

NEW YORK AVENUE REDEVELOPMENT AREA PLAN

Adopted: August 1986, **Amended:**
October 2002, November 2004,
January 2005, June 2007,
February 2008 (approved by City
Council)

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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1. BOUNDARY AND LAND USE MAP

A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The boundary of this area is as represented by the attached Boundary Map, titled Tax Map Boundary Area, dated December 2007, and shall include all those block and lots within said boundary

2. Redevelopment Objectives

- a. The primary objective of this redevelopment plan is to encourage light industrial development and related office space in a unified business/industrial park extending the entire length of New York Avenue. Such development will create job opportunities, increase revenue to the City and have a beneficial effect on the adjacent residential area. This objective recognizes that there are many well-established and high quality firms along New York Avenue that can serve as a base for continued quality industrial development in this area. It is anticipated that over 30 acres of land in the redevelopment area can be developed.

Critical to the development of this business/industrial park is the reconstruction of New York Avenue which serves as the access road to the entire area.

- b. A second objective of this plan is to redevelop a large vacant assemblage of PSE & G properties on Brunswick Avenue in combination with vacant municipal, county and private properties for either (1) similar light industrial and office space use or (2) entertainment recreational use or (3) commercial uses that may include well designed big box users.
- c. This plan encourages the redevelopment of lands bounded by Pear Street, Ohio Avenue, Strawberry Street and New York Avenue as either new market rate housing or a light industrial/business use that is compatible with the surrounding area. This area is appropriate for new housing given its proximity to other well established housing blocks northwest of this site. An appropriate design will include creating seamless connections to the already established housing stock, while creating the appropriate buffers from existing light and heavy industrial uses on New York Avenue. Any redeveloper for this residential site will be required to work closely with the City's Division of Planning to meet these design goals. This site is also appropriate for a light industrial or a business use if appropriate design controls are instituted along Ohio Avenue and Pear Street to address the residential nature and scale of this area.
- d. This plans call for the redevelopment of land bounded by New York Avenue, Plum Street, Pennsylvania Avenue and Mulberry Street as either single family homes or a light industrial/heavy commercial use. As stated in

objective c., this area is appropriate for housing due to its immediate proximity to existing homes. Any design for new homes on this block should include appropriate design controls for areas when new homes abut an existing industrial use.

- e. A portion of the properties in the redevelopment area abut the D&R Canal, a State Park extending from New Brunswick to Frenchtown. As part of its effort to establish a regional open space network, the City is developing site control measures to protect and enhance these open space areas. As such, an objective of the redevelopment area is to establish appropriate buffers between the industrial and open space uses.

B. LAND USE PLAN

1. Land Use Map

The attached land use map dated August 1986 (amended 2004, amended 2007, December 2007) indicates the primary land use within the project area.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

- 1. I-A (Industrial A) .All those uses permitted in an Industrial A zone.
- 2. MU (Entertainment/ Industrial/ Business)
 - a. Enclosed arena for recreational entertainment uses.
 - b. Uses permitted in IA Zones
 - c. Retail uses permitted in BB zones and also big box retail uses regulated by the following bulk standards:

Front Yard Setback: Minimum 20 foot setback (setback area shall contain plantings, declarative fencing, walls or any improvements that is considered a buffer element), after the 20 foot setback, building or parking may be constructed)

Lot coverage (all impervious), 75%

Side Yard: 15 feet (planting and buffer elements must be constructed in the setback area.

Rear Yard: 0

- d. Residential housing is prohibited
- 3. I-A-2 (Industrial A-2). In addition to all those uses permitted in Industrial A districts, this zone will permit the following uses, on the condition that adequate screening is provided on the New York Avenue frontage of the

IA-2 land that establishes an effective visual, noise and dust barrier from the adjacent residential uses. Such determination shall be made by the Planning Board when reviewing the site plan application for I-A-2 developments.

- a. Automotive storage, salvage and repair
 - b. Scrap metal recycling
 - c. The sale of used scrap iron metal, used auto parts, used automobiles
 - d. The towing of disabled vehicles
 - e. The overnight storage of demolition debris in containers subject to the following conditions:
 - 1. The material must be handled in accordance to NJDEP regulations
 - 2. The material must be contained in appropriate transport bins/containers at all times and must be covered to prevent airborne transmission of the material
 - 3. The transport of this material to and from the site shall not create airborne disbursement of the material when entering or departing the New York Avenue facility(ies).
 - f. Bailing equipment for scrap metal
 - g. Aluminum crusher, if contained within a building. Any other crushers must be contained within a building and shall require site plan approval by the Planning Board to determine whether adequate mitigation measures (noise mufflers, dust filters, etc.) are in place to preserve the integrity of the adjacent residential uses.
 - h. Tire storage, if stored in enclosed containers or structures and in compliance with all other State regulations with respect to fire and mosquito control provisions.
4. RB (Residential B). The Residential B land use category shall apply in this district. The RB designation shall be considered an overlay district whereby if residential land uses are not developed, the IA land use designation shall apply, as modified in this district. Furthermore in the overlay district when new construction is proposed, only one use, residential or industrial may occupy a block, which is defined by an area bounded by streets except for the land bounded by New York Avenue, the rear of the properties facing Pennsylvania Avenue, Cherry and Plum Streets.

