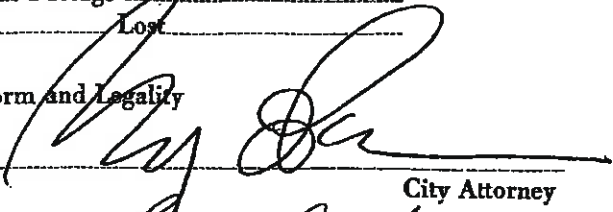



Ist Reading NOV 20 1995
Public Hearing DEC 7 1995
2nd Rdg. and Final Passage DEC 7 1995
Withdrawn Lost

ORDINANCE

No. 95 179 ^{5/60}
Date to Mayor DEC 8 1995
Date Returned DEC 13 1995
Date Resubmitted to Council _____

Approved as to Form and Legality

City Attorney

Factual contents certified to by

Title Director, Department of Housing and Development

Councilman Frank A. Castle presents the following:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TRENTON APPROVING THE AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE ROEBLING COMPLEX REDEVELOPMENT AREA

WHEREAS, the City of Trenton, acting through its Local Public Agency, the Department of Housing and Development (herein called the "Local Public Agency") pursuant to the Local Redevelopment and Housing Law (c. 79, P.L. 1992) is actively engaged in the execution and administration of the Roebling Complex Redevelopment Area; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, the Planning Board of the City of Trenton must be given an opportunity to review and convene a public hearing concerning said amendments to the Redevelopment Plan prior to the approval of same by the City Council of the City of Trenton; and

WHEREAS, there has been prepared and submitted to the City Council of the City of Trenton (herein called the "Governing Body") for its review and approval amendments to the Redevelopment Plan for the Roebling Complex Redevelopment Area (Attachment A); and

WHEREAS, a Master Plan has been approved and is recognized and used as a guide for the general development of the City of Trenton as a whole; and

WHEREAS, in accordance with the provisions of the Local Redevelopment and Housing Law, the Planning Board of the City of Trenton conducted a properly advertised public hearing on October 26, 1995, to review the amendments to the Redevelopment Plan; and

ORDINANCE

WHEREAS, the Planning Board of the City of Trenton, the duly designated and official planning body of the City of Trenton, has submitted to the Governing Body its recommendations respecting the amendments to the Redevelopment Plan for the Project Area; and

WHEREAS, the Redevelopment Plan for the Amended Project Area indicates the Plan's relationship to local objectives as to: (1) appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; (2) proposed land uses and building requirements in the Project Area; (3) provisions for the temporary and permanent relocation of persons living in the Amended Project Area by arranging for decent, safe and sanitary dwelling units at rents within the means of persons displaced from the Amended Project Area.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TRENTON that said amendments to the Redevelopment Plan for the aforementioned project entitled "Roebling Complex Redevelopment Area", dated October 26, 1995 is hereby approved, and the City Clerk be and is hereby directed to file said copy of the approved Redevelopment Plan with the minutes of this meeting.

BE IT FURTHER ORDAINED that it be and is hereby found and determined that said Redevelopment Plan for said Amended Project Area conforms to the Master Plan and local objectives of the City of Trenton.

RECORD OF COUNCIL VOTE ON FINAL PASSAGE														
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
CIRILLO	X	X			ROBINSON				X	YOUNG	X	X		
MELONE	X	X			UNGRADY	X	X			PRESIDENT				
PINTELLA	X	X			WALKER	X	X							

X—INDICATES VOTE A.B.—ABSENT N.V.—NOT VOTING X.O.R.—INDICATES OVERRIDE VETO

Adopted on first reading at a meeting of the City Council of the City of Trenton, N.J. on NOV 20 1995
 Adopted on second and final reading after hearing on DEC 7 1995

Rejected _____
 Approved by *[Signature]* Mayor
 Reconsidered By Council _____
 Override Vote Aye Nay
William H. Young President of Council *[Signature]* City Clerk

ORDINANCE

Attachment A

Amendments to the Roebling Complex Redevelopment Plan

ADD in section A. DESCRIPTION OF REDEVELOPMENT AREA AND OBJECTIVES.

