

SOUTH TRENTON REDEVELOPMENT AREA PLAN

ADOPTED November 1986
Amended August 1988

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The redevelopment area is generally bounded by Lalor Street, Jersey Street, Tremont Street, Hancock Street, the northerly line of Lot No. 1 (Block 152B), and the railroad right-of-way Bordentown Branch.

2. Redevelopment Plan Objectives

The objectives of the South Trenton Redevelopment Plan are as follows:

- a) The rehabilitation of the existing vacant and/or underutilized factory buildings and the adaptive reuse of the buildings for commercial/office and/or residential uses.
- b) The refurbishing of the existing commercial shopping area.
- c) Parking requirements shall be 3 spaces per 1,000 square feet (commercial/office use); 1 space per dwelling unit (residential use); 1 space per employee for warehouse or industrial land use plus adequate loading areas.

A portion of Lot 1 (west of Building #2) shall be reserved for parking in connection with the redevelopment and expansion of Building #1.

Any parking spaces constructed south of Mott Place to be used by office employees shall be subject to an agreement to be established at the time of site plan approval, providing a program for “shared parking”¹ that will ensure the availability of adequate parking for retail and residential uses in the remainder of the redevelopment area.

¹ “Shared Parking” refers to a method of parking analysis that permits different land uses that have offsetting periods of parking demand to share marginally needed parking spaces.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map, dated August, 1985, indicates the proposed land uses in the project area.

2. Land Use Provisions and Building Requirements

a) Permitted Uses

Land uses as indicated on the Land Use Map dated August 1985, except as modified herein, shall be as follows:

1) Office/Warehousing (O/W)

Office development is targeted for multi-story warehouse buildings clustered at the north end of the redevelopment area. Such development is limited to 285,000 square feet. All existing warehouse or light industrial space north of Mott Place shall be permitted to continue as such.

Office building development shall be designed to discourage use of Jersey Street or other neighborhood streets for employee parking.

2) Residential/Retail

Residential development is targeted for vacant multi-story buildings south of Mott Place. The shopping center area along Lalor Street should remain retail. The industrial building to the rear of the shopping center could be a residential/retail mixed use building with first floor retail spaces fronting the shopping center.

Luncheon/cafeteria facilities shall not be permitted in office buildings except for limited service snack bars as defined by the New Jersey Commission for the Blind.

3) Day Care Centers

Day care centers shall be permitted as a conditional use.

b) Building Requirements

Regulations, controls and restrictions regarding building area, floor area, height, 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 & Economic Development shall make recommendations to allow for innovations in site planning and design as deemed appropriate to the plan.

C. PROJECT PROPOSALS

1. Land Acquisition

No acquisition of private property by the City is anticipated. However, 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 Obligation

In order to achieve the objectives of this Redevelopment Plan, redevelopers are to construct improvements in conforming with this plan and begin and complete such rehabilitation within 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 approved this amended redevelopment plan for the South Trenton Redevelopment Area by resolution. It has further indicated that the proposals in this amended 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 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/office use, including residential use and parking.

2. Density of Population

Population density will not be significantly affected after redevelopment. Residential uses, if proposed, shall be reviewed by the Department of Housing and Economic Development.

3. Improved Traffic

In order to ensure the orderly flow of traffic, the following traffic patterns shall be enforced:

a) Street System

1. Hancock Street (Lalor Street portion) shall be one-way southbound and Jersey Street shall be one-way northbound.
2. Mott Place shall be one-way westbound off of Jersey Street and the North-South section of Mott Place shall be one-way southbound and restricted to one lane.
3. Hancock Street between Tremont and Cass Streets shall be one-way northbound.
4. Tremont Street west of Jersey Street shall be one-way westbound.

b) Traffic Signals

The following intersections shall be signalized:

1. Hancock Street at Cass Street.
2. Hancock Street at Lalor Street.
3. If and when the North-South section of Mott Place is vacated as a public throughway, it shall be used for open space.

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

There are no public utility improvements planned, as existing utilities are adequate for the proposed redevelopment.

6. Recreational and Community Facilities

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

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 Plan

Relocation assistance as required by State/Federal law will be provided by the Division of Neighborhood Development and the Bureau of Property Management.

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.

