



Mercer Hospital Bellevue Rutherford Redevelopment Plan

Bellevue Rutherford Redevelopment and Rehabilitation Area
City of Trenton, Mercer County, New Jersey



ADOPTED: MAY 18, 2023

City of Trenton, Mercer County, New Jersey

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Mercer Hospital Bellevue Rutherford Redevelopment Plan


establishing the District Center, Mixed Use, Multi-family Residential
and Renovation and Infill Redevelopment Sub-zones
Within the Bellevue Rutherford Redevelopment Area

City of Trenton, Mercer County, New Jersey


Adopted by the Trenton City Council on May 18, 2023 for the Bellevue Rutherford
Redevelopment Area designated as an Area in Need of Redevelopment (Non-
Condemnation) pursuant to the Local Redevelopment and Housing Law,
N.J.S.A. 40A: 12-1 et. seq.

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A signed and sealed copy of this document is available at the municipal building.



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INTRODUCTION

The purpose of the Mercer Hospital Bellevue Rutherford Redevelopment Plan (the “Redevelopment Plan”) is to guide improvement and investment within the Bellevue Rutherford Redevelopment and Rehabilitation Area in order to redevelop the former Mercer Hospital campus and rehabilitate the surrounding neighborhoods. The regulations contained within this document provide standards for improvements to the lands and structures within the designated area and policies to guide redevelopment.

NJ LRHL:

Redevelopment Process

- City Council directs the Planning Board to undertake a preliminary investigation to determine whether or not an identified area requires redevelopment.
- Planning Board conducts an investigation and holds a public hearing on the proposed redevelopment-area designation.
- Based on the Planning Board’s recommendation, City Council may designate all or some of the study area as an “area in need of redevelopment”.
- The City Council either prepares a redevelopment plan for the area, or directs the Planning Board to prepare the plan.
- The City Council adopts the redevelopment plan.
- The City Council or other public City / authority is designated as the “redevelopment entity” to oversee the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implements the plan.

History and Background

The Mercer Hospital Bellevue Rutherford Redevelopment Plan encompasses the Bellevue Rutherford Redevelopment and Rehabilitation Area. An Area in Need of Redevelopment Study was directed pursuant to *Resolution #10-167 on April 8, 2010*. *Resolution #10-167* was amended pursuant to *Resolution #15-540* dated September 3, 2015 to include a declaration of “Non-Condemnation”. The Redevelopment and Rehabilitation Area was designated per the criteria in New Jersey’s Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq. or “LRHL”) on March 03, 2016 pursuant to *Resolution #16-76*. The designation included an area in need of redevelopment and an area in need of rehabilitation.

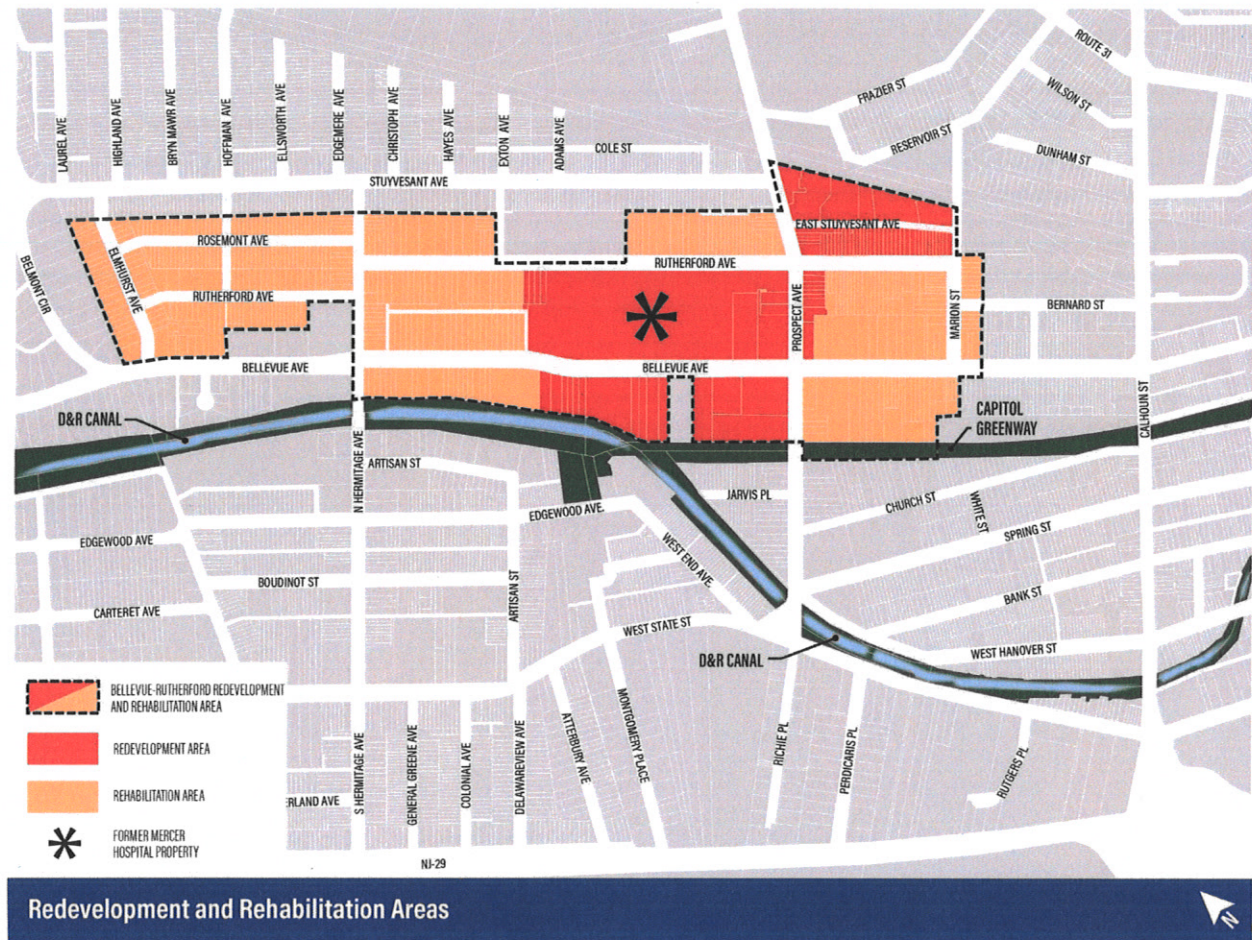
Additionally, it encompasses a portion of the Central West Redevelopment Area to the east of Prospect Street and north of the greenway.

Redevelopment Plan Process

A new redevelopment plan which takes into account the land areas designated as *in need of redevelopment* must be created and adhere to the following procedures for adoption:

- The City Council drafts or directs the Planning Board to prepare a redevelopment plan;
- The City Council refers the redevelopment plan to the Planning Board for review and comment;
- The Planning Board has 45 days to offer its recommendations; and,
- The City Council holds a public hearing on the redevelopment plan and, taking into consideration the recommendations of the Planning Board, may adopt the redevelopment plan through an adopting ordinance.

Plan Components



The Redevelopment Plan includes the following components as required by N.J.S.A. 40A:12A-7.a-f:

- Redevelopment Goals and Objectives;
- Proposed Land Uses and Design Concepts;
- Redevelopment Regulations and Standards;
- Properties to be acquired (though this is a Non-Condemnation Redevelopment Area);
- Relationship of the Redevelopment Plan to Other Plans;
- Provision of Affordable Housing and Replacement, if needed;
- Proposed locations for public electric vehicle charging infrastructure.

REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The purpose of the Mercer Hospital Bellevue Rutherford Redevelopment Plan is to alleviate the existing deleterious conditions of the former Mercer Hospital campus, including vacant buildings, obsolete facilities, damage and disrepair of buildings and site elements through thoughtful redevelopment. Furthermore, this plan seeks redevelopment of existing nonresidential properties that suffer lack of maintenance, vacancy or are focal points for illicit behavior. Additionally, this plan is intended to lay the groundwork for improvement of the existing residential neighborhoods through rehabilitation of buildings and infill development. This Redevelopment Plan provides the framework for improvement, investment and transformation of the Redevelopment and Rehabilitation Area by establishing standards for development that is compatible with the use, scale, density and historic development patterns of the City.

Objectives

To achieve this overarching goal, the following goals and objectives are hereby established:

- A. Promote development that delivers better outcomes than existing zoning can provide in order to stabilize and strengthen the Redevelopment and Rehabilitation Area as a viable mixed-use district in the western portion of the City;
- B. Provide opportunities for new commercial, educational, healthcare related, residential and recreational uses, including a range of housing types;
- C. Encourage the rehabilitation of vacant buildings and redevelopment of underutilized land in a manner that revitalizes the existing neighborhoods;
- D. Strengthen the relationship between the existing and new uses and the D&R Canal State Park and Belvidere Greenway; Provide public access and connectivity to the Canal and Greenway where appropriate; and promote complementary recreational uses in appropriate locations adjacent to the Canal and Greenway;
- E. Mitigate and improve upon deleterious conditions resulting from blighted, dilapidated, obsolescent, underutilized or poorly designed buildings and land;

Redevelopment Plan:

Required Elements (N.J.S.A. 40A:12A-7.a)

- The plan's relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Pursuant to N.J.S.A. 40A:12A-7.c., the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law", N.J.S.A. 40:55D-1 et seq.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the Redevelopment and Rehabilitation Area that is proposed to be acquired in accordance with the redevelopment plan.
- The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and

- F. Preserve and conserve existing uses, buildings, open spaces and landscape features of historic or cultural value;
- G. Encourage the redevelopment of underutilized land and buildings along Prospect Street and Bellevue Avenues to strengthen the urban fabric along these primary thoroughfares and reinforce them as gateways to the heart of this district.
- H. Promote resource conservation.
- I. Incorporate electric vehicle charging facilities within public street infrastructure as appropriate.

