

CHAMPALE  
REDEVELOPMENT AREA PLAN

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ADOPTED APRIL 1997  
Amendments APRIL 2006

ATTACHMENT A

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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1. BOUNDARY/LAND USE MAP

**A. DESCRIPTION OF PROJECT**

1. Boundaries of Project

The generalized boundaries are as follows:

The generalized street boundaries are Lalor, Lamberton, Centre Streets and Cliff Street. More specifically, the Block and lots contained in this Redevelopment Area are:

Block 74B & C

Lots; 150, 4, 42, 38, 44, 7, 16, 3, 89, 37, 15, 18, 21 2, 1, 76, 57, 20, 27, 41, 46, 48, 85, 52, 23, 93, 49, 146, 111, 143, 90, 109, 79, 139, 140, 141, 147, 148, 39, 80, Kuser Alley

2. Redevelopment Objectives and Relationship to Local Objectives.

In seeking the redevelopment of this area the City has identified a number of overall Redevelopment Objectives, namely;

a. To develop the property consistent with an urban waterfront location. The facilities to be built in the redevelopment area should take advantage of the extensive Delaware River frontage and the potential for attractive river views from the property. The facilities should take advantage of the public open space, including a continuous river walk built as part of the Route 29 project.

b. The preservation and restoration of the former Champale Administrative building (the historic Delaware Inn) located at 1035 Lamberton Street is an explicit goal of this plan. This building is a local City of Trenton Landmark building and, as such, all work at this property will need to be reviewed by the City's Historic Preservation Specialist and/or the City's Landmarks Commission for Historic Preservation. Any redeveloper selected for the larger Champale site is expected to work closely with the City of Trenton's Department of Housing and Development to develop a reuse strategy for this facility that integrates into the planning for the larger area. Redevelopers will be required to make some form of financial contribution to the restoration of this landmark building. The form (which may include performing restoration work on the structure) and amount of this contribution shall be memorialized in some fashion in the disposition of the former Champale site.

c. To create a strong physical presence, both with respect to visual impact and intensity of activity, along Lamberton Street, Cliff Street, the Delaware River and Lalor Street and to minimize the number of street openings on any one street. Housing developed on this site should, whenever possible, take advantage of views of the Delaware River and the new waterfront park. A prominent urban design is appropriate for this site that clearly follows the existing residential setbacks and character in the surrounding area.

d. To provide revenues for the City, through the private purchase of the site from the City, property tax or in lieu payments, or other direct and indirect revenue sources.

e. While substantial new development of blighted and underutilized properties is warranted, a comprehensive redevelopment strategy for the entire block should be developed. To eliminate the blighting conditions that exist on the block, those properties not slated for redevelopment should be upgraded. Specifically, the row homes, #749-765 Centre Street appear to have architectural merit.

## 2a. RELATIONSHIP TO LOCAL OBJECTIVES

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.

### 1) Land Use

The Land Use Map and Land Use Provisions and Building requirements indicate the proposed land uses for the redevelopment area. The proposed land uses are in general conformity with the local objectives for the project area.

### 2) Density Population

The population density within this redevelopment area will increase if the primary re-use is residential development

### 3) Improved Traffic Patterns and Parking

Traffic patterns have improved in this area as a result of the State of New Jersey's redesign of Route 29 southbound along the Delaware River to the Route one ramp, thereby alleviating local truck traffic on Lamberton Street. In addition, any new development in this redevelopment area will be required to have adequate off-street parking.

### 4) The New Jersey Transit and the State of New Jersey have completed a light rail line that connects the City of Trenton with the Camden Waterfront. This line will provide convenient connections to the much-traveled Amtrak northeast corridor line. The Cass Street light rail stop is within three blocks of this redevelopment area. In addition, this area is well served by the NJ Transit bus system

5) Architectural Salvage

The redeveloper will be required to consult with the City's Historic Preservation Specialist prior to the demolition of any buildings and/or structures in the 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.

6) Public Utilities

The adequacy of the existing public utility system will be evaluated as new development in the area is proposed. If the existing systems are determined to be inadequate or in need of repair, appropriate improvements will be made by the redeveloper and/or the City.

