

ROUTE ONE INDUSTRIAL AREA REDEVELOPMENT AREA PLAN

ADOPTED September 1993

Amended June 1997

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The boundaries of this redevelopment plan area as indicated on the attached boundary map.

2. Redevelopment Objectives

The objectives of this Redevelopment Plan are to create opportunities to retain and attract businesses and other non-residential uses in the City of Trenton with a particular emphasis on the retention and attraction of manufacturing industries; to expand existing businesses and industry; to increase job opportunities; to enhance the City's tax base; and to provide a design concept that will provide an attractive and competitive setting for business activities and have a positive effect on the surrounding neighborhood.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map, dated August 1993, indicates the proposed land uses and public rights-of-way.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

As indicated on the Zoning Map, dated 1989, the permitted land use shall be as outlined in the Industrial A zone except as modified herein:

1. Buildings and other structures and uses are those permitted in the Industrial A zone. Those uses that are specifically prohibited in the Industrial A zone shall also be prohibited under this redevelopment plan. The development of a Poultry Processing and Evisceration Facility shall be an allowable use in the redevelopment area.

This shall not apply to exclude 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. In addition to light industrial and heavy commercial uses as specified in the Industrial A zone the following uses shall also be permitted: retail

sales and services; professional and business offices; restaurants; multi-story parking garages and related uses.

b. Lot size, area and building requirements

1. 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 Housing and Development shall make recommendations to allow for modifications to the applicable standards in order to address particular circumstances and foster high quality site planning and design as seem appropriate to the plan. The Planning Board shall be authorized to approve such recommendations where they further the objectives of this redevelopment plan without requiring amendment of the plan.
2. Off-street parking requirements for industrial uses shall be provided in amounts to provide sufficient space to accommodate no less than one parking space for every three anticipated employees.

Parking requirements for retail, commercial and office uses shall be as specified in the Zoning Ordinance Section 19-27.1I, Off-street Parking Schedule for All Districts Except Business A and Pedestrian Mall.

3. For those properties located between Muirhead Avenue and North Clinton Avenue, all loading and unloading docks shall be located off Muirhead Avenue so that there is no direct truck ingress or egress off North Clinton Avenue. Vehicular access from North Clinton shall be permitted for parking.
4. Any new buildings being developed on properties facing North Clinton Avenue shall have a minimum setback of 40 feet from Clinton Avenue. The North Clinton frontage shall be treated in such as fashion that mitigates potential land use conflicts in this area. Edge treatment for Clinton Avenue shall include appropriate landscaping and/or decorative fencing as deemed appropriate at the time of Planning Board site plan review. Building elevations fronting on North Clinton Avenue shall, to the fullest extent possible, complement the adjacent residential/commercial edge through the use of appropriate building materials and physical design. This may include the use of brick, split block or other like materials to add detail to the facility in addition to the placement of windows and doors along Clinton Avenue.
5. Signs shall be per the Industrial A zone standards except that the Planning Board may approve free-standing signs that exceed the applicable standards for properties located along the Route One highway corridor exclusively for the identification of the business or occupant of

the property. Any such sign may be of permanent construction and of a design and appearance to be approved by the Planning Board.

6. Notwithstanding any provisions of the Industrial A zone, billboards shall not be permitted.

C. PROJECT PROPOSALS

1. Land Acquisition

The City of Trenton may acquire, by condemnation where necessary, such properties as may be necessary to effectuate the objectives of this redevelopment plan.

2. Redeveloper's 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 Housing and 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 designated Redevelopment Area.

The Trenton Planning Board has, by resolution, approved this Redevelopment Plan for the Route One Industrial Redevelopment Area. The Redevelopment Plan conforms to local zoning, 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 development. The proposed use, Industrial, is consistent with the local objectives of the City's Master Plan.

2. Population Density

The industrial development will not affect population density.

3. Traffic

There are no plans to vacate or close any streets at this time. All loading/unloading is proposed to be off-street.

4. Public Transportation

The area is serviced by public transportation and no changes are anticipated.

5. Public Utilities/Infrastructure

No changes are anticipated in the provision of public utilities or infrastructure.

6. Recreational and Community Facilities

No new recreational or community facilities are proposed for the redevelopment area.

7. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, etc. shall be in accordance with the Zoning Ordinance for the City of Trenton.

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 Route One Industrial Redevelopment Plan is a consolidation of the Muirhead Avenue and Crane Property redevelopment areas in addition to an expansion of the redevelopment area in order to provide greater redevelopment opportunities. This plan supersedes all controls and objectives set forth in the previous plans for this area.


F. PROJECT MAPS

1. Boundary Map
2. Land Use Map

Route One Industrial Redevelopment Area



Redevelopment Area Boundary



Property Boundaries


Adopted December 1989

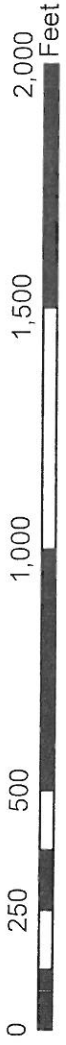
Amended February 1990

Amended September 1990

Amended August 1993

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