

REDEVELOPMENT PLAN

MOTT SCHOOL REDEVELOPMENT AREA

	<u>Page</u>
A. Description of Project	1
1. Boundaries of Project Area	1
2. Redevelopment Plan Objectives	1
B. Land Use Plan	1
1. Land Use Map	1
2. Land Use Provisions and Building Requirements	1
C. Project Proposals	1
1. Land Acquisition	1
2. Redeveloper's Obligations	2
D. Other Provisions Necessary to Meet State and Local Requirements	2
E. Procedures for Changes in Approved Plan	3
F. Maps	
1. Boundary Map	
2. Land Use Map	

Department of Housing & Development

City of Trenton, New Jersey

September, 1985

#### A. DESCRIPTION OF PROJECT AREA

## 1. Boundaries of Project Area

The proposed Redevelopment Area includes the following properties located in the City of Trenton:

## 2. Redevelopment Plan Objective

The objective of the Mott School Redevelopment Area is to ensure the rehabilitation of the former school building and its re-use as residential units. Up to 23 units of middle-income housing will be permitted, with one parking space per unit provided off-street.

## B. LAND USE PLAN

## 1. Land Use Map

The attached Land Use Map, dated September 1985, indicates the proposed land use in the Project Area.

## 2. Land Use Provision and Building Requirements

- (a) The permitted land use shall be Residential, as indicated on the Land Use Map.
- (b) Regulations, controls and restrictions regarding building area, floor area, lot width, yard setbacks and parking, if not controlled by this Redevelopment Plan, shall be generally determined by the City's Zoning Ordinance, but the Department of Housing & Development shall make recommendations to allow for innovations in planning and design as seen appropriate to the plan.

### C. PROJECT PROPOSALS

## 1. Land Acquisition

No acquisition of private property by the City is anticipated.

2. Redeveloper's Obligation

In order to achieve the objectives of this Redevelopment Plan, redevelopers are to construct improvements conforming with this plan, and begin and complete such construction within a reasonable time as determined by the Department of Housing & 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.

The Trenton Planning Board by resolution (Exhibit A attached) has approved this Redevelopment Plan for the Mott School Redevelopment Area. It has further indicated that the proposals in this Redevelopment Plan are in accordance with local plan objectives and the Master Plan of the City of Trenton.

1. Land Use

The Land Use Plan/Land Use Map indicate the proposed use following redevelopment. The land use as shown on the Land Use Plan/Land Use Map is in conformity with the local objectives for the Project Area, which is designated for residential use.

2. Density of Population

The proposed density (23 units) will not significantly impact the neighborhood.

3. Improved Traffic

Parking to the rear of the building and access from Center Street will not impact existing traffic patterns. Access to on-site parking to the rear of the building shall be by means of the existing driveway.

4. Public Transportation

No changes to the existing public transportation system are anticipated. The Project Area is served by the Route Q bus, New Jersey Transit.

5. Public Utilities

All utilities are available to site.

6. Recreational and Community Facilities

No additional facilities are planned.

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

There will be no relocation as a result of the Redevelopment Plan.

E. PROCEDURE FOR CHANGING THE 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 & Development for use in accordance with the Redevelopment Plan, the Department of Housing and Development receives the written consent of the then owner of such land whose interest, as determined by the Department of Housing and Development, is materially affected by such amendment.

LANDING

ST.

ST.

CENTRE

73-A

115

660

CLIFF

ST.

**MOTT SCHOOL  
REDEVELOPMENT AREA**

**CITY OF TRENTON**

**DEPARTMENT OF  
HOUSING AND DEVELOPMENT**

**LAND USE MAP &  
BOUNDARY MAP**



**RESIDENTIAL**

0' 50' 100' 150' 200'



**SEPTEMBER 1985**

City of Trenton

PUBLIC NOTICE

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTICE THAT the Planning Board of the City of Trenton will hold a public hearing pursuant to a request by the City Council of the City of Trenton (Resolution 85-557) on October 10, 1985, 7:30 P.M. in the City Council Chambers, City Hall, Trenton, New Jersey for the purpose of hearing persons interested in or would be affected by the following action of the City Council of the City of Trenton, New Jersey: Determination of Blight and the adoption of an Urban Renewal Plan, hereafter called the Redevelopment Plan for the Mott School Redevelopment area and specifically to permit development for housing re-use.

This hearing is being held in accordance with requirements of the State Redevelopment Agencies Law (Law of New Jersey, Chapter 187, Laws of 1949, as amended).

The general boundaries of the Mott School Redevelopment Project Area are outlined on the attached Project Boundary Map.

The Blight Report, Maps of the Project Area (showing the boundaries of the area to be investigated and the location of various parcels are to be included therein), the Redevelopment Plan proposed by Local Public Agency for the Project Area, and a statement setting forth the basis for the investigation have been prepared and may be inspected at the Office of the Clerk of the City of Trenton, City Hall, Trenton, New Jersey, by any person desiring the same.

A determination shall be made following this public hearing and a report therein concerning the Blight Determination and the Redevelopment Plan for the Project Area shall be submitted by the Planning Board to the City Council of the City of Trenton for its approval, disapproval, or modification, which determination by the Planning Board shall include a statement as to whether said Redevelopment Plan conforms to the Master Plan of the City of Trenton.

LANDING

ST.

ST.

CENTRE

73-A

115

660

CLIFF

ST.

**MOTT SCHOOL  
REDEVELOPMENT AREA**

**CITY OF TRENTON**

**DEPARTMENT OF  
HOUSING AND DEVELOPMENT**

**LAND USE MAP &  
BOUNDARY MAP**



**RESIDENTIAL**

0' 50' 100' 150' 200'



**SEPTEMBER 1985**

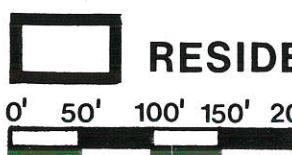


**MOTT SCHOOL  
REDEVELOPMENT AREA**

**CITY OF TRENTON**

**DEPARTMENT OF  
HOUSING AND DEVELOPMENT**

**LAND USE MAP &  
BOUNDARY MAP**



0' 50' 100' 150' 200'

**SEPTEMBER 1985**