The primary land uses in this district include:

- a. Detached single-family dwelling units.
- b. Semidetached single-family dwelling units
- c. Row house dwelling units

Bulk requirements as stipulated under Section 315-89 of the City of Trenton Zoning and Land Development Ordinance shall apply to all development in this area, although the Planning Board, when it sees fit may grant bulk variance(s) in order to carry out the intentions of this plan. Exceptions to the RB district bulk standards, only in the area bounded by New York Avenue, Plum Street, Pennsylvania Avenue and Ohio Avenue that will be considered a matter of right are as follows:

	Semidetached Unit	Row House Structure
Minimum lot Area (square feet)	2200/unit (only on Units fronting on Ohio Avenue)	----
Minimum Yard		
Front	10 feet	10 feet
Rear	20 feet	15 feet
Side:		
One	-----	0
Both	-----	0
Minimum Lot Width (feet)	-----	-----
Maximum building Height (stories/feet)	3/45	3/45
Maximum Lot Coverage	-----	-----
Minimum open Space	-----	-----
Minimum, net habitable Floor area (square feet)	-----	-----

----- reverts to Bulk requirements as defined by City Ordinance under the RB zoning classification.

Oxford Street Area (RB) – bounded by Southard Street, New Jersey Route 1, the rear of the properties on Old Rose Street, and the Rear of the Properties along Brunswick Avenue.

This area is appropriate for either residential development or light industrial; as such the RB zoning classification shall be considered an overlay district, whereby if residential development is proposed, the City of Trenton Residential B Zoning standards shall apply, otherwise the City of Trenton Industrial A zoning standards apply; the following additional standards shall also apply:

If developed for Residential – Although a large portion of this area was historically industrial, the city recognizes that due to its close proximity to residential land use, a redeveloper may propose new residential development for this area. The city recognizes that significant environmental remediation may be needed to consummate a new housing project in this area, as such; any redeveloper must work with the city to determine the most cost effective method to build homes on this site. This may require deed restrictions and/ or restricting the location of the units on the site to particular areas.

If Developed for Industrial – Any new industrial development must include appropriate buffer to screen the adjacent residential uses along the rear of Brunswick Avenue and the rear of Old Rose Street. Appropriate buffers along the rear of the properties on Old Rose Street shall include a 6 – 8 foot high board on board fence with additional plantings. More flexibility is offered along the rear of the properties on Brunswick Avenue. The extent of the Brunswick Avenue buffer is subject to the approval of the City of Trenton Planning Board. Additional buffering may be required as a condition of D&R Canal review and approval

b. Building Requirements

1. In I-A Districts, regulations, controls and restrictions regarding the construction of new buildings and the rehabilitation of existing buildings shall be consistent with Industrial A zoning. Construction in RB Districts shall be consistent with RB Zone regulations, controls and restrictions. In I-A-2 districts, the IA standards shall apply except for the following additional controls:
 - a. Fencing. All I-A-2 land uses, with street frontage on New York Avenue shall provide a solid fence along the entire length of their New York Avenue frontage. The fence shall be 6-8 feet in height and shall be set back five feet from the property line, and any redeveloper for this area shall provide landscape plantings of shrubbery or bushes between the fence and the street. Outdoor storage piles of material. All outdoor storage piles shall be setback at least 100 feet from New York Avenue and controlled with covers or watering to minimize the airborne transport of material off site. Maintenance of the pile must also conform to the Performance Standards of Junkyards and Recycling Centers

outlined in the City of Trenton Zoning and Land Development Ordinance.

2. Entertainment uses fronting onto Brunswick Ave. will be required to provide 7 ft. landscaped setback to provide adequate buffer from the residential properties across from Brunswick Avenue site.
3. To minimize the visual impact that the entertainment use may have on the adjacent school and residential district the following controls must be complied with in the Entertainment Zone.
 - a. Building scale – The size of the buildings shall not exceed 60 feet, and shall be designated with a street facade that does not overwhelm but rather respects the residential structures on the adjacent side of Brunswick Avenue. This shall be accomplished by restricting the height of the immediate front facade (facing Brunswick Ave.) of the facility to a height of no greater than 30 feet. If the height requirements of the facility exceed 30 feet, the structure can be built to a height of no greater than 60 feet, on the condition that the additional facade above the 30 ft. height of the immediate is setback at least 5 feet from the lower facade.
 - b. In addition, the building scale can be minimized through creative breaks in the facade through color, material, setback, etc.
 - c. Material – The building material shall not be of one uniform type or color that will present a monolithic facade on Brunswick Avenue. A mixture of building materials and color will be required in the building design.
 - d. Setback – Any new buildings fronting on Brunswick Avenue shall be setback at least 20 feet from the front property line, with a minimum 7 foot landscaped buffer being provided between the front property line and the building.
- 4.IA Uses shall not be permitted to have parking lots between their buildings and the street, unless there is a retail ancillary use requiring a need for customer parking.
 - d. If a light industrial or business use is developed on the land bounded by Pear Street, New York Avenue, Strawberry Street and Ohio Avenue the following zoning requirements shall apply:

The Industrial (A) zoning classification of the Trenton Land Development Ordinance shall apply to all industrial uses proposed for this area

Additional controls for this district that apply to a business or industrial use are:

1. Along Ohio Avenue:

- a. The height of the building shall be restricted to 35 feet, extending back from Ohio Avenue at least fifteen feet.
- b. The building must be set back from the property line at least 10 feet and the setback area must be landscaped.
- c. Vehicular ingress or egress shall not be allowed off of Ohio Avenue.
- d. The materials on this façade wrapping around the building to the extent of the 35 foot height must complement the existing residential character of the area. Appropriate materials include brick, a drivit material, hardi-plank, or a decorative split face block.
- e. The elevation must include appropriate fenestration.

5. If the area bounded by Plum Street, Pennsylvania Avenue, Mulberry Street, and New York Avenue is not redeveloped for housing, light industrial and business uses shall be allowed as defined under the Industrial A zoning district of the City of Trenton Land Development Ordinance. Given this sites proximity to non industrial uses on Pennsylvania Avenue the following controls shall apply for this site:

Along Pennsylvania Avenue:

- a. The height of the building along Pennsylvania Avenue shall be restricted to 35 feet and extend back at least 15 feet. The height of the building can increase to the allowable height of the district.
- b. The building must be set back from the property line at least 10 feet and the setback area must be landscaped.
- c. Vehicular ingress or egress shall not be allowed off of Pennsylvania Avenue.
- d. The materials on this façade wrapping around the building to the extent of the 35 foot height must complement the existing residential character of the area. Appropriate materials include brick, a drivit material, hardi-plank, or a decorative split face block.
- e. The elevation must include appropriate fenestration.

6. In order to ensure functional coordination essential to carrying out the objectives of the Redevelopment 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 Housing and Economic 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 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, 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 Department of Housing and Economic Development for review and approval before working drawings are made.

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

7. Landscaping shall be included in site plans for development along New York Avenue to buffer residential areas where applicable, and to improve the appearance of development fronting New York Avenue. Scrub brush along Route 1 should be removed to increase visibility of the area from Route 1. Where appropriate, the city shall restrict the truck traffic traveling to and from the New York Avenue industrial uses from traveling on residential streets. Additionally, where Industrial developments are adjacent to residential streets, the city should enforce limiting disruptive activities such as truck loading and unloading, hours of delivery etc. to normal business hours which is considered 8:a.m to 5:00 p.m.

8. Final site plan approval may be granted by the Planning Board upon submission of floor plans and building elevations without submission of complete architectural plans.

9. Sustainable Design Standards: The City of Trenton is committed to the concepts of sustainability and, as such, seeks to incorporate these concepts into new developments throughout the city. Generally, the sustainable design movement grew out of a strong conservation ideology that seeks to maintain a harmony between our natural environment and our desires to grow. Sustainability requires that we do not consume resources faster than they can be renewed nor produce waste faster than it can be absorbed. First and foremost, the practices set out in these guidelines attempt to integrate into the urban development realm an understanding of the natural processes that make up our environment. For example, attention to the movement of water, wind, sun, and energy across a site can provide

opportunities for making the urban environment more comfortable, more ecologically healthy, and more economically viable. Sustainable urban stormwater drainage systems that capitalize on on-site water not only increase groundwater recharge, which enhances the larger ecological structure of the area, but can also reduce the need for irrigation. Appropriate orientation for buildings can reduce heating and cooling costs, as well as mitigate noxious factors such as air pollution. These guidelines promote practices that will provide a greener and more livable environment, while attending to the economic underpinnings of any development project. Sustainable development means economically sensible development, and these guidelines lay out practices that will add value to development projects.

Attached to this redevelopment plan are design guidelines that are made part of this Redevelopment Plan. Generally, all new development in this district should incorporate, to the extent possible, concepts from these guidelines. All new construction projects that are over 40,000 square feet of gross floor area shall meet the intent of these guidelines and developers are required to file the attached rating systems as part of their Planning Board submittals.

C. PROJECT PROPOSALS

1. Land Acquisition

In the instance where a private redeveloper who is interested in redeveloping the project area in compliance with plan objectives is unable to purchase said property within the Redevelopment Area, the City may, in order to achieve plan objectives, condemn said property on behalf of the redeveloper.

2. Redeveloper's Obligations

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

The Trenton Planning Board has by resolution approved this Redevelopment Plan for the New York Avenue Redevelopment Area. It has further indicated that the

proposals of 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 indicates 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 is designated for commercial use.