The Redevelopment Plan will facilitate the City's efforts to achieve these goals and objectives, and will improve the quality of life for residents and the economic development climate for the combined Redevelopment and Rehabilitation Areas.

RELATIONSHIP TO THE CITY OF TRENTON LAND DEVELOPMENT REGULATIONS

Supersedes Existing Zoning

The permitted uses in this Redevelopment Plan and their associated development regulations shall supersede the use and bulk regulations of the Trenton Zoning and Land Development Ordinance and related land development regulations. Additionally, where it overlaps the Central West Redevelopment Area, the standards herein shall govern. Where the standards of the redevelopment plan are silent, the regulations of the Zoning and Land Development Ordinance, or those of the Central West Redevelopment Area, shall apply to the Redevelopment and Rehabilitation Area as permitted by N.J.S.A. 40A:12A-7.a(2).

Zoning Map

The zoning map of the City of Trenton shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect the area encompassed by this redevelopment plan as the Bellevue Rutherford Redevelopment and Rehabilitation Area.

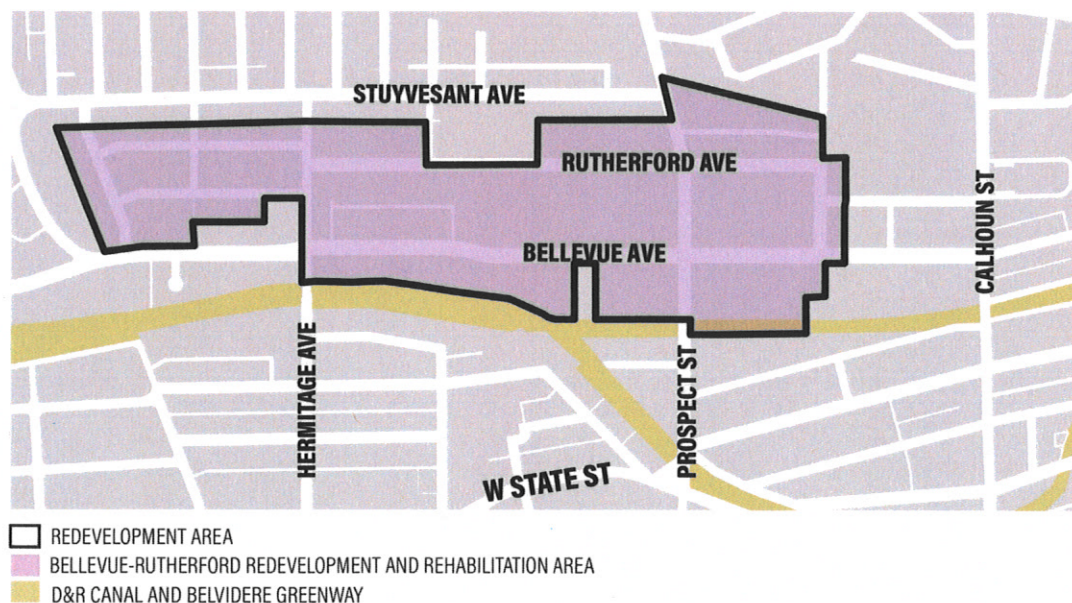
LAND USES IN THE BELLEVUE RUTHERFORD REDEVELOPMENT AND REHABILITATION AREA

The predominant land use existing in the Redevelopment and Rehabilitation Area is residential, primarily consisting of semi-detached and rowhouse type dwellings, with some single-family detached and multi-family dwellings. The other predominant land use is that of the former Mercer Hospital campus, which consists of a variety of medical facility buildings and surface parking lots. The hospital campus comprises approximately 17 acres of the total Redevelopment and Rehabilitation Area and is currently operating as a comprehensive obstetric, pediatric and adult health care facility, however not at full capacity. Maternity and perinatal services have been moved from the campus to the new hospital in Hopewell Township. Assisted living, religious, educational and open space and recreation uses are found within the Redevelopment and Rehabilitation Area. There are also existing bus stops in the Redevelopment and Rehabilitation Area for the 601, 609 and 619 NJ Transit Bus Routes.

The Redevelopment Plan envisions the proposed land uses to remain primarily residential, supplemented with mixed residential-commercial development. Open space and recreational uses are also proposed to be improved and increased while other existing uses are anticipated to remain. It is anticipated that medium to high density multi-family residential uses will be constructed within the entirety of the Redevelopment and Rehabilitation Area with new residents having access to the existing bus transit.

Fully realized, the Redevelopment Plan would result in the repurposing of the Mercer Hospital campus facilities, including demolition of many existing buildings and ancillary structures, with a diverse stock of housing and commercial development that preserves and expands recreation and open space along the D&R Canal and Belvidere Greenway.

This Plan is also complementary to the surrounding areas outside of the proposed boundaries of the Redevelopment and Rehabilitation Area. This is inclusive of Cadwalader Park, designed by Frederick Law Olmsted, and other historic sites such as The Carver Center and The Higbee Street School. The Carver Center was one of the many spaces in the City of Trenton that was historically used for entertainment and recreation by the African-American community in Trenton. The Higbee Street School was built in 1856 and was the first school in Trenton, New Jersey built specifically for black children.



