

BERNARD STREET
REDEVELOPMENT AREA PLAN

ADOPTED JULY 1989

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

TABLE OF CONTENTS

A. DESCRIPTION	3
1. BOUNDARIES OF PROJECT.....	3
2. REDEVELOPMENT PLAN OBJECTIVES	3
B. LAND USE PLAN	3
1. LAND USE MAP.....	3
2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS.....	3
C. PROJECT PROPOSALS.....	4
1. LAND ACQUISITION.....	4
2. REDEVELOPER'S OBLIGATIONS.....	4
D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS.....	4
E. PROCEDURES FOR CHANGES IN PLAN.....	5
F. PROJECT MAPS.....	5
1. LAND USE AND BOUNDARY MAP.....	6

A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The proposed Redevelopment Area is generally bounded by Calhoun, Bernard and Marion Streets, and Lot 148-B, Block 28A 2-A, as shown on the Boundary Map.

2. Redevelopment Plan Objectives

The objectives of the Bernard Street Redevelopment Are Plan are as follows:

- (a) The demolition of the existing vacant industrial buildings, to provide additional buildable land.
- (b) The new construction of a neighborhood commercial center of no less than 15,000 square feet.

B. LAND USE PLAN

1. The attached Land Use Map, dated June 1989, indicates the proposed land use for the Project Area.

2. Land Use Provisions and Building Requirements

(a) Permitted Land Use

As indicated on the Land Use Map, the permitted land use shall be commercial, and Business-B zoning regulations shall apply.

(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 and Economic Development shall make recommendations to allow for innovations in site planning and design as seen appropriate to the plan.

An appropriate buffer, separating the rear of the properties on Marion Street, which abut the Project Area, must be provided.

C. PROJECT PROPOSALS

1. Land Acquisition

The City of Trenton may acquire privately-owned property within the Redevelopment Area.

2. Redevelopment Objectives

In order to achieve the objectives of this Redevelopment Plan, Developers are to construct improvements conforming with this Plan, and must begin and complete such construction within a reasonable time to be negotiated by the City Development of Housing & Economic Development and the developer at the time of the disposition agreement.

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 Bernard Street Redevelopment Area. The Redevelopment Plan conforms to local zoning (BB), 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 proposed use – Commercial – is consistent with the local objective for the Project Area.

2. Density of Population

The commercial development will not affect density.

3. Improved Traffic

The following traffic issue shall be addressed during the administration of the Plan:

(a) All or part of East Rutherford Avenue be vacated by the City of Trenton.

4. Public Transportation

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

5. Public Utilities

Existing utilities and supplies are adequate to service the site. The open drainage ditch shall be enclosed in a drain pipe, in a manner acceptable to the Dept. of Public Works, by the developer who owns and develops the parcels traversed by the ditch.

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 sixes, building heights, and the like shall generally be in accord with the Zoning Ordinance of the City of Trenton as amended, for Business-B districts.

8. Relocation

No relocation of persons or businesses is needed to implement the redevelopment Plan.

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

Bernard Street Redevelopment Area

Bernard Street Redevelopment Area Boundary

Property Boundaries

Land Use: Commercial (C)

0 50 100 200 300 400 Feet

July 1989