2. Density of Population

The population density may increase in the area if new homes are developed on those parcels that are allowed to be redeveloped for a housing uses. This increase is not expected to over burden the existing infrastructure.

3. Improved Traffic

A southbound exit ramp from US Route 1 has been constructed in the vicinity of Olden Avenue, approximately the mid-point of the redevelopment area, to provide much needed accessibility from this highway which is an important as a link to the regional highway system and Route 1 corridor development outside the City. The exit ramp is a convenience to residents in the surrounding area, as well as to motorists using Olden Avenue, a major arterial street. The city shall continue to explore ways to limit truck traffic through residential areas.

4. Public Transportation

There are no proposed changes in existing public transportation. The area is well served by existing public transportation, including bus and rail service.

5. Public Utilities

The storm sewer under New York Avenue should be reconstructed. . If utilities are determined to be inadequate or in need of repair, appropriate improvements will be made in tandem with new development in this area. The storm drainage system will also be assessed. Replacement of inlets will be carried out as recommended by City Engineer. Developer may be required to contribute their fair share of the cost for off-tract improvements. Pro rata share formulas shall generally be in accordance with Section 315-72 of the City of Trenton Land Development Ordinance..

6. Recreational and Community Facilities

A sports arena for extreme sports is proposed in the entertainment district.

7. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights and the like are given in accordance 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 implementation of this Redevelopment Plan, relocation assistance as required by State/Federal law will be provided by the Division of Housing and Economic Development

9. Architectural Salvage

The redeveloper will be required to consult with the City's Historic Preservation Officer prior to the demolition of any building and/or structures in the New York Avenue Redevelopment Area and must work with the City to identify potential organizations for removing any salvageable historic architectural elements. Preference should be given to Trenton- based organizations and/or non-profits.

10. Significant relationship of the Redevelopment Plan to the Master Plans of contiguous municipalities, The New Jersey Development and Redevelopment Plan and the County Master Plan

There are no significant relationships between this redevelopment plan and the contiguous municipalities needing further review. The overall redevelopment objective for this area is to promote light industrial and business uses along New York Avenue. The plan also recognizes that land that is adjacent to existing residential uses are also appropriate for housing where appropriate design controls are included where the residential use abuts existing or new light industrial uses.

The City of Trenton is a designated Urban Center as defined under the State of New Jersey Development and Redevelopment Plan. Goal #1 of the State Plan is the revitalization of the State's Cities and Towns. Additionally, The County of Mercer Growth Management Plan, Part 1, designates the City of Trenton as an Urban Growth Area, and states that Urban Growth Areas provide major concentrations of mixed use activities that serve countywide needs, including high density residential development, single-family housing on small lots, County and State government facilities, professional offices, and a wide range of cultural facilities as well as provide opportunities for economic expansion and the creation of new jobs

Furthermore, it is believed that the stated objectives of this redevelopment plan will not impact the master plans of contiguous municipalities in any significant way.

11. Consistency with the City of Trenton Master Plan

This area is mainly covered under the "New York Avenue Special Planning Area" of the Land Use Element of the City's Master Plan. The vision for the New York Avenue area is to build a concentrated industrial area where businesses are thriving and expanding, but is compatible to nearby residential neighborhoods and the adjacent Capital Health Care hospital facility. This plan deviates slightly from the Master Plan whereby, this plan recognizes that lands in redevelopment area that abuts existing residential may be appropriate for new residential if design appropriately.

This plan recognizes this deviation, but believes that the allowance of housing in certain section of the area is appropriate.

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.

The Planning Board may amend the parking requirements of the Redevelopment Plan without the approval of City Council.

F. PROJECT MAPS

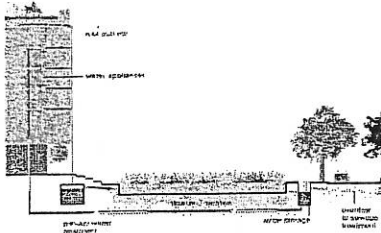
1. Tax Map Boundary Area
2. Boundary and Land Use Map

SUSTAINABLE DESIGN GUIDELINES

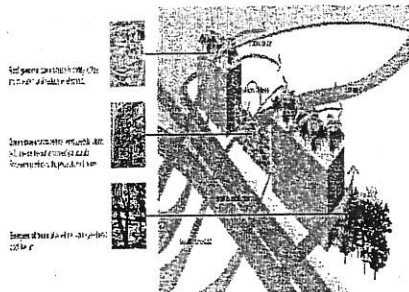
Sustainable Architectural Design Concepts and Elements:

SummerWinter

The following guidelines will maximize comfort while minimizing energy costs:



- The following guidelines will minimize the effects of pollution:



- 17

ORDINANCE

Easily re-usable construction materials:

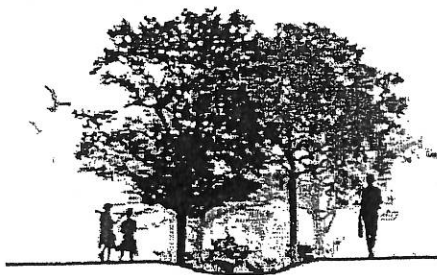


- Crushed gravel and concrete- use as sub-base
- Saw cut concrete can be used as dry-laid retaining walls, edging for planting beds; unit pavers
- Crushed glass, gravel, ceramics or aggregate for asphalt and concrete
- Asphalt reuse (as sub-base or aggregate)
- Re-use of gravel and tar roofing materials (from demolished buildings) avoiding large fees to dump material

Sustainable Building System Components:

- Atrium spaces
- Shade structures, awnings, overhangs
- Internal heat recovery
- Thermal mass and insulation
- Up-draft ventilation and air scoop, for natural ventilation
- Under floor displacement ventilation
- Photovoltaic integration
- Separation of mechanical spaces

Sustainable Site Design Concepts and Elements:



Bioswales/rain gardens

Basic storm water components:

- Roof gardens
- Bioswales/rain gardens
- Permeable surfaces
- Grey water systems
- Retention and detention facilities
- Continuous trenching

ORDINANCE

The following guidelines will maximize comfort while minimizing energy costs:

- Orient buildings to the south
- Site taller buildings to minimize shadows on an open space and other buildings
- Orient open space to maximize winter solar exposure
- Provide tree canopy cover and reduce hardscape for areas with high summer solar exposure
- Provide opportunities for vegetated screening, awnings, overhangs, and adjustable shade structures on buildings with high summer solar exposure

Sustainable site design should seek the following benefits:

- Minimize disturbed areas by limiting clearing and grading to a carefully described development envelope
- Increase the extent of on-site landscaping
- Encourage growth of native and well adapted species and eliminate the need for fertilization and pesticides
- Reduce soil erosion
- Promote natural recharge and infiltration without the threat of surface contamination.
- Reduce runoff volumes and peak runoff rates

Engagement with adjacent waterways should consider these basic parameters:

- Stabilization and protection of slopes, water quality, and existing vegetation
- Access via pathways, bridges, boardwalks and concerns for safety
- Connections to stormwater systems, habitat networks, pedestrian and recreation areas

The following guidelines will provide a healthier framework for habitat:

- Link landscape elements to form a continuous network of forage, water, and cover
- Create “fingers” of habitat that reach into the urban landscape from the creek
- Create zones that provide a diversity of habitat and shelter through layers of plant heights and types
- Select native plants that provide food and shelter for song birds, small mammals, insects, etc.

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Buildings are LEED Silver or better (please refer to the City of Trenton Website and the “Trenton Sustainable Brownfields Development Project” report or the LEED web site for addition information on the LEED program)

These sustainable guidelines are meant to function as “guiding principles” for all new development. As such, it will be the responsibility of each redeveloper to incorporate as many of these elements into their site plan, as practical, that will be submitted to the City of Trenton’s Planning Board. Developers are strongly encouraged to submit concept plans to the Division of Planning outlining all sustainable design elements prior to formal site plan submission. The Board, in consultation with the City’s consulting engineers, will have the jurisdiction to determine if the “spirit” of these guidelines are adequately addressed. As part of the site plan submission, the redeveloper will be responsible to submit the attached rating sheet (appendix A) along with a narrative describing how the sustainable guidelines are met.

These guidelines were called out of the report “Trenton Sustainable Brownfields Development Project” Redevelopers are strongly encouraged to download this entire document for review and reference at www.ci.trenton.nj.us/housplan.html

ORDINANCE

Appendix A

Sustainable Design Rating System

This rating system should be used in conjunction with the attached guidelines. Redevelopers will be expected to have a total score of 10 (with a minimum of three points from section #1 and four points from section #2) in order to meet the minimum threshold for compliance. It will be the sole responsibility of the City of Trenton's Planning staff to make a determination whether items are adequately addressed. When submitting this form the redeveloper should place an X by those items for which they seek credit.

1. Architectural design elements	Points yes/no
➤ Orient the majority of glazing to optimize daylighting potential and heat gain during winter season	1
➤ Orient thermal mass (materials that absorb, store, and conduct heat) and insulation to take advantage of southern exposure while blocking north winds	1
➤ Use roof-top gardens to reduce solar gain in summer and insulate in winter	1
➤ Using building massing to gather wind for the dispersion of air pollutants	1
➤ Use building massing to mitigate noise pollution	1
➤ Use building massing and vegetated screening to gather wind for the filtration/dispersion of air pollutants	1
➤ Creating adjacent courtyards to mitigate air pollution and noise	1
➤ Using/reusing recycled materials on site	1
➤ Building of LEEDS silver or better	2

ARTICLE I. TOTAL POINT POTENTIAL	10
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ORDINANCE




Sustainable Site Design Concepts and Elements:

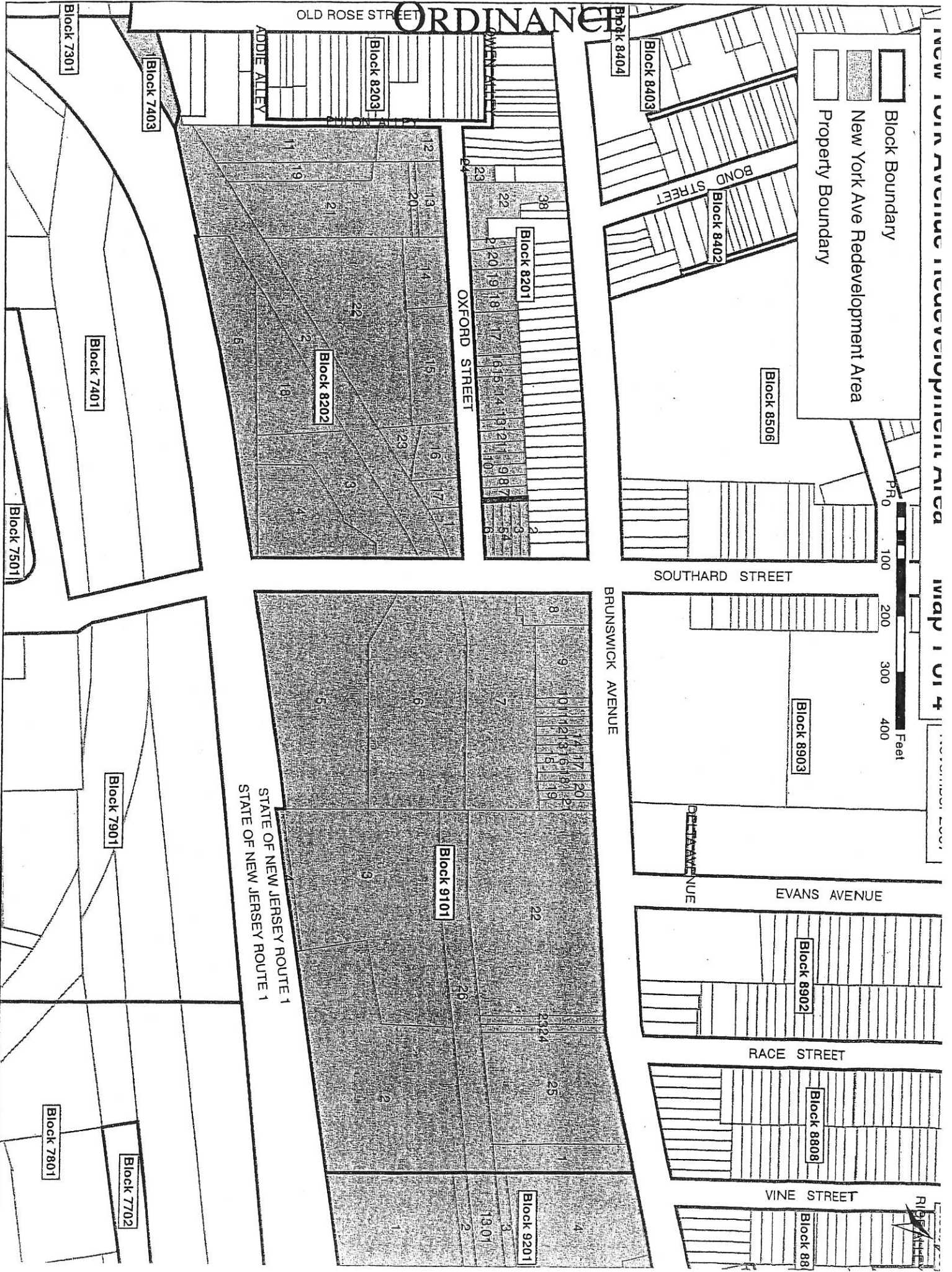
Points yes/no




- Use sustainable stormwater systems including: 3
 - Bioswales/raingardens
 - Permeable surfaces
 - Grey water systems
 - Retention and detention facilities
 - Continuous trenching
- Provide tree canopy cover and reduce hardscape for areas with high summer solar exposure (greater than ordinance requirement) 1
- Provide opportunities for vegetated screening, awnings, overhangs, and adjustable shade structures on buildings with high summer solar exposure 1
- Minimize disturbed areas by limiting clearing and grading to a carefully described development envelope 1
- Increase the extent of on-site landscaping (greater than ordinance req.) 1
- Encourage growth of native and well adapted species and eliminate the need for fertilization and pesticides 1
- Reduce soil erosion 1
- Promote natural recharge and infiltration without the threat of surface contamination. 1
- Reduce runoff volumes and peak runoff rates 2
- Access creek via pathways, boardwalks while addressing concerns for safety 2
- Link landscape elements to form a continuous network of forage 1
- Create zones that provide a diversity of habitat and shelter through layers of plant heights and types 1
- Select native plants that provide food and shelter for song birds, small mammals, insects, etc. 1