Bellevue-Rutherford Redevelopment and Rehabilitation Area

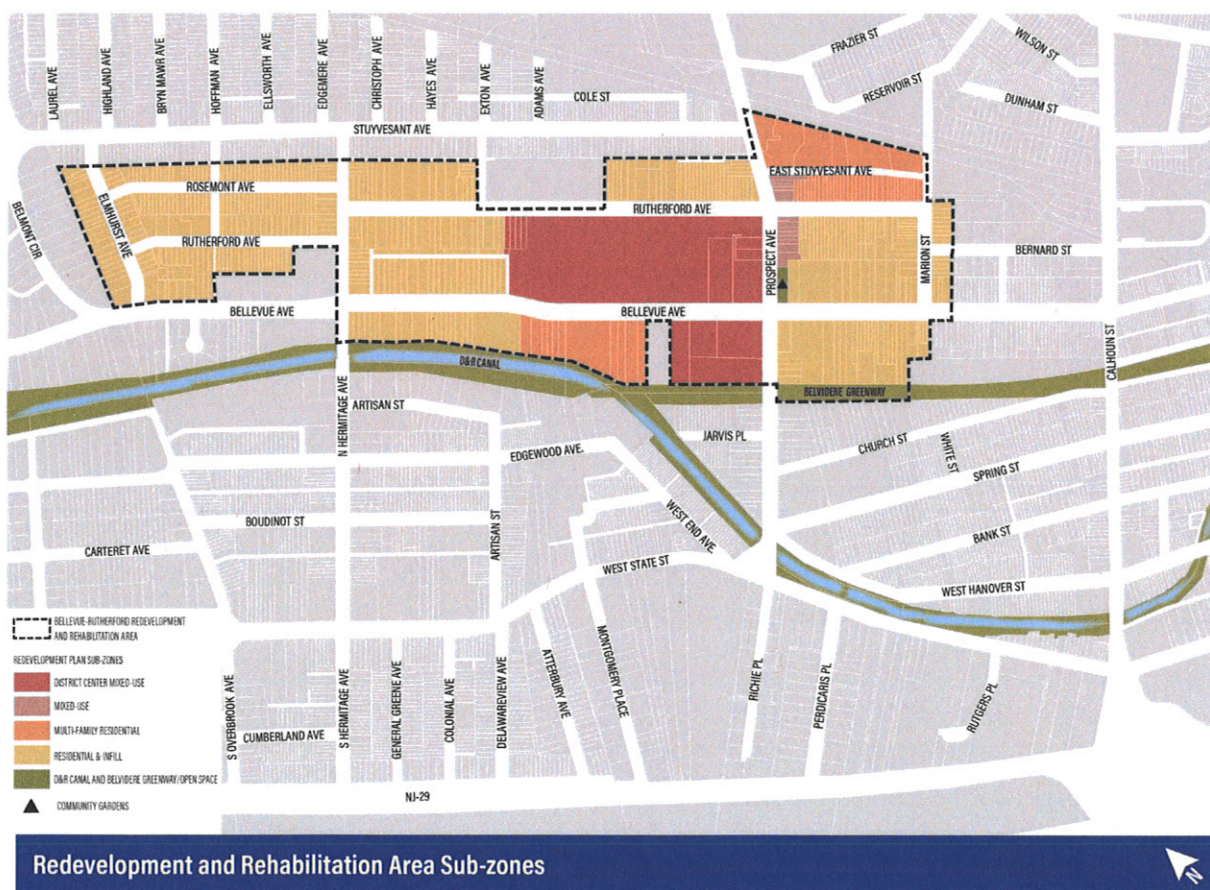


PERMITTED USES, BULK REGULATIONS & ADDITIONAL STANDARDS

Redevelopment and Rehabilitation Area Sub-Zones

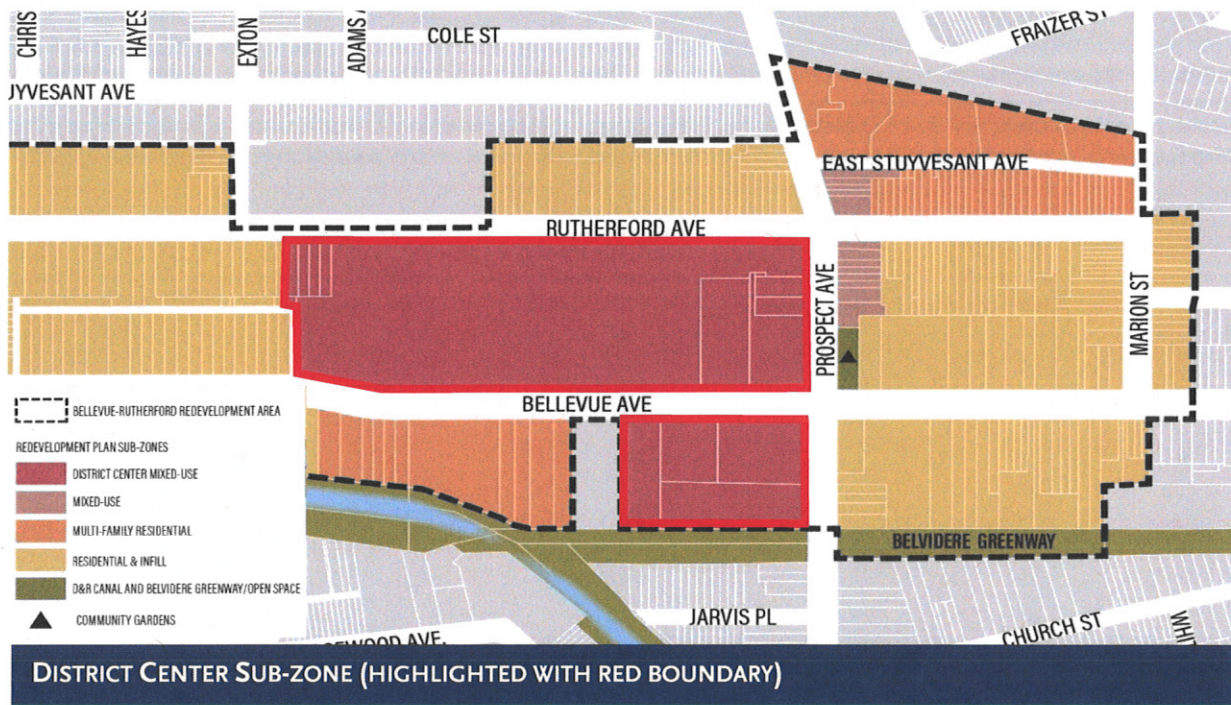
The Area is composed of multiple tax blocks within different neighborhoods which will benefit from the application of new land use regulations which will permit a variety of development types and land uses. To address these differences, the regulations affecting the Redevelopment and Rehabilitation Area have been calibrated to reflect these conditions and the Plan's objectives. To that end, the Bellevue Rutherford Redevelopment and Rehabilitation Area envisions four Redevelopment Sub-zones encompassing the following geographic areas that form the basis for the use and development regulations that follow:

- District Center Sub-zone
- Mixed Use Sub-zone
- Multi-family Residential Sub-zone
- Renovation and Infill Sub-zone



District Center Sub-Zone

The District Center Sub-zone consists of the former Mercer Hospital campus which is slated for the redevelopment of land and buildings with a mixture of commercial, educational and residential uses.



Permitted Principal Uses: Any of the following principal uses are permitted within buildings, individually or in combination with any other permitted use or uses. Multiple principal uses are permitted on any property.

- I. Agriculture
2. Art Gallery
3. Art Studio
4. Assembly
5. Assisted Living
6. Banks and other Financial Institutions
7. Brew Pub
8. Child Care Center
9. Continuing Care Retirement Community
10. Craft Distillery
11. Education
12. Health and Sports Clubs, Indoor Recreation Facilities, including Gymnasiums

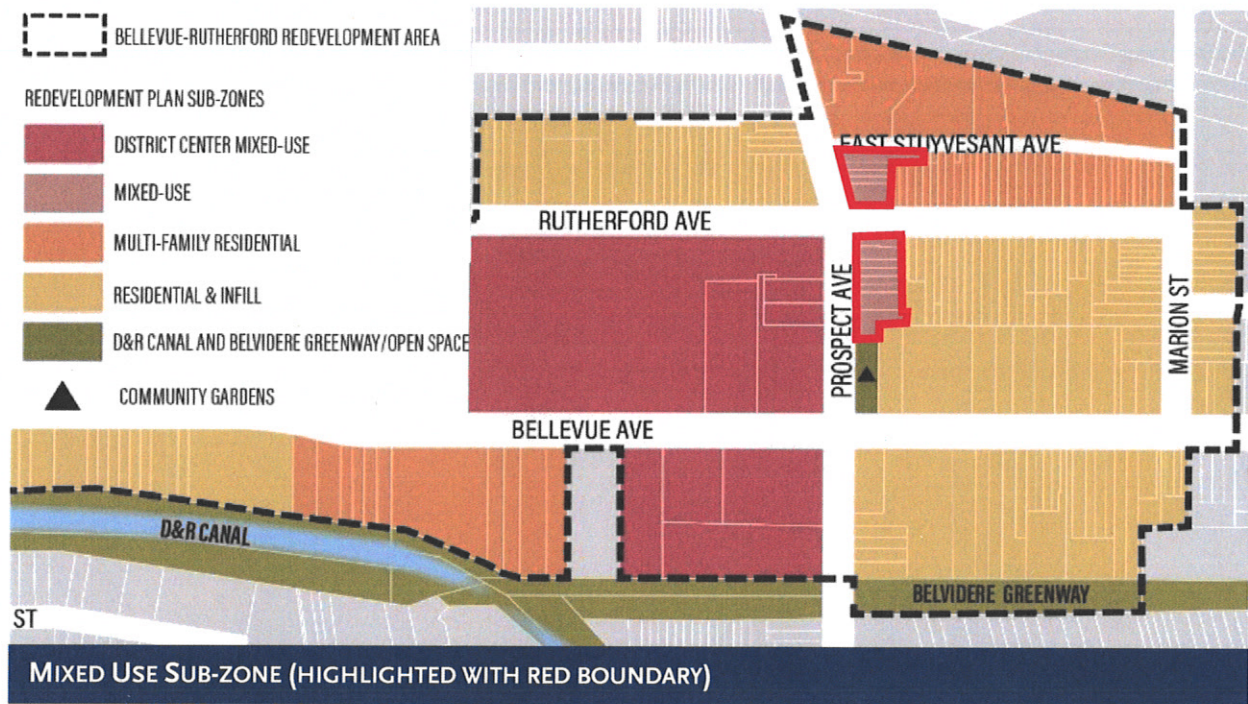
13. Hospital, including Emergency Room
14. Laboratories
15. Limited Brewery (Micro Brewery)
16. Live/Work Artist Studio
17. Live/Work Craft or Artisan Studio
18. Restaurants and Bars, including take-out, but not fast food
19. Self storage for multi-family residential use that does not front on a public street
20. Urgent Care

Bulk Standards: The following bulk standards shall apply specifically to the District Center Sub-zone:

1. Minimum Front Yard Setback: 20 feet.
2. Minimum Setback to Existing Residential Use: 30 feet
3. Maximum Building Height: 10 stories
4. Maximum Height of Freestanding Telecommunication Structures: 120 feet
5. Maximum Height of Building Mounted Telecommunication Structures: 10 feet higher than the building to which it is attached

Mixed Use Sub-Zone

The Mixed Use Sub-zone is designed to provide for multifamily residential dwellings in the form of townhouses, stacked townhouses, apartments and commercial uses, including combinations of uses within the same building. Active commercial uses shall be prioritized at the street level of buildings along the primary avenues, Rutherford and Prospect.



Permitted Principal Uses. Any of the following principal uses are permitted within buildings, individually or in combination with any other permitted use or uses. Multiple principal uses are permitted on any lot.