1. Boundaries:

"Block 133
Lots 9, 111, 112, 9A, 113
Block 138
Lots 154, 109, 4A, 153, 155, 4, 152
Block 135
Lots 1, 68, 62, 61, 70"

ADD in section 3. Redevelopment Plan Objectives, first paragraph, second sentence,

"In the block bounded by Mott and Hudson Streets light industrial will only be allowed as a transitional use."

ADD in Section 3. Redevelopment Plan Objectives, c.

add "and recreational" after cultural, new sentence reads:
"To promote the use of the area after working hours and weekends through the creation of retail, cultural and recreational activity centers"

ADD in section B. LAND USE, first paragraph, third sentence add, office, educational and recreational, new sentence reads:

"These uses include retail, office, housing, cultural, educational and recreational facilities which relate to adjacent residential blocks and provide needed and beneficial services to the surrounding residential community"

ADD in section B. LAND USE, 1. Required Uses, b. Cultural facilities and supportive uses:

ORDINANCE

"Building #7 shall be redeveloped as a museum and/or an education/cultural center. Building #67 shall be redeveloped as a performing arts center, theater space or related type space."

ADD in section B. LAND USE, 1. Required Uses, c. Housing:

"The preferred use for Buildings #57 and #62 is multifamily housing. If unfeasible, the city will entertain other types of uses. These uses must be complementary to other cultural facilities planned for this area."

ADD in section B. LAND USE, 1. Required Uses:

"d. Health/Recreational Facility

The preferred use for Building #114 is a major health/recreational and exercise facility catering not only to the immediate neighborhood but to a broader clientele. The facility shall be well designed paying particular attention to the historic character of the space. When possible, interior configurations shall be preserved. The facility shall maintain evening and weekend hours thereby increasing the level of activity at the complex.

If this use is not feasible the city will entertain proposals for other appropriate mixed-use development in conformance with the permitted uses section of this report.

e. Water Tower

Every effort shall be made to incorporate the existing water tower located between building #101 and #114 into the redevelopment scheme for this area. The developer of the appropriate parcels in Block 3 together with the city will evaluate the feasibility of retaining and restoring the water tower."

ORDINANCE

ADD in section B. LAND USE, 1 Required Uses, 2. Permitted Uses:

after "... and lumber yards and building supply establishments are permitted."

add: "... as a transitional use until that time when a more compatible use, reflecting the overall theme of the area, is identified."

DELETE Section C, DENSITY, first sentence. "commercial" new sentence reads:

"The amount of development will be limited based on off-street parking requirements and traffic impacts."

DELETE Section D. BUILDING REQUIREMENTS, last two sentences in paragraph one, sentences to be deleted:

"In order to ensure that the area be developed as a cohesive whole, a single site plan for the entire redevelopment area shall be submitted to the Planning Board for its review and approval. If necessary, the submission of detailed site plans may incorporate plans only at a conceptual stage for Building #35."

ADD in section D. BUILDING REQUIREMENTS, 1. New Construction, under requirements for maximum height:

"An exception may be made for an expansion of building #67 for the performing arts center if needed for functional purposes."

ADD in section D. BUILDING REQUIREMENTS, 2. Historic Preservation and Selective Demolition, under KEY BUILDINGS:

"Building #7	Building #101
Building #110	Building #114
Building #51	Building #102
Building #57	Building #105
Building #58	Building #54
Building #62	Building #104

ORDINANCE

under CONTRIBUTING BUILDINGS:

"Building #103
Building #67
Building #79
Building #52
Building #107"

under NON-CONTRIBUTING BUILDINGS:

"Building #119
Building #60
Building #64
Building #113"

ADD in section D. BUILDING REQUIREMENTS, 2. Historic Preservation and Selective Demolition, Design Guidelines for Key and Contributing Buildings.
Exterior Details

"Between Buildings #54, #52, #51, #57, and #58 there are a variety of metal overhangs, structural beams, loading docks, stairways, metal roofing and platforms that define a very unique space. Redevelopment in this area shall recognize the importance of this unique layout and every effort shall be made to preserve this configuration."

ADD in section E. OPEN SPACE, 3rd paragraph

"The area that is occupied by buildings 60, 64 and 119 would be an appropriate area for an open space courtyard. The developer of this area shall explore this open space option." In addition every effort shall be made to create attractive open space linkages between block 2 and 3."