ARTICLE II. TOTAL POINT POTENTIAL

17

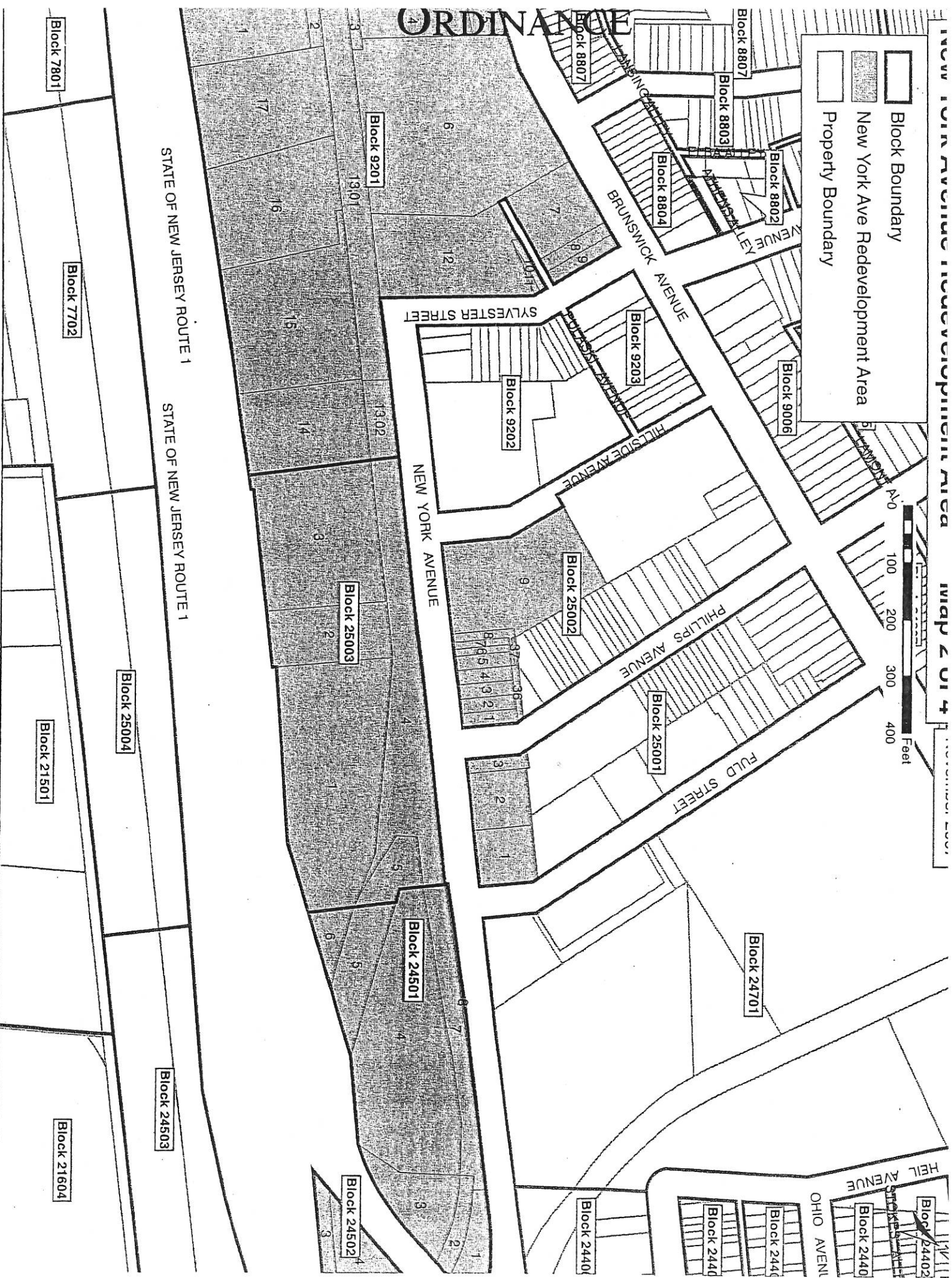
-  Block Boundary
-  New York Ave Redevelopment Area
-  Property Boundary



-  Block Boundary
-  New York Ave Redevelopment Area
-  Property Boundary



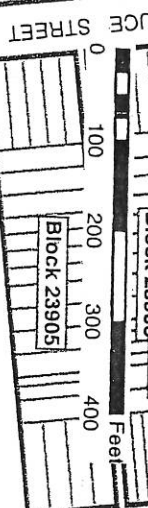
ORDINANCE



БЛОК 239У3

Block 2, 105

Block Boundary
New York Ave Redevelopment Area
Property Boundary



OHIO AVENUE

PINE STREET

ANCHOR STREET

STATE OF NEW JERSEY ROUTE 1

MULBERRY STREET

ORDINANCE

Block 24406

Block 24405

Block 24404

Block 23706

Block 23705

Block 23707

PENNSYLVANIA AVENUE

Block 23810

Block 23809

Block 23808

Block 23807

Block 23806

Block 2380:

Block 23803

Block 2380

Block 24004

Block 235

Block 24502

Block 24501

Block 24503

Block 21604

Block 23302

Block 21603

Block 21602

Block 21601

Block 22501

COURTLAND STREET

Block 22601

Block 22502

Block 22702

Block 22701

Block 230

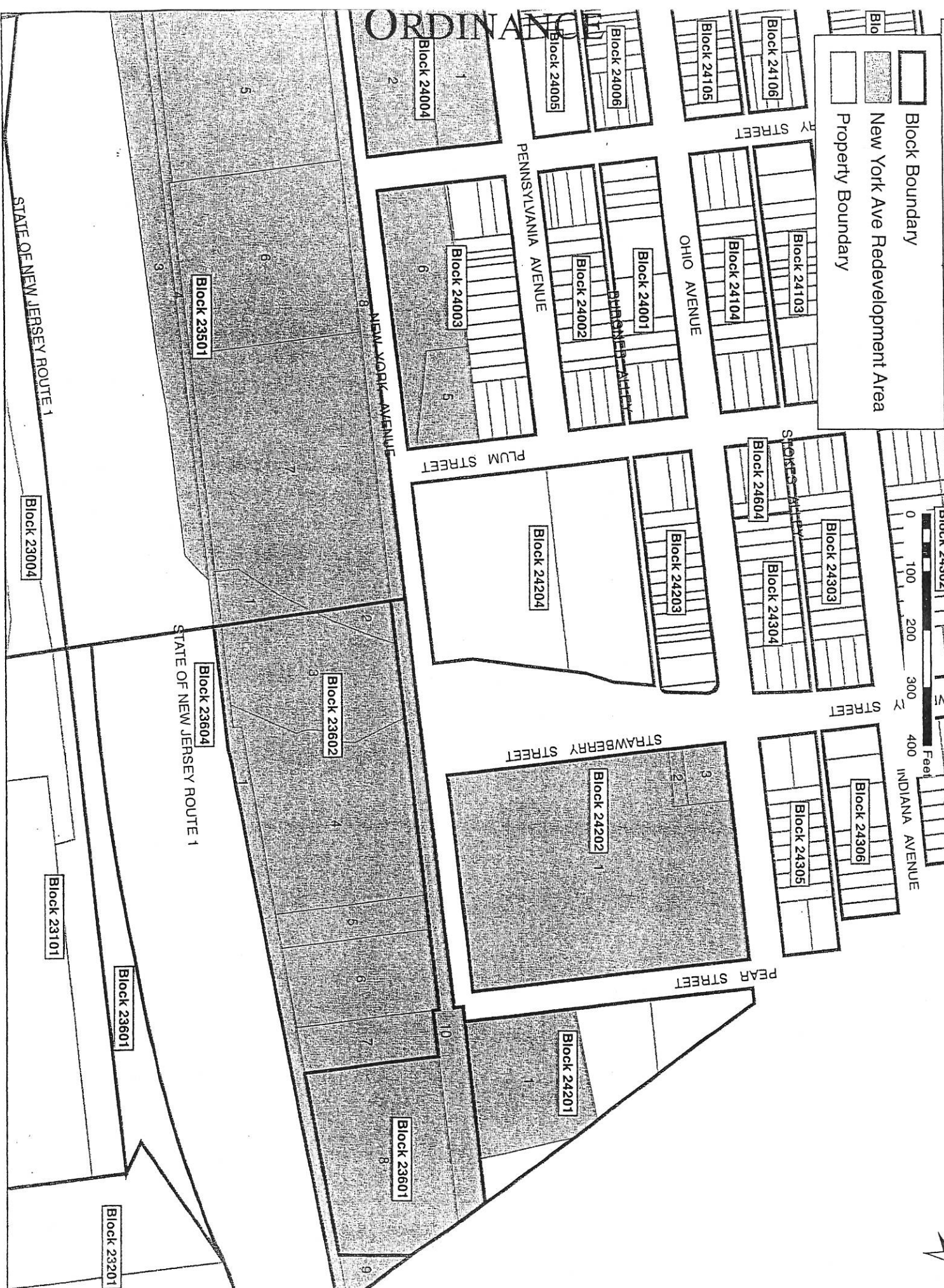
NEW YORK AVENUE REDEVELOPMENT AREA

Map 4 of 4

- ☐ Block Boundary
- ☒ New York Ave Redevelopment Area
- ☐ Property Boundary



ORDINANCE



New York Avenue Redevelopment Area Boundary and Land Use Map

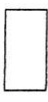
 New York Avenue Redevelopment Area Boundary

Land Use

 Mixed Use (MU/Entertainment/Industrial/Business)

 Industrial A (IA)

 Industrial A-2 (IA-2)

 Residential B (RB)
(overlay to IA district)

Adopted August 1986
Amended October 2002
Amended November 2004
Amended January 2005
Amended June 2007
Amended December 2007

0 370 740 1,110 1,480 Feet

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