- i. Mixed-use buildings which may contain any combination of the following uses:
 - a. Multi-family dwelling units.
 - b. Art Gallery
 - c. Art Studio
 - d. Assembly
 - e. Brew Pub
 - f. Craft Distillery
 - g. Health and Sports Clubs and Gymnasiums
 - h. Limited Brewery (Micro Brewery)
 - i. Live/Work Artist Studio

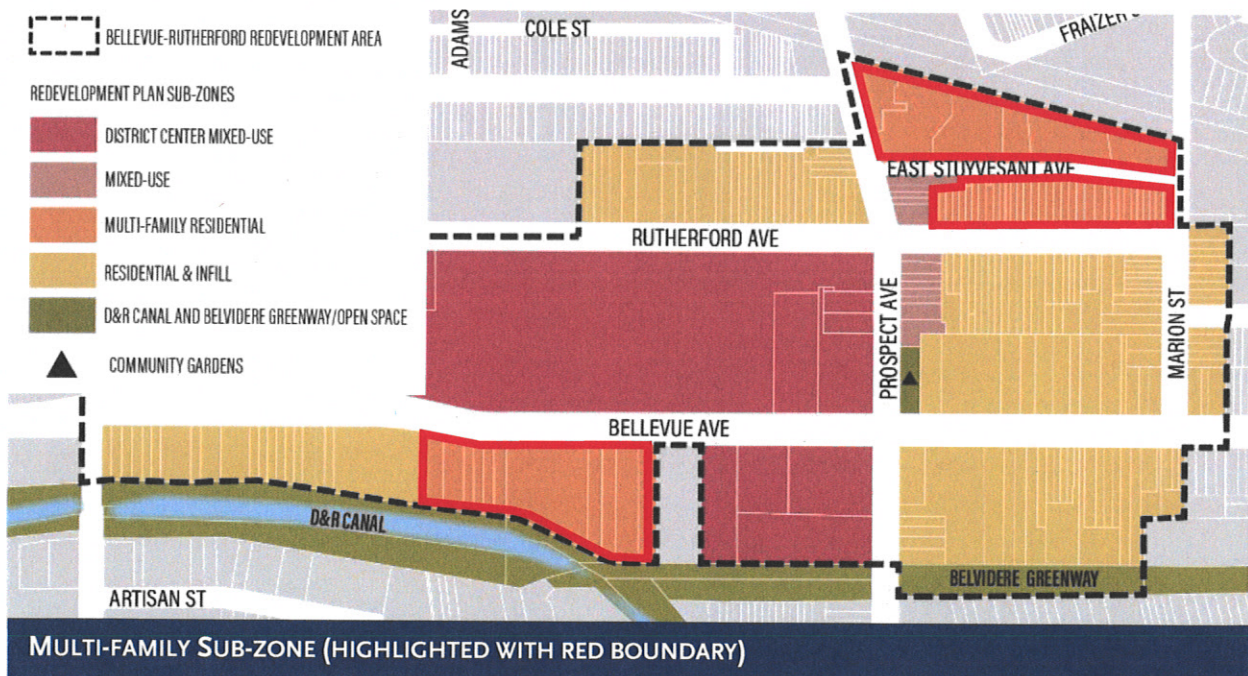
- j. Live/Work Craft or Artisan Studio
- k. Office
- l. Performance and Instructional Studios
- m. Restaurants and Bars, including take-out, but not fast food
- n. Retail Goods and Services
- o. Theater

Bulk Standards. The following area and bulk standards shall apply to properties within the Mixed Use Sub-zone:

- 1. Minimum Front Yard Setback: 15 feet.
- 2. Minimum Side Yard Setback: 10 feet / 20 feet to existing residential use
- 3. Minimum Rear Yard Setback: 20 feet
- 4. Maximum Building Height: 6 stories
- 5. Maximum Height of Telecommunication Structures: 120 feet

Multifamily Residential Sub-Zone

The Multifamily Residential Sub-zone provides for the development of new multifamily dwellings recreation and open space.

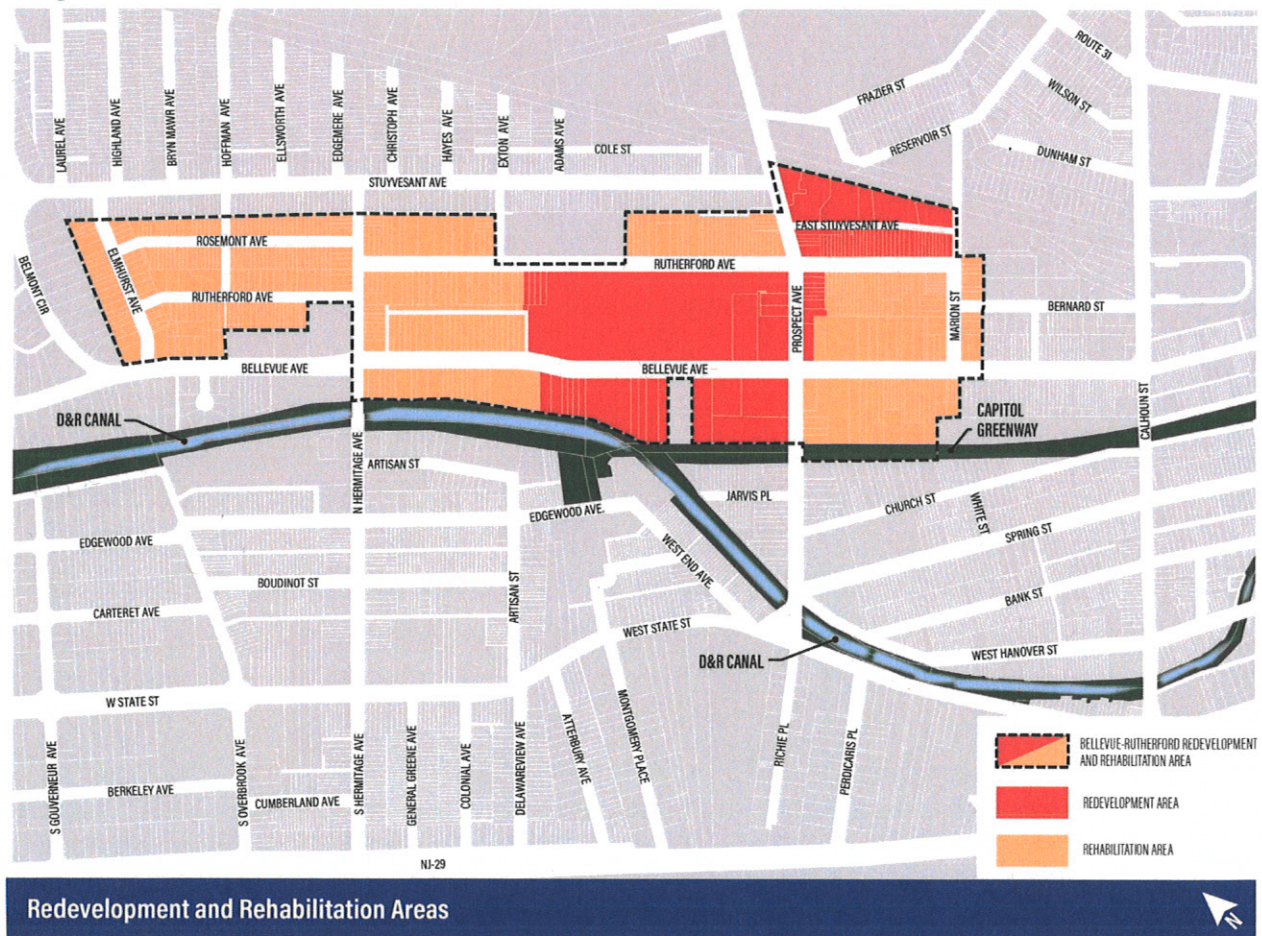


Permitted Principal Uses: Multifamily residential dwellings in the form of townhouses, stacked townhouses, and apartments.

Bulk Standards: The following bulk standards shall apply to properties within the Multifamily Residential Sub-zone:

1. Minimum Front Yard Setback: 15 feet.
2. Minimum Side Yard Setback: 10 feet / 20 feet to existing residential use
3. Minimum Rear Yard Setback: 20 feet
4. Maximum Building Height: Four (4) stories; Five (5) stories if parking integrated as a structure or podium-style.
5. Where development within the Multifamily Residential Sub-zone abuts the Delaware & Raritan Canal and or greenway, dwelling units shall contain elements such as windows, balconies and terraces oriented towards the canal or greenway to the greatest extent possible in order to create visual and spatial connectivity. Physical public access between buildings and the open space that provides access to the canal or greenway shall be provided where appropriate. Provision of such elements and access shall not substitute for such development to have a façade that is oriented towards and connected to the abutting street frontage.

Renovation and Infill Sub-Zone



The Renovation and Infill Sub-zone allows for the rehabilitation of existing properties as well as the new development of existing vacant lots at a scale and intensity that is consistent with the pattern of existing development within each block.

Permitted Principal Uses. Any of the following principal uses are permitted within buildings, individually or in combination with any other permitted use or uses, except for single family detached dwellings.

1. Single-family residential dwellings in the form of detached, semi-detached and rowhouses.
2. Multifamily residential dwellings in the form of townhouses, stacked townhouses, and apartments.
3. Governmental, public, quasi-public and community facilities and gardens, meeting spaces and other similar uses.