ORDINANCE

ADD in section E. OPEN SPACE, 2. Streetscape and Site Design Guidelines

"h. Streetscape Improvements

It is the intent of this plan to have developers involved with any redevelopment projects at this complex to share in the cost of streetscape improvements along the perimeter streets of the redevelopment area. The developer who redevelops building #114 will be responsible for streetscape improvements along Hamilton Avenue from Clark Street to Route 129 **AND FOR A PROPORTIONAL SHARE OF THE STREETScape IMPROVEMENTS ALONG CLARK STREET.** Streetscape improvements may include decorative lighting, new sidewalks, street trees and decorative paving. All improvements are governed by controls within the text of this plan. For all other development in this complex the proportional share of streetscape upgrades shall be determined at the time of site plan review by the City of Trenton Planning Board in conjunction with the City of Trenton Landmarks Commission."

ADD in section F. PARKING:

"To minimize the need for demolition to create parking, the adaptive reuse of buildings as parking facilities shall be explored. In particular, if Building #114 is developed as a major health/recreation and exercise facility the developer will be permitted to convert part of Building #102 into a parking facility."

In section H. TRAFFIC AND TRANSPORTATION
DELETE, first paragraph

ADD in section I. RECREATION AND COMMUNITY FACILITIES,
2. Community/Cultural Facilities, after first paragraph:

"Additional Cultural facilities contemplated include the redevelopment of building #67 as a performing arts/cultural complex and building #114 as a major health/recreation and exercise facility."

COPY

ORDINANCE

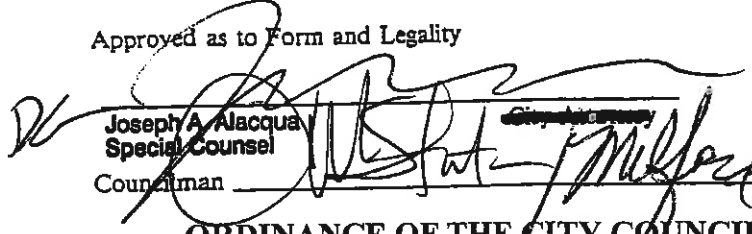
No. 09 035 1A0
540

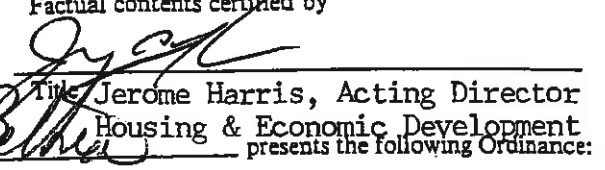
g APR 13 2009
aring MAY 11 2009
and Final Passage MAY 11 2009
Without a vote _____
Lost _____

Date to Mayor MAY 08 2009
Date Returned MAY 12 2009
Date Resubmitted to Council _____

Approved as to Form and Legality

Factual contents certified by


Joseph A. Alacqua
Special Counsel
Councilman


Jerome Harris, Acting Director
Housing & Economic Development
presents the following Ordinance:

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TRENTON APPROVING THE AMENDMENTS TO THE
ENTERPRISE AVENUE REDEVELOPMENT AREA.**

WHEREAS, the City of Trenton, acting through its Local Public Agency, the Department of Housing and Development (herein called the "Local Public Agency") pursuant to the Local Redevelopment and Housing Law (C. 79, P.L. 1992) is actively engaged in the execution and administration of the Enterprise Avenue Redevelopment Area; and

WHEREAS, there has been prepared and submitted to the City Council of the City of Trenton (Herein called the "Governing Body") for its review and approval an amendment to the Redevelopment Plan for the Enterprise Avenue Redevelopment Area (attachment A); and

WHEREAS, this amendment will further the objectives of the Redevelopment Plan and will be in the interest of the People of the City of Trenton; and

WHEREAS, consistent with the Local Redevelopment and Housing Law, the Planning Board of the City of Trenton, the duly designated and official planning body of the City of Trenton, convened a public hearing on March 26, 2009 to consider the proposed amendments and has submitted to the Governing Body its recommendations respecting the amendments to the Redevelopment Plan for the Project Area;

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Trenton:

1. That said amendment to the Redevelopment Plan for the aforementioned project entitled "Enterprise Avenue Redevelopment Plan" dated July 2002 is hereby approved, and the City Clerk be and is hereby directed to file said copy of the approved Redevelopment Plan with the minutes of this meeting.

