

FRAZIER/RESERVOIR STREETS REDEVELOPMENT AREA PLAN

ADOPTED March 1997
Amended August 1998

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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A. DESCRIPTION OF PROJECT

1. Boundaries of Project

As indicated on the attached Boundary Map, the Frazier Reservoir Street Redevelopment Area includes the interior area bounded by both Reservoir and Frazier Streets with eastern most end bordered by Pennington Avenue. All properties fronting on Wilson Street and the south side of Reservoir Street west of Pennington Avenue and east of Marion Street.

2. Redevelopment Objectives

The objectives of the Frazier/Reservoir Street Redevelopment Area are:

- a. to develop approximately thirty (30) attractive, affordable, single-family housing units;
- b. to upgrade the neighborhood through the residential development of available vacant land;
- c. to maintain the existing housing in the neighborhood. Every effort will be made to upgrade and enhance existing housing in the neighborhood, with the input of the community.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map dated January 1997 (amended May 1998) indicates the proposed land uses in the Frazier/Reservoir Street Redevelopment Area. The Land Use Map of this redevelopment plan takes precedence over the Trenton Zoning Map.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

Permitted land uses as indicated on the Land Use Map dated January 1997 (amended May 1998) shall be limited to the following:

Residential (R)

The land use provisions of the “Residential” land use classification are in accordance with the Residential B Zoning District standards outlined in the Trenton Zoning and Land Development Ordinance.

All existing non-residential, commercial uses as of December 1996, are considered “grandfathered” uses which are permitted as of right until the point at which they are vacated or abandoned.

3. Building Requirements

- a. Regulations, controls and restrictions regarding construction of new buildings and rehabilitation of existing buildings shall be generally determined by the Trenton Zoning and Land Development Ordinance and New Jersey State Building Codes, except that where applicable, language in this plan shall take precedence. The Planning Board of the City of Trenton shall have the power to modify the bulk and density standards of the Residential B zoning district, with the use of bulk variances, in the interest of creating an harmonious and compatible development scheme for the Frazier/Reservoir Redevelopment Area.
- b. The Department of Housing and Economic Development shall make policy decisions concerning site planning and design as seen appropriate in the implementation of the Redevelopment Plan objectives. New infill housing shall be architecturally compatible with the visual character of the existing streetscape.
- c. In order to insure the functional coordination essential to carryout 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 Economic Development. Such controls will be concerned with functional considerations and will not relieve developers of their responsibility to comply with all ordinances, governmental rules and regulations.

C. PROJECT PROPOSALS

1. Acquisition

It is anticipated that property acquisition by the City shall be limited to vacant land and/or deteriorated and abandoned structures.

2. Redeveloper's Obligation

In order to achieve the objectives of this Redevelopment Plan, developers 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 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 in the Frazier/Reservoir Redevelopment Area be undertaken in accordance with the adopted redevelopment Plan for the Project Area. The proposed land uses are in general conformity with local objectives for the project area.

1. Land Use

The Land Use Map and Provisions indicate the proposed land uses for the project area.

2. Density of Population

It is anticipated that the population density of the redevelopment area will increase as a result of the development of thirty new houses on vacant land.

3. Traffic Patterns and Parking

One off-street parking space per new dwelling unit shall be required in accordance with the Trenton Zoning and Land Development Ordinance.

4. Public Transportation

The area is well served by existing public transportation.

5. Public Utilities

There are no public utility improvements planned.

6. Recreational and Community Facilities

The West Ward Recreation Center is located nearby on Prospect Street.

7. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, and other development characteristics are to be in accordance with the Zoning Ordinance of the City of Trenton, except as specifically addressed in this Plan.

8. Relocation Plan

No relocation is anticipated to occur as a result of this Redevelopment Plan. If relocation should occur as a result of the City acquiring property in the implementation of this Redevelopment Plan, relocation assistance as required by State and Federal laws will be provided by the City of Trenton through the Division of Real Estate, Department of Housing and Economic Development.

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. TERM OF REDEVELOPMENT PLAN

The term of the Redevelopment Plan shall extend for thirty years from the date of adoption.

G. PROJECT MAPS

1. Boundary Map
2. Land Use Map