7) Recreational and Community Facilities

This redevelopment site is located in close proximity to the Delaware River waterfront. As part of the redesign of Route 29, the New Jersey Department of Transportation developed a decked park over a portion of the highway in front of the Champale property, providing public open space to the river's edge.

In addition to Waterfront Park, approximately one quarter mile north of this site, other recreational activities have been developed along the river including a river walkway and a new night club. A comprehensive waterfront master plan, under the direction of both the City and the County is currently being developed to identify and plan other appropriate waterfront uses.

8) Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, and the like are to be done in accordance with the Business B district standards contained in the Zoning and Land Use Ordinance of the City of Trenton as amended, unless specifically addressed in this Plan.

9) Relocation Plan

The anticipated amount of relocation required to implement the Redevelopment Plan as amended herein, is unknown at this time. All persons or business displaced by project activities will be assisted in finding other locations and facilities, in accordance with the requirements of N.J.S.A. 20:4-1, et seq., and any other applicable laws. Persons displaced from their homes will be assisted in finding housing which is decent, safe, sanitary and within their financial means in reasonably convenient locations and otherwise suitable to their needs. It is anticipated that there will be sufficient decent, safe, sanitary and affordable housing within the existing local housing market that is available to any such persons displaced.

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 Redevelopment Plan's stated objective to create a new urban scale housing project 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, states as a goal creating opportunities for housing development and rehabilitation to serve a full range of incomes and lifestyles.

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

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, states as its goals for this area, "the most appropriate reuse of the Champale Brewery site" additionally Central principles of the Trenton Land Use Plan, germane to this Plan, include:

- Urban development must be both visionary and pragmatic.

- Further development in the City of Trenton should generally follow established development patterns to achieve consistency and compatibility of various land uses. While large-scale development areas can introduce a variety of different land uses, site specific small-scale development should be compatible with surrounding or adjacent land uses.
- The neighborhood character of the City's residential areas should be preserved. Redevelopment should take place with the minimum disruption of the lives of residents.
- Trenton must maximize the potential of its waterways as aesthetic and recreational amenities. The Delaware River, the Assunpink Creek and the Delaware and Raritan Canal can become important attractions and amenities for residents and visitors.
- The diversity and special quality of Trenton's older buildings link the city to its rich historical heritage and give the city a unique character and identity. That quality should be protected. In order to create an urban community that works, as a whole, new development should respect the built and natural environments in regard to the choices of scale and materials. Trenton's historic fabric and its historic resources should be preserved.
- A bright future for the city, to some extent, will be driven by our ability to keep and attract an intact middle class population and provide new housing opportunities for individuals of all incomes, thereby attracting individuals with disposable incomes back into the city.

The creation of a new waterfront urban housing development, compatible in scale and density of the surrounding neighborhood and the preservation of the historic Delaware Inn is consistent with the guiding principles as promulgated in the "periodic Reexamination of the City of Trenton's land Use Plan and Regulations".

## **B. LAND USE PLAN**

### 1. Land Use Map

The attached land use map dated February 1997, amended January 2006 indicates the proposed land uses in the project area.

### 2. Land Use Provisions and Building Requirements

#### a) Permitted land Uses

Permitted land uses in this area reflect the overall objectives set forth in A.2. Redevelopment Plan Objectives.

1. Waterfront District (WD)

Development in this area shall only include the following uses:

- a. Restaurants (except fast food or drive in), brewpubs and cafes
- b. Tourist or visitor attractions, including museums, entertainment, exhibitions, cultural or recreational facilities including fitness and athletic facilities.
- c. Specialty or visitor-oriented retail establishments, as well as related consumer services.
- d. Residential development, separately or in conjunction with other uses.
- e. Office space restricted to the second floor and above.
- f. A combination of any or all of the above uses.

The City will entertain land uses other than those specified above only if the proposed land use clearly advances the redevelopment objectives set forth in A.2.

The Champale Redevelopment Area shall be subject to the lot size, area, yard, and building requirements of the “Business B” District. In the Business B Zoning District, where a non-residential use is adjacent to a residential use, a minimum five (5) foot wide vegetative buffer must be provided between the uses.

