

GRAND STREET
REDEVELOPMENT AREA PLAN

ADOPTED OCTOBER 1984

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 MAP 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.....4**

- F. PROJECT MAPS.....4**
 - 1. BOUNDARY MAP.....5
 - 2. LAND USE MAP.....6

A. DESCRIPTION OF PROJECT

1. Boundaries of Project

Street Address	Block #	Lot #
07 Grand Street	165-A	1

2. Redevelopment Plan Objectives

The goal of the Grand Street Redevelopment Plan is the renovation of a vacant building into a four (4) story, Lease/Sale Housing Complex of approximately 65 units.

Parking for the building included in the redevelopment area will be located in the “Basement” level with additional surface parking adjacent to the building. One parking space for each unit shall be provided.

The execution of this project will remove a blighted building from this area and will enhance the adjacent area.

B. Land Use Plan

1. Land Use Map

The attached Land Use Map, dated October, 1984 indicates the proposed use (residential) in the Project Area.

2. Land Use Provisions and Building Requirements

a) Permitted Uses

Land uses as indicated on the Land Use Map dated October, 1984 except as modified herein shall be residential with off-street parking consistent with Redevelopment Plan objective.

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

- 2) The existing building is to be renovated in accordance with City and State Building Codes applicable to the permitted use.

C. PROJECT PROPOSALS

1. Land Acquisition

The City of Trenton does not plan to acquire any real property in the Project Area.

2. Redeveloper's Obligation

In order to achieve the objectives of this Redevelopment Plan, redevelopers are to construct improvements in conforming with this plan and begin and complete such rehabilitation within reasonable time as determined by the Department of Housing and Economic Development.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Relocation

Since the project site area contains a vacant building, no displacement of families, individuals and business will occur as a result of the execution of the redevelopment Plan.

2. Street Closing

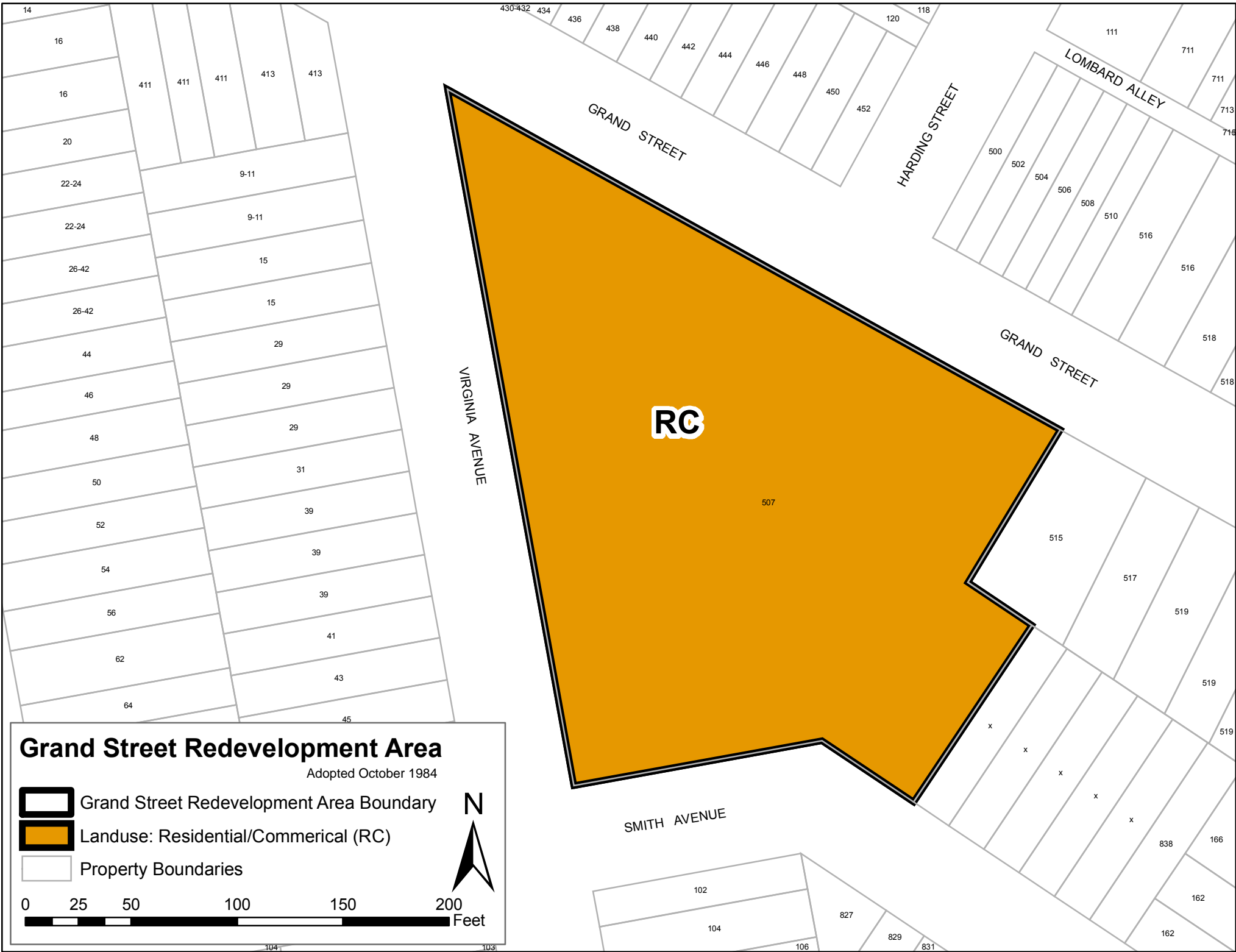
There will be no street closings as a result of this redevelopment plan.

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



Grand Street Redevelopment Area

Adopted October 1984



Grand Street Redevelopment Area Boundary



Landuse: Residential/Commerical (RC)



Property Boundaries