ORDINANCE

2. That it be and is hereby found and determined that said Redevelopment Plan for said Project Area conforms to the Master Plan and local objectives of the City of Trenton.

3. This ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

RECORD OF COUNCIL VOTE ON FINAL PASSAGE															
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	
BETHEA		X		X	MELONE	X			X	PINTELLA	X	X			
COSTON	X	X			SEGURA	X	X			PRESIDENT					
LARTIGUE	X			X	STATON	X	X								

X—INDICATES VOTE A.B.—ABSENT N.V.—NOT VOTING X.O.R.—INDICATES OVERRIDE VETO

Adopted on first reading at a meeting of the City Council of the City of Trenton, N.J. on APR 18 2009
 Adopted on second and final reading after hearing on MAY 07 2009

Rejected
 Approved by [Signature] Mayor
 Reconsidered By Council 05/11/09
 Override Vote
 Aye Nay
[Signature] President of Council [Signature] City Clerk

ORDINANCE



CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC
DEVELOPMENT

ENTERPRISE AVENUE AREA
REDEVELOPMENT PLAN

Adopted by City Council
July 2002
Amended January 2005
Amended April 2009

City of Trenton
Department of Housing and Economic Development

ORDINANCE

CITY OF TRENTON
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

ENTERPRISE AVENUE AREA
REDEVELOPMENT PLAN

A. DESCRIPTION OF PROJECT

1. Boundaries of Project Area
2. Redevelopment Plan Objectives

B. LAND USE PLAN.

1. Land Use Map
2. Land Use Provisions and Building Requirements

C. PROJECT PROPOSALS.

1. Land Acquisition/Condemnation
2. Redeveloper's Obligations

D. OTHER PROVISIONS – STATE AND LOCAL REQUIREMENTS.

1. Land Use
2. Population Density
3. Traffic
4. Public Transportation
5. Public Utilities/Infrastructure
6. Recreation and Community
7. Regulations and Controls

E. PROCEDURES FOR AMENDING APPROVED PLAN.

F. PROJECT AREA MAP

ORDINANCE

A. DESCRIPTION OF PROJECT

1. Boundaries of Project Area

The land use controls and regulatory provisions of the Enterprise Avenue Redevelopment Plan affect those properties contained within the boundaries shown on the attached Boundary and Land Use Map.

The specific properties contained within this redevelopment plan are listed by Block and Lot are as follows:

<u>Block</u>	<u>Lots</u>
211B	2
211C	5
211A	11, 9, 3, 8, 10
210A	14, 1, 1A, 15
210C	10
210B	13, 6, 2, 9
209D	1227, 28, 1223, 2A, 2, 1214, 1, 1228, 1229
209B	1184, 1216, 1211, 1209, 1199, 1191, 1220, 1189, 1187, 1219, 1185
214A	5

2. Redevelopment Plan Objectives.

The redevelopment objectives of the Enterprise Avenue Redevelopment Plan include:

1. Create an attractive, light industrial/commerce center on Enterprise Avenue. Redevelop the former Carter Wallace site and adjacent underutilized lands for this new center. If necessary, remove inappropriate uses that detract from the overall commerce center viability and theme.
2. Attract businesses to this area that will enhance the economic base of the neighborhood, City and Mercer County region. Create quality job opportunities for the residents of the city and enhance the City's tax base.
3. Provide an overall building layout and streetscape design concept that will provide an attractive and competitive setting for business activities, while also having a positive effect on the surrounding neighborhood.

ORDINANCE

4. Promote and facilitate the creation of a greenway along the Assunpink Creek. Create a strong landscape buffer between the park and non-park uses. Creates a "clear" zone between the creek and any adjacent uses in order to create this park.
5. Regulate the installation of billboards within the redevelopment area so as to maintain the overall commerce center image

B. LAND USE PLAN.

1. **Land Use Map.**

The attached Boundary and Land Use Map, dated July 2002, indicates the proposed land uses.