2. [Residential Condominium Zone (CZ) – Overlay District

- a) This Redevelopment Area, in part, may be suitable as a residential condominium complex. As such, the following “Residential Condominium Zone” shall constitute an overlay-zoning district. As such, where this overlay and/or section B.2 a. (1) is silent on land use requirements, the underlying zoning shall apply. Additionally, as allowed under the applicable sections of the Municipal Land Use Law, the Planning and/or Zoning Boards of the City of Trenton shall retain its authority to grant variances from the applicable underlying zoning provisions.



Permitted Uses: Rowhome/Townhome/Multi-family Dwelling Structure

CZ Bulk Requirements

Minimum Development Area (ac)	1
Minimum Front and Side Yard Setback from Municipal Right-of-Way (ft)	0
Minimum Setback for Multi-family Building from Lalor Street (ft)	5
Minimum Setback for Rowhouse and Townhouse Buildings from Lalor Street	0
Minimum Setback from Residential Use – Rowhouse and Townhome (ft)	0
Minimum Setback from Non-Residential Use – Rowhouse and Townhome (ft)	2
Minimum Setback from Residential Use – Multi-family Dwelling Structure (ft)	4
Minimum Setback from Non-Residential Use – Multi-family Dwelling Structure (ft)	4
Maximum Building Height – Rowhouse and Townhome (ft)	48
Maximum Building Height – Rowhouse and Townhome (stories)	3.5
Maximum Building Height – Multi-family Dwelling Structure (ft)	56
Maximum Building Height – Multi-family Dwelling Structure (stories)	4.5
Maximum Density (du/ac)	33
Minimum Distance Between Rowhouse and Townhome Buildings – Interior (ft)	35
Minimum Distance Between Rowhouse and Townhome Buildings – Along Right-of-Way (ft)	10
Minimum Distance Between Multi-family Dwelling Structures (ft)	30
Maximum Number of Units per Rowhouse Building	8
Maximum Number of Units per Townhouse Building	16
Maximum Building Coverage (%)	50
Minimum Driveway Length (ft)	18
Minimum Distance from Townhome to Curbface (ft)	5
Maximum Impervious Coverage (%)	80
Parking Requirements per unit	1 space

Notes:

Accessory uses, such as utility sheds, shall have no setback requirements but shall reviewed and approved by the Planning Board.

The following additional definition shall apply:

Townhouse dwelling unit – A single-family dwelling, with at least two stories, attached to another townhouse dwelling unit by common vertical and horizontal separation, such that the two units share at least one story and are “stacked.”

Driveway Length shall be defined as the clear distance from the proposed or existing structure to the sidewalk or curb, whichever is closer.

Minimum Distance from Rowhouse and Townhome Buildings to curbface shall be defined as the minimum clear distance from the building façade to the curb face. This distance shall be measured perpendicular to the building façade.

Architectural elements, such as porches and their steps, roof eaves and roof overhangs, rain gutters and leaders, decorative window and door surrounds, and windows, window shutters, window sills, and box bays connected to proposed Rowhouses and Townhomes may be extended into the municipal right-of-way to maintain architectural coherence with the existing development surrounding the site.

Minimum Development Area shall be defined as the entire project area including areas to be dedicated/conveyed to a governing body as a result of the project.

Sidewalks shall be a minimum 5 feet wide ; provided, however, that the minimum width may be less if it would allow for preservation of existing street trees. This distance is measured from either the edge of each side of the sidewalk for in the case where the sidewalk abuts a curb, from the curb face to the opposite edge of the sidewalk.

Minimum Driveway aisle shall be 21 feet.

If an new road is developed off of Lamberton Street as access into a new residential development and this road is constructed to the north of the existing historic Delaware Inn and parallels the Inn, the redeveloper is required to place a sidewalk on only the side of the street closest to the Inn. The opposite side of the street shall be appropriately landscaped to provide a vegetated buffer on this edge.

At the intersection of streets, no driveway shall be located closer than 15 feet to the intersection of two curblines. This distance shall be extended to 20 feet if the street intersects with Lamberton Street, Centre Street, Lalor Street or Cliff Street.

One permanent freestanding identity sign shall be allowed on site not to exceed 16 sq. feet.

Two temporary sales sign shall be allowed on site. One sign not to exceed 32 feet and the other not to exceed 12sq. feet.

