

# CHANCERY PLACE

## REDEVELOPMENT AREA PLAN

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ADOPTED September 1983

Amended June 1985

**CITY OF TRENTON**

**DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

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## **A. DESCRIPTION OF PROJECT**

### 1. Boundaries of Project

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>
13 West State Street	1-B	102
15 West State Street	1-B	101
17-21 West State Street	1-B	100
27-31 West State Street	16-B	33
24-28 West State Street	16-B	37
33 West State Street	16-B	32
35-37 West State Street	16-B	31
39 West State Street	16-B	30
41 West State Street	16-B	29
30 West Front Street	16-B	40
32 West Front Street	16-B	41
34-38 West Front Street	16-B	42

#### Chancery Lane

Between West State Street and Front Street

#### Closson Alley

### 2. Redevelopment Objectives

The goal of the Chancery Place Redevelopment Plan is to permit construction of new office/retail space which will provide continuous building frontage along an important commercial section of West State Street in the downtown.

## **B. LAND USE PLAN**

### 1. Land Use Map

The attached Land Use Map, dated September 1983 and revised June 1985, indicates the proposed use (commercial) in the Project Area.

### 2. Land Use Provisions and Building Requirements

#### a. Permitted Land Uses

Land uses as indicated on the Land Use Map dated September 1983, except as modified herein, shall be as follows:

1. Business A

All uses permitted in Business A districts will be permitted in the Project Area, including commercial office space and surface or structural parking.

b. Building Requirements

1. 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.
2. The following land use controls shall apply to the Project Area as described on the attached Land Use Map:
  - a. Any on-site surface parking and loading shall be provided in the rear of buildings.
  - b. If the construction of buildings on West State Street is phased so that part of the street frontage is not built upon, the developer may use the area to the side of the building for surface parking provided that the developer obtains financing necessary for an Urban Development Action Grant within two years of property acquisition. After said two-year period, the City may prohibit parking to the side of the building provided that the developer has available the same number of parking spaces in the Commons parking lot.

**C. PROJECT PROPOSALS**

1. Land Acquisition

Identification of Real Property to be acquired by Private Developers:

All real property which is to be acquired by private developers is so identified on the attached acquisition map dated September 1983 and revised June 1985. In the instance where a private developer 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 developer.

## 2. Redeveloper's Obligations

In order to achieve the objectives of this Redevelopment Plan, the redevelopers are to construct improvements in conformance with this plan and begin and complete such construction within a 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 Chancery Place 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 and parking.

### 2. Density of Population

Population density will not be affected after redevelopment since residential use is not planned.

### 3. Improved Traffic

The vacating of Chancery Lane and Clossen Alley is in accordance with the City's plan for the redevelopment of the site.

### 4. Public Transportation

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

### 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.

7. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, and the like are given in accordance 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, 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
3. Acquisition Map