2. **Land Use Provisions and Building Requirements.**

a. Permitted Land Uses.

1. Light Industrial/Commerce Center

As is indicated on the Boundary and Land Use Map, dated July 2002, the entire redevelopment area shall be zoned "Light Industrial/Commerce Center and generally follow the Industrial A (light industrial/heavy commercial) zoning classification of the City's Land Development Ordinances. However, the following restrictions shall be imposed on this district in order to realize the Redevelopment Plan objectives:

1. Those uses that are specifically prohibited in the Industrial A zone shall also be prohibited under this redevelopment plan. Light industrial/heavy commercial uses that have a retail component that is ancillary to its main use will be permitted in this zone.
2. Outdoor storage of materials will be allowed in this district if storage is ancillary to a permitted use and represents less than 25% of the total lot coverage. Outdoor storage of materials will be strictly regulated in this district. Any outdoor storage must not be visible from the street, any recreational facility or open space, or adjacent uses. As part of a site plan submission to the City of Trenton Planning Board, an applicant must provide a screening plan that is in keeping with the objectives of this plan. No razor wire will be permitted. The Planning Board must review and approval this screening plan. Junkyards and recycling centers are strictly prohibited in this zone

ORDINANCE

3. This plan recognizes the presence of residential uses on Klagg Avenue. These uses are pre-existing non-conforming in the zone and are allowed to operate in perpetuity. If for any reason these uses are discontinued, this area is bound by the regulations in this plan. The conversion of these residential uses to a light industrial/heavy commercial use will be a matter of right in this district. To protect the integrity of this “non-conforming use” no curb cuts or truck traffic will be allowed on Klagg Avenue. In addition a minimum five foot wide, ten foot high landscape buffer must be provided on any edge that either adjoins an existing residential use or is across the street from residential uses.

4. Master Planning - It is the intent of this plan to maximize the redevelopment of this area through responsible master planning. As such, the city has developed strict design guidelines that redevelopers will need to adhere to. Design controls minimally address:
 - a. Appropriate building setbacks from Enterprise Avenue.
 - b. Appropriate “clear” zone for the Assunpink Greenway.
 - c. Parking/loading and unloading requirements.
 - d. Vehicular and pedestrian ingress/egress requirements.
 - e. Utility/Infrastructure system upgrades
 - f. Building layout and building materials. It is the intent of this plan to create an attractive center that will attract both businesses and retail users to this area. Consequently, developers will be required to construct/rehabilitate buildings that use a high percentage of masonry materials on the facades of their buildings.
 - g. Landscaping materials and design standards with appropriate setbacks and screenage from the proposed Assunpink Greenway.
 - h. Screening materials, such as decorative fencing, creative screening ideas etc.
 - i. Signage and lighting standards
 - j. Sustainable design guidelines

The attachment titled “Enterprise Avenue Area Redevelopment Plan Design Standards” articulate the design standard for this area and shall be made part of this report. If any section of these design standards conflict with any other section of this report the attached standards shall apply.

- b. Lot size, Area, and Building requirements.

ORDINANCE

1. Regulations, controls, and restrictions regarding building area, floor area, height, lot width, yards, setbacks, density and parking shall be generally determined by the City Zoning Ordinance and design controls set forth in this plan. In addition, the Department of Housing and Economic Development shall be permitted to make recommendations to allow for modifications to the applicable standards in order to address particular circumstances and to foster high quality in site planning and design as seem appropriate to the plan. The Planning Board shall be authorized to approve such recommendations where they further the objectives of this redevelopment plan, without requiring amendments of the plan.
2. Site development standards for off-street parking and loading and unloading in the Redevelopment Area shall generally follow the City's Ordinance for Driveways and Parking Lots (Article XXIII section 315-142), although the Planning Board may, for good reason, have the authority to grant a parking variance.

Parking requirements for retail, and commercial uses shall be as specified in the Zoning Ordinance (Article XXIII section 315-142), Off-Street Parking Schedule for All Districts Except Business A and Pedestrian Mall.