Bulk Standards: The following bulk standards shall apply to properties within the Renovation and Infill Sub-zone:

1. Single-family detached, semi-detached and rowhouses shall comply with the standards applicable to the Residential B zoning district as set forth in the City of Trenton Zoning and Land Development Ordinance.
2. Townhouses, stacked townhouses and apartments:
 - a. Minimum Front Yard Setback: 15 feet.
 - b. Minimum Side Yard Setback: 10 feet / 20 feet to existing residential use.
 - c. Minimum Rear Yard Setback: 20 feet
 - d. Maximum Building Height: Three (3) stories

Provisions Applying to All Sub-zones in the Redevelopment and Rehabilitation Area

General Requirements

1. All development within the Redevelopment and Rehabilitation Area shall be serviced with public, potable water and sanitary sewer, along with electric, natural gas, telephone and cable service. All new utilities, including distribution and service lines, shall be placed underground.
2. Existing or relocated public utilities within the Redevelopment and Rehabilitation Area shall be within easements located on privately-owned land in accordance with established protocols of the City of Trenton, Mercer County and the D&R Canal Commission.
3. All uses shall be fully enclosed within a building, with the exception of outdoor seating associated with a restaurant, bar, brew pub, craft distillery or limited brewery; outdoor space associated with instructional studios, theaters, gyms, health clubs and assembly uses for performances, instruction or art displays; or active and passive recreational space.
4. Live/Work Artist, Artisan or Craft Studio space shall be located on the ground floor with storefront windows provided on the street-level and shall display the artist's or craftsman's art or work products or wares available for sale. No portion of the live/work unit shall be sublet or rented out for any purpose for any length of time.
5. Drive-through uses are prohibited in all Sub-zones, with the exception for pharmacy uses within the District Center Sub-zone.
6. A use, building or structure, lawfully in existence on the effective day of the adoption of this plan, which shall be made nonconforming by this plan, may be continued except as otherwise provided in the Trenton Zoning and Land Development Ordinance.
7. Unless otherwise specifically provided herein or intended by the provisions of this Redevelopment Plan, all words and phrases used herein shall have the same definitions provided under the City of Trenton Zoning and Land Development Ordinance and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).

Accessory Uses and Structures. Any of the following accessory uses and structures are permitted individually, or in combination with any other permitted use in any Sub-zone:

1. Off-street surface parking; attached and detached multi-level structured parking garages.
2. Fences, walls, kiosks, street furniture and retaining walls.
3. Pedestrian walkways, ramps, bridges and stairways.
4. Active and passive recreation including fitness/recreation facilities, courtyards, gardens, roof top terraces and other amenities for residents.
5. Property management and leasing offices serving the uses in the Redevelopment and Rehabilitation Area.
6. Signs.
7. Accessory uses and structures customarily permitted in conjunction with and on the same lot as a principal use.

8. Location of accessory uses and structures. No accessory use or structure, with the exception of utilities, plazas, street furniture and streetscape elements, including fencing, retaining walls and guide rails, shall be located in a front yard.

Permitted Projections into Yard Areas. The following permitted projections shall apply in all Sub-zones:

1. Non-enclosed one-story porches, porticos, stoops and entrance platforms leading to the front entrance of a residence shall be permitted to project not more than eight (8) feet into a required front yard setback or building separation distance. Such porch, stoop and entrance platform may have an uncovered balcony directly above provided it has the same footprint as, and is attached to, the structure below.
2. Non-enclosed one-story porches, porticoes, stoops, entrance platforms, uncovered decks, basement entrances and balconies shall be permitted to project not more than four (4) feet into a side or rear yard setback or building separation distance.
3. Cornices, eaves, chimneys, gutters, downspouts, awnings, canopies, cantilevered roofs, uncovered balconies and bay windows shall be permitted to project not more than three (3) feet into any yard setback or building separation distance.
4. Belt courses, window sills and other similar ornamental features may project not more than nine (9) inches into any yard setback or building separation distance.
5. In no case shall a permitted projection attached to any structure be less than five (5) feet from a front lot line; to any principal structure be less than three (3) feet from a side or rear lot line; and, to any accessory structure, be less than one (1) foot from a side or rear lot line.
6. Ramps and stairways leading to a porch, stoop or other building entrance may project into a yard setback or building separation distance without limitation, provided that the steps do not encroach upon the public right-of-way.
7. Awnings and canopies may project over a sidewalk and/or in the public right-of-way, provided that such structure has a minimum vertical clearance of eight (8) feet and is set back a minimum of four (4) feet from curb line along the street.

Definitions

For the purposes of this plan, the following terms shall have the meanings herein indicated:

- **Artist:** A person or persons regularly engaged in the arts as a career and not as a hobby. This does not mean that the creation of art generates the person's primary source of income, but rather that the artist has a body of work that demonstrates the development of the art and intends to pursue that work for the foreseeable future. As used herein, the arts shall include but not be limited to painting, sculpture, pottery, bead making, glass blowing or other forms of glass art; music; theater; choreography; textiles; and jewelry making.

those areas disturbed.

Sidewalks shall be provided in the public right-of-way along all street frontages within the Redevelopment and Rehabilitation Area. Where such sidewalks extend beyond the public right-of-way, the redeveloper shall be required to provide a public access easement for sidewalks located on private land. Sidewalks shall be a minimum of six (6) feet in width with an area for planting and street trees along the curb line and/or planting beds along the building façade. Sidewalks shall continue uninterrupted across all driveway and alley openings with the apron design accommodating a continuous sidewalk and where sidewalks intersect at corners, accessible ramps and warning strips shall be provided. Pedestrian crosswalks shall be provided across all street intersections with “continental” or ladder striping.

Belvidere Greenway and D&R Canal Path

The existing pedestrian trail within the Redevelopment and Rehabilitation Area shall be maintained for both public and private access along the greenway corridor, to the extent possible, and as subject to NJDEP and DRCC review and approval.

Pedestrian Paths and Walkways

Walkways providing pedestrian connection between public sidewalks, entrances to buildings, parking areas, outdoor amenity spaces and other pedestrian accessible locations within each Sub-zone shall be provided.

Vehicular Circulation and Parking

Off-street parking shall be provided in surface lots or within structures.

1. Parking standards and additional requirements:
 - a. Off-street parking shall be provided for each use at a rate of 1 space per residential dwelling unit or 0.5 space per employee per commercial use.
 - b. On-street parking within the Bellevue Rutherford Redevelopment and Rehabilitation Area may be included in the calculation of required number of parking spaces and off-street parking facilities may be shared between uses throughout the Redevelopment and Rehabilitation Area.
 - c. The Planning Board may approve a reduction of the required parking where such reduction is demonstrated by study of the combined, or shared uses and customary operation of the uses that adequate parking would be provided for the actual uses. It is further recognized that the parking ratios established in this section are less than that required under the Residential Site Improvement Standards (*N.J.A.C. 5:21-1 et seq.*) Consequently, any action by the Planning Board shall require a finding of a *de minimus* exception from the RSIS standards pursuant to *N.J.A.C. 5:21-3.1(f)*1.
2. Provisions for electrical vehicle charging stations shall be provided to comply with P.L. 2021, c.171.

3. Provisions for bicycle parking, including exterior racks, covered exterior racks, secure lockers and interior bike rooms shall be provided within the District Center and Mixed Use Sub-zones of the Redevelopment and Rehabilitation Area.

Buffering and Screening

1. All parking areas shall be visually screened from public view and adjacent residences with a minimum five (5) foot wide planted buffer.
2. Screening material within required buffer areas shall consist of plantings in combination with a masonry wall that is at least three (3) feet in height above grade.

Plantings and Landscape Design

1. Deciduous street trees shall be provided along all street frontages within the Redevelopment and Rehabilitation Area. Such trees shall be a minimum size of 3 1/2 inches in caliper and 14 feet in height at time of planting. Where the location of such trees would lie outside the public right-of-way, the redeveloper shall be required to provide an access and maintenance easement for street trees located on private land.
2. In parking lots, at least 10% of the parking area shall be planted, and one (1) tree for each 10 spaces shall be installed. Plantings should be located in protected areas, along walkways, center islands and at the end of bays.
3. All portions of the tract not utilized by buildings or paved areas shall be planted, utilizing combinations of tree and shrub plantings, fencing, lawn and other vegetative ground covers in order to maintain or reestablish vegetation in the area and lessen the visual impact and climatic effects of structures. The use of native plant species that are tolerant of drought and urban conditions should be prioritized.

Fences, Walls and Retaining Walls

1. Fences and walls shall be composed of materials, colors, finishes, and/or design elements that are consistent with the architecture of the buildings and in accordance with the design vocabulary that is compatible and/or complementary of the design, style and character of the buildings in the surrounding neighborhood. Chain-link fences are prohibited.
2. Fences and walls shall be permitted to be located in front yard areas, provided that such shall not exceed a height of three (3) feet above grade.
3. Fences and walls shall be permitted to be located in the side and rear yard areas, provided that such shall not exceed a height of six (6) feet above grade.
4. Retaining walls shall be permitted in all yard areas and shall not exceed six (6) feet in height. Fencing above retaining walls is permitted to be up to four (4) feet in height.
5. The face or finished side of a fence or wall shall face the adjacent property. All supporting posts and cross-members shall face the property upon which it is located.

6. Fences and walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed causing ponding, either on the property upon which such is located or on any adjacent lot or public right-of-way.

Lighting

1. Parking area lighting shall be post-mounted, located in planted islands, and the mounting height shall not exceed fourteen (14) feet above grade.
2. Pedestrian and access point lighting shall be post-mounted, and the center of the light source shall not exceed fourteen (14) feet in height above grade.
3. Street lighting shall be provided along all public streets within the Redevelopment and Rehabilitation Area. Such fixtures shall utilize a City-approved fixture. Those fixtures shall generally be located along the curb line. Where located in a grass planting strip, those fixtures shall be located on concrete foundation flush with finished grade.
4. Bollard lighting, not more than four (4) feet in height and appropriately shielded, and ground recessed lighting may be provided along public sidewalks, paths and walkways and within open space areas.
5. Lighting may be attached to a building, provided that such lighting is focused downward and the fixture has a full cut-off design.
6. Lighting fixtures shall be LED, non-glare, full cut-off and shall not exceed a color temperature of 3,000° K.
7. Where lighting abuts residential uses, fixtures shall be shielded to eliminate light overflow onto residential lots.