F. PROJECT MAPS

1. Boundary Map
2. Land Use Map

South Trenton Redevelopment Area

Adopted November 1986; Amended August 1988



Redevelopment Area Boundary



Property Boundaries

0

100

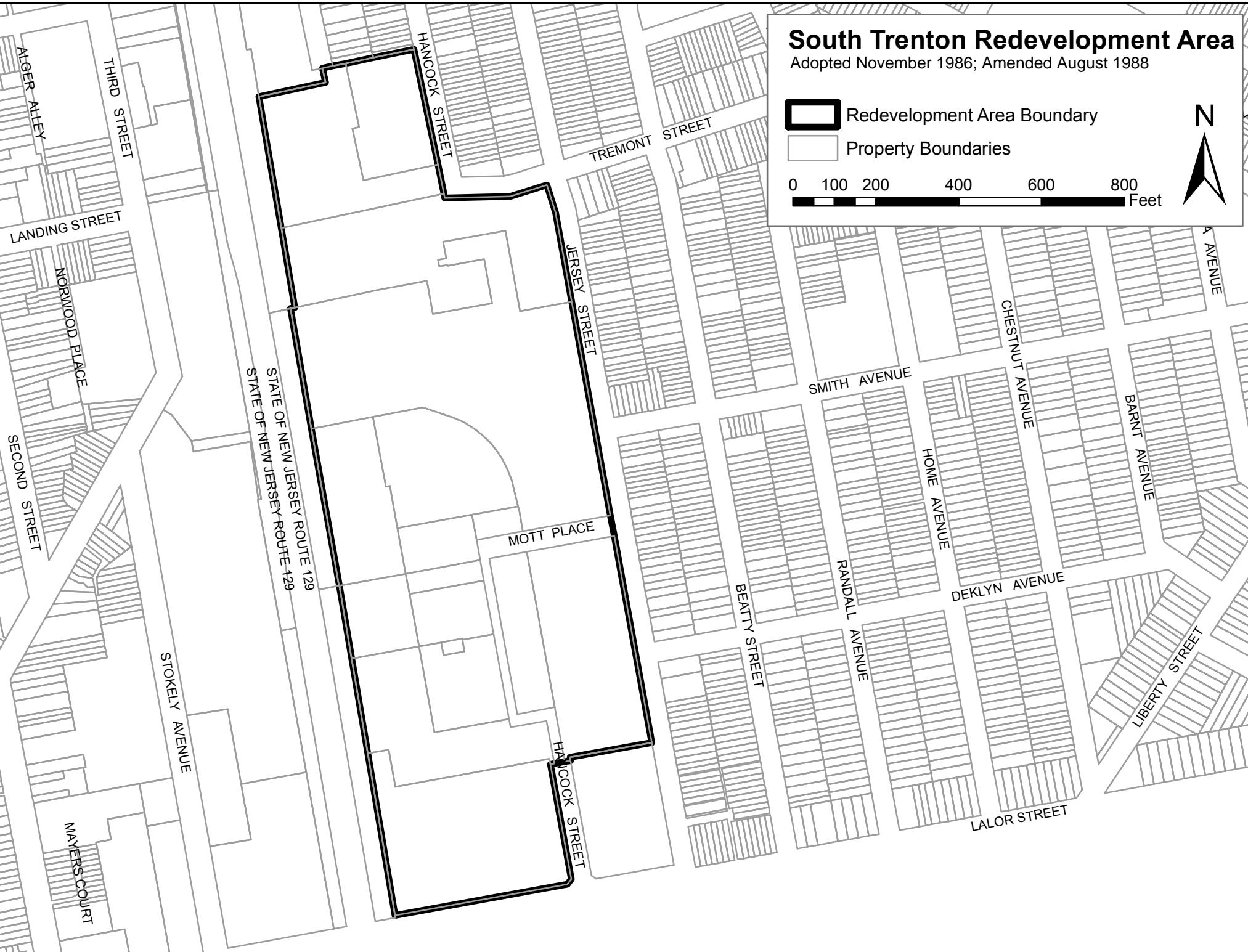
200

400

600

800

Feet



South Trenton Redevelopment Area

■ Redevelopment Area Boundary

Property Boundaries

Adopted November 1986
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Land Use

Office/Warehousing

Residential/Retail



STATE OF NEW JERSEY ROUTE 129
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01

MOTT PLACE

R/R

STOKELY AVENUE

ALGER RE-

THIRD STREET

NORWOOD PLACE

SECOND STREET

A map of a city block showing property boundaries and zoning. A large red area is labeled 'O/W'. An orange area is labeled 'R/R'. Street names visible are HANCOCK STREET, TREMONT STREET, JERSEY STREET, MOTT PLACE, and BEATTY STREET. A small white area is labeled 'HANCOCK STREET'.

A detailed map of a residential area. The map shows a grid of streets and property boundaries. The streets are labeled as follows: SMITH AVENUE (top left), CHESTNUT AVENUE (top center), BARNET AVENUE (top right), HOME AVENUE (center left), DEKLYN AVENUE (center), RANDALL AVENUE (bottom left), and LALOR STREET (bottom right). A large triangular plot of land is labeled LIBERTY STREET, oriented diagonally. The map uses a light gray color for the streets and a white color for the property boundaries and labels.