3. Signs shall be per the Industrial A zone standards except that the Planning Board may approve free-standing signs that exceed the applicable standards for properties within the proposed Enterprise Avenue Commerce Center exclusively for the identification of the business or occupant of the property. Any such sign may be of permanent construction and of a design and appearance to be approved by the Planning Board.
4. Billboards shall not be permitted in this zone except that billboards shall be permitted on properties in the zone that border US Route 1, as long as the billboard is directed to US Route 1 traffic and is located within 750 feet of Trenton's border with Lawrence Township as measured along US Route 1
5. The maximum height of billboards in the Enterprise Avenue Redevelopment Area Plan shall not exceed 70 feet above the grade of US Route 1

C. PROJECT PROPOSALS:

1. **Land Acquisition/Condemnation.**

The City of Trenton may acquire, by condemnation where necessary, such properties as may be necessary to effectuate the objectives of this redevelopment plan.

2. **Redevelopers Obligations.**

ORDINANCE

In order to achieve the objectives of this Redevelopment Plan, each redeveloper is 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 – 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 designated redevelopment area.

The Trenton Planning Board has, by resolution, approved this Redevelopment Plan for the Enterprise Avenue Area Redevelopment Plan. The Redevelopment Plan conforms to local zoning, local plan objectives, and the Master Plan of the City of Trenton.

1. Land Use

The Boundary and Land Use Map proposes Light Industrial/Heavy Commercial use for the entire redevelopment area. The proposed Light Industrial/Heavy

ORDINANCE

No. 08 27 5/16

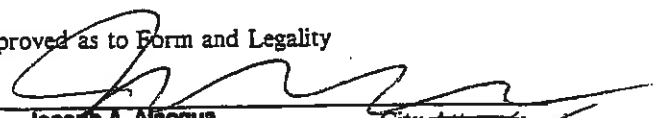
1st Reading MAY 08 2008
Public Hearing MAY 22 2008
2nd Rdg. and Final Passage MAY 22 2008
Withdrawn _____ Lost _____

Date to Mayor MAY 23 2008
Date Returned _____
Date Resubmitted to Council _____


Approved as to Form and Legality

Factual contents certified by

W



Joseph A. Alacqua
Special Counsel
Councilman _____



Title Sasa Montano, Acting Director
Housing & Economic Development

presents the following Ordinance:

ORDINANCE OF THE CITY OF TRENTON APPROVING THE AMENDMENTS TO THE BOUNDARIES AND LANGUAGE OF THE CENTER CITY SOUTH REDEVELOPMENT AREA PLAN

WHEREAS, the City of Trenton, acting through its Local Public Agency, the Department of Housing and Development (herein called the "Local Public Agency") pursuant to the Local Redevelopment and Housing Law (C. 79, P.L. 1992) is actively engaged in the execution and administration of the Center City South Redevelopment Area Plan; and

WHEREAS, there has been prepared and submitted to the City Council of the City of Trenton (Herein called the Governing Body") for its review and approval an amendment to the boundaries and language of the Redevelopment Plan for the Center City South Redevelopment Area (Attachment A) ; and

WHEREAS, this amendment will further the objectives of the Redevelopment Plan and will be in the interest of the People of the City of Trenton; and

WHEREAS, consistent with the Local Redevelopment and Housing Law, prior to a second reading of said ordinance the Planning Board of the City of Trenton, the duly designated and official planning body of the City of Trenton, will have submitted to the Governing Body its recommendations respecting the amendments to the Redevelopment Plan for the Project Area;

ORDINANCE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TRENTON:

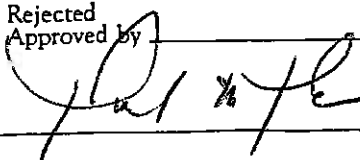
1. That said amendment to the Redevelopment Plan for the aforementioned project entitled "Center City South Redevelopment Area Plan" dated May 2006 amended, April 2008, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the approved Redevelopment Plan with the minutes of this meeting.

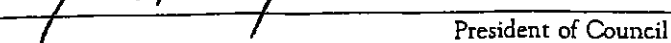
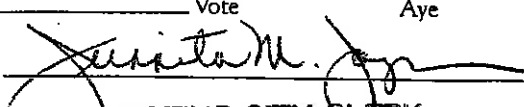
2. That it be and is hereby found and determined that said Redevelopment Plan for said Project Area conforms to the Master Plan and local objectives of the City of Trenton.

