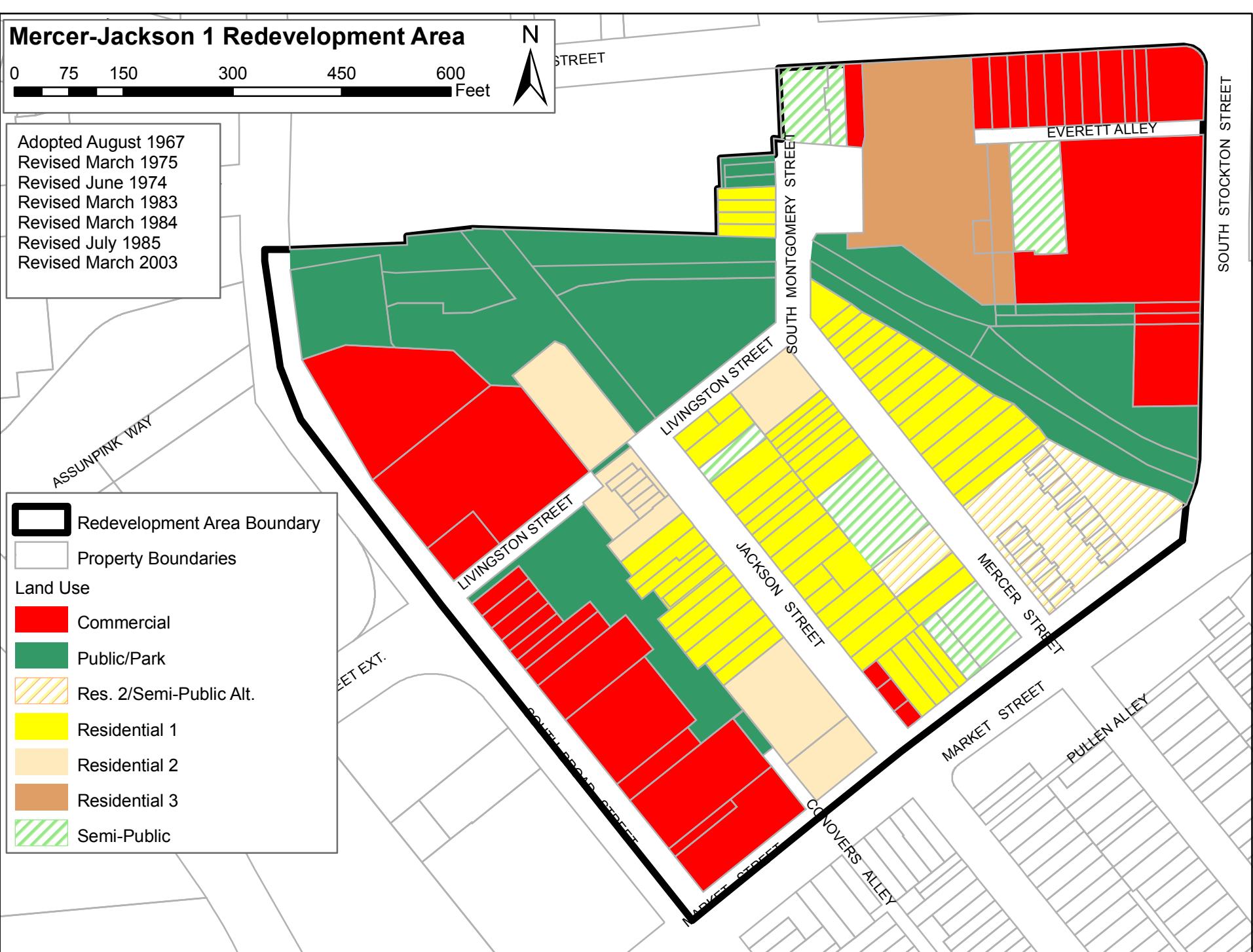
STREET

Adopted August 1967
Revised March 1975
Revised June 1974
Revised March 1983
Revised March 1984
Revised July 1985
Revised March 2003

- Redevelopment Area Boundary
- Property Boundaries

Land Use

- Commercial
- Public/Park
- Res. 2/Semi-Public Alt.
- Residential 1
- Residential 2
- Residential 3
- Semi-Public





Mercer-Jackson 1A

Area in Need of Rehabilitation

 Redevelopment Area Boundary

 Property Boundaries

Land Use

 Commercial (C)

 Residential (R)

0 75 150 300 450 600 Feet

N