Signs

The Redeveloper shall provide a comprehensive sign package, including materials, colors, finishes and/or details for consideration by the Planning Board.

Refuse and Recycling Facilities

1. Refuse and recycling facilities shall be provided to adequately accommodate each use, and shall be provided either within the building being served or in nearby locations outside the building.
2. Outdoor refuse and recycling facilities shall be enclosed within fencing (not chain link), walls or plant material. No refuse containers will be permitted outside of the enclosure. The enclosure shall be screened from public view within and outside a development site.
3. Any outdoor area provided for the collection and pickup of refuse and recyclable materials shall be adequately lit and shall be safely and easily accessible by residents and recycling personnel and vehicles.
4. Collection vehicles shall be able to access refuse and recycling facilities without interference from parked vehicles or other obstacles.

5. Any bins or containers which are used for the collection of refuse and recyclable materials, and which are located in outdoor refuse and recycling facilities, shall be covered and be equipped with signage indicating the materials to be placed therein.

Stormwater Management

1. Any redevelopment activities or structures shall be in conformance with applicable requirements of the NJDEP and City of Trenton with regard to storm water control.
2. Rain gardens, bioswales, stormwater treatment trains and other best management practices related to stormwater management are encouraged to be incorporated into the site development plans if soil conditions can adequately accommodate the function of such features.

Building Design Standards

The regulations pertaining to building design standards contained herein shall apply to all development in the Redevelopment and Rehabilitation Area. The Planning Board may grant exceptions from these standards, pursuant to the procedure articulated in *N.J.S.A. 40:55D-51*.

General Requirements

1. All materials, colors, finishes and/or details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other. A building designed of an architectural style that normally includes certain integral features, materials, colors, finishes and/or details shall have such incorporated into the design of such building.
2. Permitted building materials for primary exterior wall surfaces shall generally include brick, fiber cement siding, wood or smooth finished stucco. Trim materials may consist of precast stone, wood, fiber cement and PVC.
3. Conceptual architectural plans including materials, colors, finishes and/or details shall be provided for all buildings.
4. Mechanical equipment shall be located on rooftops and shall be screened with an enclosure that is architecturally complementary to the building façade.
5. Emergency generators shall not be located in a front yard area and shall be screened visually and audibly from adjoining residential uses and public open space with an enclosure that is architecturally complementary to the building façade.

Townhouse Design

1. All townhouses shall maintain the architectural integrity and be compatible and/or complementary of the design style and character of the existing rowhouses and historic buildings within the Redevelopment and Rehabilitation Area.
2. Townhouse façades shall be architecturally compatible and/or complementary of the design style and character of residences on Bellevue Avenue, Rutherford Avenue and Prospect Street.

3. Townhouses shall be distinguished from each other through the use of subtle shifts in front setbacks, variation of front entry types and window details, using a complimentary design vocabulary, and variation in front yard landscape design patterns which may include hedges, fencing and low walls.
4. HVAC equipment shall be located at grade at the rear of the building.

Multifamily Building Design

All multifamily building façades shall be architecturally compatible and/or complementary of the design style and character of the existing rowhouses and historic buildings within the Redevelopment and Rehabilitation Area.

Sustainability

Sustainability guidelines are meant to function as “guiding principles” for all new development. As such, it will be the responsibility of each redeveloper to incorporate as many of these elements into their development plans, as practical. All new construction projects that are over 50,000 square feet of gross floor area shall meet the intent of the City’s Sustainability Guidelines, including completion of the system rating form as part of their Planning Board submittals.

The complete guidelines are included in the Appendix of this report and may be found in their entirety at Key elements include:

- Re-use of gravel and tar roofing materials (from demolished buildings).
- Use building massing and vegetated screening to gather wind for the filtration/dispersion of air pollutants.
- Orient the majority of glazing to optimize daylighting potential and heat gain during winter season.
- Orient thermal mass (materials that absorb, store, and conduct heat) and insulation to take advantage of southern exposure while blocking north winds.
- Use roof-top gardens to reduce solar gain and insulate in winter.
- Incorporation of sustainable stormwater systems including bioswales/rain gardens, permeable surfaces and grey water systems.
- LEED Silver or better certification of buildings.

Building Lots Not Required to Abut Street

It is recognized that lots within the Redevelopment and Rehabilitation Area may be created that do not have frontage on a street. The development of any new buildings in the Redevelopment and Rehabilitation Area first requires the submission and approval of a comprehensive conceptual plan. Additionally, the requirements of this Redevelopment Plan require integrated pedestrian and vehicular access and circulation throughout the entirety of the Redevelopment and Rehabilitation Area, which would provide access to the D&R Canal and Belvidere Greenway. Such access shall be expressed and memorialized within the concept plan and shall meet emergency access standards and requirements.

Any lot created that does not have street frontage, but that has access to the vehicular circulation system within the Redevelopment and Rehabilitation Area that provides access to a public street, shall be deemed to have sufficient emergency access for the purposes of any application or appeal.

Public Improvements

Public improvements may be required or proposed and shall be installed at the full expense of the designated redeveloper consistent with the design policies and standards that are contained within this Plan. The redeveloper is expected to install necessary public improvements on the property they control as well as abutting rights-of-way. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude the ability of the municipality or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public infrastructure improvements or other construction, or from the municipality to consider a recapture provision.

Relocation Provisions

There are occupied residences located within the Redevelopment and Rehabilitation Area and no displacement is planned. 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 Department of Housing and Development. 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 to the extent required by law. There is ample affordable housing throughout the city to accommodate any individuals or families displaced due to actions contemplated in this plan. Anyone directly displaced, as a result of rehabilitation activity in the area will have first priority to occupy renovated units in the Redevelopment and Rehabilitation Area. For any relocation, the City will comply with the requirements of N.J.A.C. 5:11 for relocation assistance in accordance with applicable law. Participation in relocation assistance by the designated redeveloper shall be as set forth in the Redevelopment Agreement.

Affordable Housing

The Redevelopment and Rehabilitation Area does not contain any known affordable housing units as defined by the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). No dislocation of any households will occur and no replacement of affordable units is anticipated as a result of its implementation.

GENERAL PROVISIONS

Redevelopment Entity

The Trenton City Council shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A-12A-4.c for purposes of implementing the Mercer Hospital Bellevue Rutherford Redevelopment Plan and carrying out projects. In doing so, Council shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all duties and responsibilities in the execution and implementation of this Plan.

Redeveloper Selection

The Redevelopment Entity may select redeveloper(s) for the redevelopment of specific sites, blocks, or districts in any number or combination as it deems necessary for one or more projects based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Plan, and additional criteria that demonstrate the redeveloper’s ability to implement the goals and objective of the plan. Preference shall be given to existing landowners in the Bellevue Rutherford Redevelopment and Rehabilitation Area for designation as a redeveloper.

Redevelopment Agreement

Once a redeveloper has been selected, the Redevelopment Entity shall enter into a redevelopment and/or financial agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

Any development or construction within the Redevelopment and Rehabilitation Area shall be undertaken in accordance with a contractual redevelopment agreement between the Redevelopment Entity and a municipally designated redeveloper or redevelopers, which may include optional provisions as mutually determined. The Redevelopment Agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any general development plan, conditional use, site plan or subdivision approval.

Effect of Redevelopment Agreement

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for development to the Trenton Planning Board in accordance with the terms of the Redevelopment Agreement and Plan, among other rights that may be granted by the Redevelopment Entity. In addition, the execution of the Redevelopment Agreement shall establish the period of time as such rights to develop under the terms and conditions of the Plan shall be granted. Nothing herein shall prevent the Entity and redeveloper from mutually agreeing to an amendment of the Redevelopment Plan as it affects the redeveloper’s property from time to time or at any time.

Staff Employment

The Redevelopment Entity may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economic forecasting, engineering, environmental, landscape architecture, legal, market analysis, planning, and transportation consulting services. The Redevelopment Entity, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for redevelopment purposes.

DEVELOPMENT PLAN REVIEW AND APPROVAL

Concept Plan Required

Prior to any application for development that includes a new building or structure, the redeveloper shall submit a comprehensive, conceptual site plan, depicting the planned redevelopment for the entirety of the Redevelopment and Rehabilitation Area, to the Redevelopment Entity for review and approval. Once approved by the Redevelopment Entity, and found consistent with this plan, the conceptual site plan shall be appended to this redevelopment plan as an exhibit with which to determine consistency of any subsequent development applications. The Redevelopment Entity may delegate the consistency review to another agency or entity. Any amendment to the adopted conceptual plan shall require an amendment to this redevelopment plan. The conceptual plan shall indicate all uses, buildings, structures, parking, circulation, stormwater management and buffers for a consistency determination.

Application for Development

Preliminary and final site plan/subdivision applications for the project shall be submitted to the City of Trenton Planning Board for review and approval pursuant to state law and the Chapter 315 Zoning and Land Development Ordinance. Applications shall be accompanied by such maps, documents and materials in accordance with all relevant development application checklists. Applications may be submitted for the entire project or any number of phases, provided that all aspects of any proposed phasing, including phase configuration and location, and the timing and sequencing of phase development, shall be subject to Planning Board review, and will only be allowed if approved by the Redevelopment Entity as part of the concept plan consistency review.