RECORD OF COUNCIL VOTE ON FINAL PASSAGE															
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	
BETHEA	X			X	MELONE	X	X			PINTELLA	X	X			
COSTON	X	X			SEGURA	X	X			PRESIDENT					
LARTIGUE	X	X			STATON	X	X								

X—INDICATES VOTE A.B.—ABSENT N.V.—NOT VOTING X.O.R.—INDICATES OVERRIDE VETO

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on MAY 08 2008
 Adopted on second and final reading after hearing on MAY 22 2008

Rejected Approved by  Mayor
 Reconsidered By Council: _____
 Override Vote Aye Nay

 President of Council
  ACTING CITY CLERK
 _____ City Clerk

ORDINANCE

Attachment A

1. The boundaries of the Project shall be amended as follows:

The boundaries are as described on the attached Boundary and Land use Map dated February 2000, amended May 2006

The following lots are added as part of the May 2006 amendment:

Block 201, Lots 22, 21, 20, 19, 23, 2, 1, 7, 6, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, Block 1903, Lots 2, 3, 5, 4, 6, 7, 8, 9,

2. The Redevelopment Objectives section shall be amended to include the following language:

Maintain, as well as upgrade, the existing Mill Hill Park as a recreational resource for the residents of the City as well as the downtown work force. Incorporate new open spaces as new development projects come on line in this district. Assure that development projects meet their open space requirements as prescribed by the City of Trenton Land Development Ordinance. When the open space requirements are not met by individual developers, the developers are required to make an in-lieu open space payment as required under Section 315-209 of the City of Trenton Zoning and Land Development Ordinance.

- h) Preserve the historic scale and character of the South Warren Street Historic District and the other historic buildings within the redevelopment area. Every effort should be taken to preserve the buildings that comprise the St. Francis Church and School facility located at Front and Peace Streets, as such the Planning Board and/or the City may require redevelopers for this project to present their plans for review and comments before the City's Landmarks Commission. The reuse of this facility shall be in keeping with the objectives of this Redevelopment Plan.
- i) Promote smart growth and sustainable design principles in the downtown district.

3. The Land Use Map shall be amended as follows:

The permitted land uses are as indicated on the attached Land Use Map dated February 2000 and amended April 2008

4. The Land Acquisition provision shall be amended to read as follows:

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.

5. Add the following provisions regarding Architectural salvage and Smart Growth and Sustainable design:

3. 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.

4. Smart Growth and Sustainable Design

The following smart growth principals shall guide new development in this district. Developers will be required to demonstrate to the Planning Board how these principals are adhered to in their development plans:

1. Range of housing types – promote compact, “New Urbanist” communities to include a variety of housing sizes and types. Promote high-density urban in-fill housing, utilizing existing infrastructure (roads, water, sewer) to the greatest extent possible. Expand the ridership base for public and alternative transportation by providing a design that supports and encourages alternative modes of travel. Expand the economic base for local retailers and reduce per-capita consumption of open spaces and environmental resources.
2. Walkable Neighborhoods – promote the development of a walkable neighborhood that seamlessly connects the downtown core to the waterfront areas. Walkable neighborhoods are human-scale and characterized by mixed land uses, compact buildings, and pedestrian amenities – sidewalks, on-street

parking, ground floor retail, reduced setbacks, narrow streets, short blocks that balance the mobility needs of multiple users – pedestrians, bicyclists, transit riders, and automobiles.

3. Foster a Sense of Place – Communities with a high quality of architectural beauty and distinctiveness fosters a sense of place. This can also be accomplished through the strategic location of open spaces and gathering areas. As such the Planning board will have the authority to request an informal review of any development application before the City of Trenton Landmarks as related to architectural design. All comments from the Landmarks Commission shall be advisory.
4. Create Open Spaces – Promote the creation and preservation of open spaces to include community spaces, plazas, habitats for plants and animals, recreational opportunities, places of natural beauty and critical environmental areas, such as areas along the Assunpink Creek (adjacent to this redevelopment area).
5. Provide a Variety of Transportation Choices – Provide residents, workers and visitors with multiple, safe and connected options - roads with adequate levels of service for an urban environment, user-friendly connections to rail and bus routes, bicycling lanes and attractive pedestrian linkages to encourage walking.
6. Mixed Land Uses – New residential development can serve as an economic stimulus for existing commercial areas that are busy during the day but lack foot traffic in the evenings and weekends. By siting new residential development in close proximity to commercial development you increase the desirability of the community as a cohesive neighborhood. Basic services and amenities such as day care, groceries, medical and fitness facilities and restaurants address the needs of both the working and residential populations. These mutually beneficial mixed residential and commercial developments, when integrated as a compact walkable community, is often the most vibrant area of a downtown district.

