

ATTACHMENT A

REDEVELOPMENT PLAN
FOR THE
CENTRAL EAST REDEVELOPMENT AREA



PLANNING BOARD REVISION
JUNE 8, 1989
SEPTEMBER 1989
OCTOBER 2009

A. DESCRIPTION

1. Boundaries of Project

The Project Area is generally bounded by Chestnut Avenue, Thompson Street, northerly lot line of Block 104, Lot 8, Monmouth Street, Freeman Lane, the rear (westerly) lot lines of 23-115 Chambers Street, Morton Alley, southerly lot of Block 107, Lot 52, the rear (southerly) property lines of 11-43 Walnut Avenue including Lots 114-U and 26, and the southerly lot line of Block 107, Lot 34.

2. Redevelopment Plan Objectives

The primary objective of the Redevelopment Plan is to facilitate the rehabilitation of City-owned properties and privately-owned vacant buildings and land for residential use.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map, dated October, 1988, indicates the permitted land uses within the Project Area.

2. Land Use Provision and Building Requirements

- a. Land use as indicated on the Land Use Map, except as modified herein, shall be and are limited as follows:
Residential – Residential B shall be the permitted residential land use, consistent with the City of Trenton Zoning Ordinance.
- b. Building and Rehabilitation Requirements
 - i. Regulations, controls and restrictions regarding the construction of new buildings shall be generally determined by the City of Trenton Zoning Ordinance, but the Department of Housing and Development shall make recommendations in site planning and design as seen appropriate in the implementation of the Plans objectives.
 - ii. In order to insure functional coordination essential to carrying out the objectives of the Redevelopment Plan, developers shall agree to certain controls through such means as are deemed appropriate by the Department of Housing and Development. Such controls will be concerns will be concerned with 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 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 and materials of construction.

The right of the Department of Housing and Development to review plans and specifications of new development shall extend for a period of forty (40) years following the official adoption of this Redevelopment Plan by City Council.

C. PROJECT PROPOSALS

1. Land Acquisition

Acquisition of privately-owned property may be necessary to achieve the objective of the Plan. Acquisition shall be limited to vacant and tenant occupied structures and land necessary for off-street parking.

2. Redeveloper's Obligation

In order to achieve the objectives of this Redevelopment Plan, developers are to construct improvements in conformity with this Plan including the parking requirements. The developers are to begin and complete such construction within a reasonable time as determined by the administering agency or any other application agency.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The law of the State of New Jersey requires that any redevelopment project be undertaken in accordance with a Redevelopment Plan for the Project Area.

The Trenton Planning Board by resolution has approved this Redevelopment Plan for the Central East Redevelopment Area. It has further indicated that the proposals in this Redevelopment 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 primarily for residential uses.

2. Density of Population

- a. The number of occupied dwelling units will increase as a result of the proposed redevelopment because of the re-occupancy of abandoned housing and new residential construction,. The increase in density will not be significant. The existing utility capacity and infrastructure will be examined as part of site plan reviews. If upgrades are needed, redevelopers will be required to work with the city to effectuate these upgrades.
- b. The conversion of single-family structures of less than 1,200 square feet of net habitable floor area into two family units shall be prohibited, and such single-family structures shall be targeted for rehabilitation for owner-occupants but may be used for rental housing.

3. Traffic and Parking

- a. The existing street system has the capacity to accommodate the anticipated traffic.
- b. In the event that the density of a given building is increased above the previous density, one off-street parking space for each additional unit is required and shall be located within the Redevelopment Area.
- c. The developer shall be required to utilize two (2) vacant Monmouth St. lots for off-street parking (Block 107 A, Lots 20 and 21).
- d. The developer may provide parking in the rear of 29-43 Walnut Avenue. Ingress and egress from Walnut Avenue shall be provided through the utilization of Block 107 k, Lot 7, and portions of Lots 25, 71, 72, 73, 49, 48, 51, 50, 54, 60, and 114 U, as necessary. Such access Driveway shall be no less than 15 feet in width.
- e. Lots 72, 73, 18, 45, 46, 74 and 30 of Block 104A on Cook Place shall be utilized for off-street parking.

4. Public Transportation

There are no proposed changes in existing public transportation. The area is well served by existing public transportation.

5. Public Utilities

There are no public utility improvements planned, since 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. Faircrest Park is located within the neighborhood.

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, with the following exceptions:

- Two-family stacked townhouse units are permitted
- New units on the corner of blocks can be 4 stories (45 feet)
- One off-street parking space is required for each unit
- Sideyard setback and maximum number of units in any one structure are not applicable in infill housing strategy

8. Relocation Plan

Although no displacement is planned to occur in conjunction with this Central East Redevelopment 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 Neighborhood Development, and the Bureau of Property Management. Any families or individuals, temporarily or permanently displaced from the Project Area, will be relocated by the city of Trenton into decent, safe and sanitary housing at rents within the means of the persons displaced from the project area.

Anyone directly displaced as a result of rehabilitation activity in the area will have first priority to occupy renovated units in the redevelopment area.

9. 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 to promote the redevelopment of underutilized vacant land and buildings for residential uses is consistent with both the Mercer County Master Plan and the State of New Jersey Development and Redevelopment Plan. 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 Area 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.

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.

10. Consistency with the City of Trenton Master Plan

The vision for the East Street Area, including Chestnut Avenue to Logan Avenue, as formulated in the City of Trenton Land Use Plan, January 1999, is to build a stable, livable and mostly residential neighborhood. Rehabilitation in addition to new construction of housing is recommended.

Furthermore, the City of Trenton “Periodic Re-examination of the City of Trenton’s Land Use Plan and Regulation” as adopted by the City of Trenton Planning Board, February 2005, reiterates the above mentioned recommendations that first appear in the 1999 Land Use Plan:

The objectives put forth in the Central East Redevelopment Plan are consistent with City’s Master Plan.

E. PROCEDURE 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 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.

F. PROJECT MAPS

1. Boundary Map
2. Land Use Map

Central East Redevelopment Area



Central East Redevelopment Area Boundary

November 1988

February 1990



Property Boundaries



Land Use: Residential B (RB)