Decks and balconies extending up to four (4') feet from the building wall shall not be included in any setback measurement for mid-rise buildings.

b. In order to promote the goals of this plan the redeveloper will be allowed to create, as a matter of right undersized lots for the following properties proposed to be outside of the CZ overlay district: Block 74C, Lots 139, 140, 141, 147. To mitigate the impact of creating these undersized lots, the redeveloper shall be required to work closely with the owners of these lots to create an appropriate buffer area between the condominium complex and the lots in question]

c. Prohibited Uses

The following uses are strictly prohibited in any district in this redevelopment area:

1. Fast food or drive-in restaurants
2. Institutional facilities.

d. To facilitate pedestrian traffic through the residential condominium complex to the waterfront park, the redeveloper shall design to allow for adequate open space at the corner of Lamberton and Lalor Streets.

3. Building and Rehabilitation Requirements

- a) Regulations, controls and restrictions regarding the construction of new buildings and rehabilitation of existing buildings shall be generally determined by the City of Trenton and Land Development Zoning Ordinance, unless there are specific regulations contained within this redevelopment plan that supersede the underlying zoning regulations. Off street parking requirements shall conform to the City of Trenton site development standards as set forth in the City of Trenton's Land Development Ordinance. If parking standards are not specifically mandated under City ordinance for a proposed use, parking requirements shall be determined by the City of Trenton Planning Board at the time of site plan review in conjunction with the Department of Housing and Economic Development. The Department of Housing and Economic Development shall make recommendations concerning site planning and design as appropriate in the implementation of the Redevelopment Plan objectives.
- b) In order to coordinate and carry out the objectives of the Redevelopment Plans, 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 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 and materials of construction. The right of the Department of Housing and Economic Development to review plans and specifications of

new development occurring within this redevelopment area shall extend for a period of thirty (30) years following the official adoption.

c) Smart Growth and Sustainable Design

The City of Trenton is committed to the ideals of Smart Growth and Sustainable design. As such, all redevelopers undertaking projects in this area are required, to the greatest extent possible, to incorporate these concepts into their redevelopment plans.

Some of the axioms of Smart Growth that should be considered in the redevelopment include:

- a) greater housing choices and access
- b) open space preservation
- c) improve air and water quality
- d) utilization of existing water and sewer capacity
- e) creating higher density housing option closer to transportation center
- f) creating walkable neighborhoods

As borrowed from the Sustainable Sonoma Project, "Sustainability secures people's quality of life within the means of nature in a way that is fair and equitable to all humanity, other species and to the future generations. Sustainability recognizes the inter-relatedness of the economy, society, and environment. It requires that we do not consume resources faster than they can be renewed nor produced waste faster than they can absorbed

Sustainable design elements that should be considered as part of the redevelopment included:

- a) utilizing LEED building design
- b) building orientation, as it relates to microclimates, winds, sun, air quality and noise
- c) utilizing recycled materials on site, when possible
- d) creative stormwater management techniques

The city has completed a primer describing these principles which is titled "Trenton Sustainable Brownfield Development Project", This document is available from the City of Trenton, Division of Planning, as well as on the City's WebPages at [www.ci.trenton.nj.us/housplan.html](http://www.ci.trenton.nj.us/housplan.html). All redevelopers are required to review this document and clearly indicate as part of the site plan application how their plans meet the intent of this document.

**C. PROJECT PROPOSALS**

1. Land Acquisition

In order to achieve the redevelopment goals of the project area, the City may acquire privately owned properties in this area, and if needed, exercise its powers to condemn. The City will seek to minimize acquisition of occupied buildings that require the relocation of existing residents and/or businesses.

It is the City's intention that property acquisition necessary to implement this Plan will be carried out by the designated redeveloper negotiating with property owners. The City reserves the right to exercise its power of eminent domain in cases where the designated redeveloper and a private property owner cannot agree on the terms of purchase.

2. Redeveloper's Obligations

In order to achieve the objectives of this Redevelopment Plan, redevelopers are 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 & Economic Development.

**D. 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.

**E. PROJECT MAP**

1. Boundary/Land Use Map adopted April 1997, amended January 2006



**Champale Redevelopment Area  
Boundary and Land Use Map  
April 1997  
Amended January 2006**

-  Boundary
-  Condominium Zone (CZ) Overlay District
-  Business B (BB)



## Smart Growth and Sustainable Design

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