Planning Board Review

1. Site plan or subdivision review shall be conducted by the Trenton Planning Board pursuant to *N.J.S.A. 40:55D-1 et seq.*
2. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in *N.J.S.A. 40:55D-12a and -b.*

Variances, Exceptions and Submission Waivers

Any plan approved by the Planning Board for redevelopment within the Bellevue Rutherford Redevelopment and Rehabilitation Area, shall conform to use and other standards of this Redevelopment Plan. Variances shall not be granted from "Use Regulations" or other mandatory components of this plan and any such deviations shall require an amendment to this redevelopment plan. Variances and design exceptions may be granted by the Planning Board from other standards contained in the remaining sections, herein, or within the City code. Consideration of variances shall be undertaken pursuant to *N.J.S.A. 40:55D-70.c.* Consideration of exceptions shall be undertaken pursuant to *N.J.S.A. 40:55D-51.* Consideration of submission waivers shall be undertaken pursuant to *N.J.S.A. 40:55D-10.3.*

Effects of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) except to the extent they may be modified by an agreement between the City and a redeveloper.

Acquisition of Property

No property is anticipated to be acquired in this plan, but however future land acquisition is not precluded by this plan. The Redevelopment and Rehabilitation Area has been designated as a Non-Condensation Area in Need of Redevelopment. As such the City may not use this Plan as a basis to acquire properties through eminent domain in order to achieve the goals and objectives of this redevelopment plan pursuant to N.J.S.A. 40A:12A-16(a)4.

RELATIONSHIP TO THE MASTER PLAN AND PLANS OF OTHER JURISDICTIONS

There are no significant relationships between this plan and the master plans of adjacent municipalities. However, consistency is apparent in the Trenton250 Comprehensive Master Plan, existing neighborhood and redevelopment plans in adjoining neighborhoods of the City, the 2016 Mercer County Master Plan, the Delaware Valley Regional Planning Commission's Connections 2045 Plan, the D&R Canal State Park Master Plan and the 2001 NJ State Development and Redevelopment Plan, as indicated in the following sections.

Trenton250 Comprehensive Master Plan

As required by N.J.S.A. 40A:12A-7(d), the Mercer Hospital Bellevue Rutherford Redevelopment Plan helps to achieve goals as expressed in the City's Comprehensive Master Plan, Trenton250. There are numerous varied goals aimed at improving availability of affordable housing, economic development opportunities, climate and natural hazard resiliency and workforce development, which Mercer Hospital Bellevue Rutherford Redevelopment Plan is consistent with and generally supports. The Trenton250 plan includes a specific goal and initiative that applies directly to the Bellevue Rutherford Redevelopment and Rehabilitation Area:

Market Rate Housing Goal: Trenton will have a strong housing market and will be perceived as a choice location for residency.

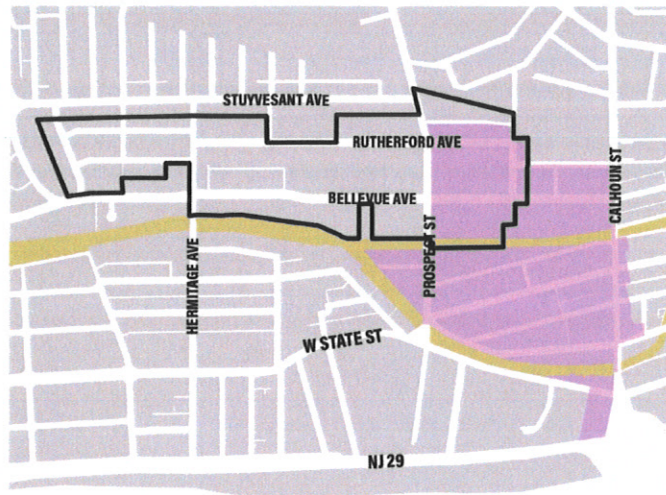
Initiative: Prioritize investment in neighborhoods with catalytic potential: Former Mercer Hospital Complex Area. The redevelopment of the hospital as a catalyst for change in the larger neighborhoods surrounding the complex. Excellent access to the D&R Canal will be a key amenity that encourages growth in the area. As such, the Comprehensive Capital City Regional Trail Network Initiative must be coordinated with the housing strategy in this area.

Other Plans of the City of Trenton

The Trenton Historic Development Collaborative (THDC) prepared a Neighborhood Plan, in April 2011 to identify previous planning studies affecting the City's West and North wards as well as programs and services necessary to meet residents' needs in preparation of physical redevelopment in their neighborhood, particularly the reuse of the Mercer Hospital campus. The plan recommends:

- Rehabilitation of housing with a focus on in-fill development that matches the scale and character of the neighborhood;
- Increased Zoning Officer enforcement of building code violations, widespread façade improvement and neighborhood clean up programs;
- Creation of new and improvement of existing open spaces including refurbishing and highlighting the D&R Canal and towpath; and
- Developing new neighborhood-scale commercial uses.

The Central West Redevelopment Plan, originally adopted in September 1988 and updated periodically through May 2009, adjoins and overlaps the Bellevue Rutherford Redevelopment and Rehabilitation Area along the east side of Prospect Street, includes the following Redevelopment Plan Objectives:



- MERCER HOSPITAL REDEVELOPMENT PLAN
- CENTRAL WEST REDEVELOPMENT AREA
- D & R CANAL AND BELVIDERE GREENWAY

CENTRAL WEST REDEVELOPMENT AREA

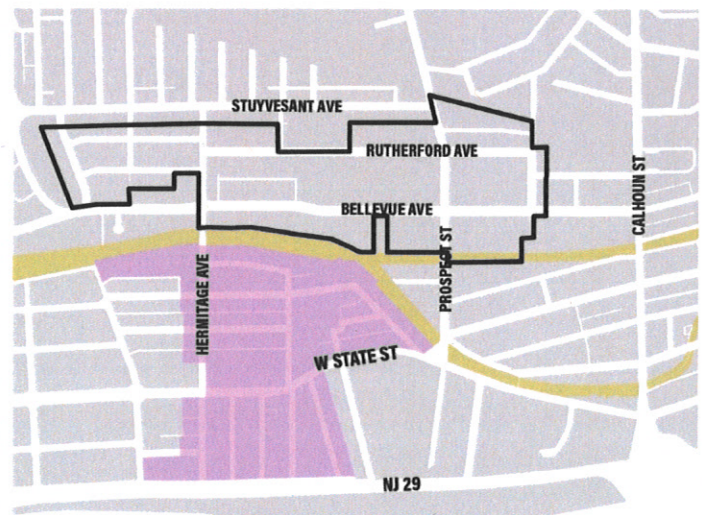
N.T.S.

- Create new homeownership opportunities throughout the area as outlined in the City of Trenton Homeownership Zone Plan.
- Preserve the existing housing stock through the rehabilitation of structures as single family homes.
- In conjunction with new housing development, create new open space throughout the area.

The goals and objectives of the Mercer Hospital Bellevue Rutherford Redevelopment Plan are consistent with the Central West Redevelopment Plan's stated objectives of creating new affordable and market rate housing, new in-fill development, new open spaces and mixed use downtown developments.

The Hermitage Avenue Redevelopment Plan, adopted in March 1993, adjoins the Bellevue Rutherford Redevelopment and Rehabilitation Area along the D&R Canal and Belvidere Greenway. Relevant objectives of the Hermitage Redevelopment Plan include:

- Encourage mixed-use development within the Redevelopment and Rehabilitation Area and promote the establishments of needed social service and health care facilities within the area.
- Encourage the redevelopment of vacant buildings and underutilized land in a fashion that is consistent with the redevelopment objectives for the area.
- Strengthen the relationship between the mixed-use redevelopment of the



- MERCER HOSPITAL REDEVELOPMENT PLAN
- HERMITAGE AVE REDEVELOPMENT AREA
- D & R CANAL AND BELVIDERE GREENWAY

HERMITAGE AVENUE REDEVELOPMENT AREA

N.T.S.

Mercer Hospital Bellevue Rutherford Redevelopment Plan

CITY OF TRENTON, MERCER COUNTY, NJ

ADOPTED MAY 18, 2023 | PAGE 26

area and the Delaware & Raritan Canal State Park; and to promote recreational uses along the Canal.

Adjacent Municipalities

The Redevelopment and Rehabilitation Area is not physically contiguous to adjacent municipalities and therefore the Redevelopment Plan has no direct effect and is not inconsistent with the land uses or the Master Plan of adjacent municipalities.

Mercer County Growth Management Plan

Mercer County completed a Master Plan in May 2016 which took an innovative three system approach to planning. It considers land use impacts and examines the interrelationship of impacts while using data and mapping to provide a sound basis for evaluating growth options and opportunities. This Redevelopment Plan is consistent with the following broad policies laid out in the Mercer County Master Plan:

- Promote redevelopment
- Direct growth to centers; and
- Mix uses to promote walkable communities.

D&R Canal Commission

The proposed recreation, greenway and canal park improvements envisioned within the Mercer Hospital Bellevue Rutherford Redevelopment Plan are consistent with at least two guiding principles of the D&R Canal State Park Master Plan:

- Principle: The Canal Park is a site for recreational activities. An important consideration is that recreational development of the Canal Park must be closely tied to the park's environmental types; different kinds of recreational development will be planned for urban, suburban, and natural environments.
- Objective 2: Recreational development should be aimed at encouraging the widest possible range of compatible recreational activities.
- Objective 3: Recreational development and access are to be allocated to all parts of the Canal Park in order to avoid concentrating use at a few locations.
- Objective 4: Adjoining recreational resources should be connected to the Canal Park for mutual enhancement. The development of additional recreational resources adjoining the park is to be encouraged.
- Principle: The Canal Park is a means of enhancing urban areas. The recreational, historical, and natural conservation objectives are all applicable to urban areas through which the canal flows and should be appropriately applied there.

- Objective 2: The Canal Park should serve as a transportation route within urban areas for non-motorized vehicles and pedestrians.
- Objective 3: The Canal Park should be both a boundary for urban neighborhoods and a means of connection amongst them.
- Objective 4: The Canal Park should be a means of connecting urban areas with recreational areas, historical sites, and natural areas in the region beyond the urban boundary.

Delaware Valley Regional Planning Commission (DVRPC)

The Redevelopment Plan is consistent with the goals of the Delaware Valley Regional Planning Commission's Connections 2040 Plan as follows:

- "Invest in Centers" - As a Metropolitan Subcenter, Trenton serves as a critical employment, cultural, commercial, and educational center of the region.
 - Targeted infrastructure investment, maintenance and rehabilitation, and comprehensive neighborhood revitalization can help to revitalize the region's cities and reinforce them as engines of economic growth.
 - Protect the character and uniqueness of existing Centers and communities with historic preservation policies, community identity, or marketing practices.
 - Provide funding, specifically for Infill and Redevelopment, through financial incentives, tax credits, or accessible private capital.
- "Enhance Community Design" - The region should ensure that redevelopment and new growth are designed to a human scale, according to smart growth principles. Key community design principles include valuing the pedestrian experience; mixing residential and commercial uses; locating and orienting buildings toward streets and/or transit stations; preserving and/or adaptively reusing historic buildings; infilling vacant land with context-sensitive development; placing parking on street, behind buildings, in alleyways, or in structures with liner buildings; and investing in facades, green infrastructure, and streetscaping.

State 2001 Development and Redevelopment Plan

In 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (the "SDRP"). The SDRP guides State-level development and redevelopment policy as well as local and regional planning efforts. The SDRP includes eight (8) statewide goals and several policies which are intended to implement those goals. The SDRP's statewide goals are as follows:

- Revitalize the State's cities and towns;
- Conserve the State's natural resources and systems;
- Promote beneficial economic growth, development and renewal for all New Jersey residents;
- Protect the environment, prevent and clean up pollution;
- Provide adequate public facilities and services at a reasonable cost;

- Provide adequate housing at a reasonable cost;
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value; and,
- Ensure sound and integrated planning and implementation statewide.

This Redevelopment Plan is consistent with the SDRP, meeting several of the above goals. Additionally, the SDRP also provides a State Plan Policy Map, which divides the State into several planning areas as well as the identifies a number of “Centers” and “Environs”. According to this map, the City of Trenton is contained entirely within the Metropolitan Planning Area (or “PAI”), which include a variety of communities that range from large Urban Centers such as Newark, to 19th century towns shaped by commuter rail and post-war suburbs, such as Englewood and Cherry Hill. In the Metropolitan Planning Area, the State Plan’s intention is to:

- Provide for much of the state’s future development;
- Revitalize cities and towns;
- Promote ecologically designed development and redevelopment in the Metropolitan Planning Area;
- Create and maintain housing in the Metropolitan Planning Area at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities; and
- Conserve the state’s natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan Planning Area.

These goals will be met by strategies to upgrade or replace aging infrastructure; retain and expand employment opportunities; upgrade and expand housing to attract a balanced residential population; restore or stabilize a threatened environmental base through brownfields redevelopment and metropolitan park and greenway enhancement. This Redevelopment Plan will serve to meet each of these goals through many of the State Plan’s intended strategies.

Consequently, this Redevelopment Plan is consistent with the goals and objectives and advances the purposes of the Comprehensive Master Plan of the City of Trenton, the Mercer County Master Plan, the DVRPC’s Connections 2045 Plan and the State Development and Redevelopment Plan.

APPENDIX 1: RESOLUTION ADOPTING THE REDEVELOPMENT PLAN

ORDINANCE

No. **23-028**1st Reading MAY 04, 2023Public Hearing MAY 18, 20232nd Reading & Passage _____

Withdrawn _____ Lost _____

Date to Mayor MAY 24, 2023Date Returned MAY 25, 2023

Date Resubmitted to Council _____

Approved as to Form and Legality

Wesley BRIDGES, CITY ATTORNEY
DEPARTMENT OF LAW

Councilman/woman _____

Factual content certified by

WILLARD STANBACK, ACTING DIRECTOR
DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT

presents the following Ordinance:

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TRENTON TO ACCEPT
THE CITY OF TRENTON PLANNING BOARD'S RECOMMENDATION TO
ADOPT A REDEVELOPMENT PLAN FOR THE AREA KNOWN AS THE
BELLEVUE RUTHERFORD REDEVELOPMENT AND REHABILITATION AREA**

WHEREAS, the City Council of the City of Trenton (the "**Council**"), by Resolution 10-167, did authorize the Planning Board of the City of Trenton to undertake a preliminary investigation to determine whether the area known as the Bellevue Rutherford Study Area (the "**Study Area**") is an area in need of redevelopment and rehabilitation according to the criteria set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-14 (the "**Redevelopment Law**"); and

WHEREAS, the Planning Board of the City of Trenton, after providing due notice and after conducting a public hearing in accordance with the Redevelopment Law, (1) did determine that the Study Area qualifies as an area in need of redevelopment and rehabilitation and (2) recommended the Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, the Council, by Resolution 16-76, and in accordance with the provisions of the Redevelopment Law, designated the Study Area as an area in need of redevelopment and rehabilitation (the "**Redevelopment and Rehabilitation Area**") and did authorize the Planning Board to develop a Redevelopment and Rehabilitation Plan for the Redevelopment Area; and

WHEREAS, the Planning Board did conduct a public hearing and did finalize and adopt the Redevelopment and Rehabilitation Plan for the Redevelopment and Rehabilitation Area at its regular meeting on March 10, 2022; and

WHEREAS, proper notice of the hearing was provided to the public and the public, including but not limited to, the members of the community, the Neighborhood Improvement Association (NIA), and the owner of the old Mercer Hospital site, Panasia Estate (collectively, the "**Stakeholders**"), were given an opportunity to be heard and were heard on the development of the Redevelopment and Rehabilitation Plan; and

WHEREAS, the Planning Board did subsequently memorialize its adoption of the Redevelopment and Rehabilitation Plan at its regular meeting held on March 24, 2023 (See **Exhibit A – Planning Board Resolution 2022-7**); and

ORDINANCE

WHEREAS, the Redevelopment and Rehabilitation Plan, entitled "Mercer Hospital Bellevue Rutherford Redevelopment Plan", subtitled as "Bellevue Rutherford Redevelopment and Rehabilitation Area" (the "**Redevelopment Plan**"), outlining the planning goals and objectives, boundaries, permitted uses, bulk regulations and additional standards / provisions necessary to facilitate and promote the redevelopment and rehabilitation of the Redevelopment and Rehabilitation Area, has been prepared by Clark Caton Hintz in accordance with the provisions of the Redevelopment Law (See **Exhibit B – Redevelopment Plan**); and

WHEREAS, the comments of the Stakeholders have been incorporated into the Redevelopment Plan (See **Exhibit C – NIA Community Meetings Document**); and

WHEREAS, the Planning Board, relying on the findings in the Redevelopment Plan, recommends the adoption of the Redevelopment Plan by the Council; and

WHEREAS, the adoption of the Redevelopment Plan is in the best interests of the City of Trenton for the redevelopment and rehabilitation of the Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council in the City of Trenton, County of Mercer, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though set forth at length herewith.
2. It is hereby found and determined that said Redevelopment Plan, attached as Exhibit B and made a part hereof, conforms to the Master Plan and local objectives of the City of Trenton and is hereby approved pursuant to N.J.S.A. 40A:12A-7.
3. The Redevelopment Plan for the Redevelopment Area is hereby adopted and a copy of this Ordinance, the Redevelopment Plan and all Exhibits shall be filed in the Office of the City Clerk.
4. The zoning ordinances and maps of the City of Trenton are hereby amended to be consistent with the provisions of the Redevelopment Plan and the boundaries described therein.

ORDINANCE

5. In case any one or more of the provisions of this Ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
6. This Ordinance shall take effect upon the latter of twenty (20) days after final passage and publication as prescribed by applicable law.

	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS	✓				✓				GONZALEZ				✓	✓				FRISBY	✓				✓			
FELICIANO	✓				✓				HARRISON	✓				✓												
FIGUEROA KETTENBURG	✓				✓				WILLIAMS	✓				✓												

NV - NO VOTE

AB - ABSENT

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on MAY 04, 2023

Adopted on second reading after the public hearing on MAY 18 2023

Mayor

APPROVED
COUNCIL

Reconsidered by Council - Override Vote

AYE
NAY

President of Council

City Clerk