The City of Trenton is committed to the concepts of sustainability and, as such, seeks to incorporate these concepts into new developments throughout the city. Generally, the sustainable design movement grew out of a strong conservation ideology that seeks to maintain a harmony between our natural environment and our desires to grow. Sustainability requires that we do not consume resources faster than they can be renewed nor produce waste faster than it can be absorbed. First and foremost, the practices set out in these guidelines attempt to integrate into the urban development realm an understanding of the natural processes that make up our environment. For example, attention to the movement of water, wind, sun, and energy across a site can provide opportunities for making the urban environment more comfortable, more ecologically healthy, and more economically viable. Sustainable urban stormwater drainage systems that

capitalize on on-site water not only increase groundwater recharge, which enhances the larger ecological structure of the area, but can also reduce the need for irrigation. Appropriate orientation for buildings can reduce heating and cooling costs, as well as mitigate noxious factors such as air pollution. These guidelines promote practices that will provide a greener and more livable environment, while attending to the economic underpinnings of any development project. Sustainable development means economically sensible development, and these guidelines lay out practices that will add value to development projects.

Attached to this redevelopment plan are design guidelines that are made part of this Redevelopment Plan. Generally, all new development in this district should incorporate, to the extent possible, concepts from these guidelines. All new construction projects that are over 50,000 square feet of gross floor area shall meet the intent of these guidelines and developers are required to file the attached rating systems as part of their Planning Board submittals. Additionally rehabilitation work in this area shall generally follow the spirit of these guidelines. When developers come before the Planning and /or Zoning Board with a rehabilitation project, the applicant shall add, as part of their application, a "position paper" outlining how the spirit of these guidelines are met.

6. Amend the provision regarding Public Utilities as follows:

Developer may be required to contribute their fair share of the cost for off-tract improvements. Pro rata share formulas shall generally be in accordance with Section 315-72 of the City of Trenton Land Development Ordinance.

7. Amend the provision regarding the Relocation Plan , replacing the existing provision with the following:

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.

8. Add the following provisions with regard to the plans relationship with master plans of surrounding municipalities as well as the State and County master plans

9. 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 enhance the image of the downtown as a place to visit, live, work, shop and be entertained and support redevelopment projects that further those objectives 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, designates the City of Trenton as an Urban Growth Area, and states that Urban Growth Area provide major concentrations of mixed use activities that serve countywide needs, including high density residential development, single-family housing on small lots, County and State government facilities, professional offices, and a wide range of cultural facilities.

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.

10. Consistency with the City of Trenton Master Plan

The vision for the Trenton downtown as advanced in the City of Trenton Land Use Plan, adopted January 1999, is "downtown Trenton should remain the heart of the city. It should become an attractive, busy area that is known as a popular destination for its heritage tourism, entertainment, arts and cultural offerings, restaurants and shopping, unique residential opportunities and attractive open spaces, while also adequately providing for the basic retail and service needs of local residents and employees.

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 the State Street downtown corridor, the following:

- Identifying business niches appropriate for downtown Trenton that will lead to an increase in economic activity.
- Creating/ marketing a concentration of Trenton cultural attractions.
- Improving/ enhancing the retail profile of downtown, including the upgrading of the offerings and physical appearance of many downtown businesses.
- Reuse of large vacant office buildings on State Street, particularly at and near the corner of East State and Montgomery Streets. Many of these buildings have no adjacent or onsite parking, greatly limiting their market value.
- Providing adequate amounts of easily accessible short term public parking to serve the downtown, especially in conjunction with the

- possible development of the light rail line down State Street.
- Establishing a strong community living and working in the downtown area.
- Establishing an entertainment district in downtown.

The goals and objective of the Center City South Redevelopment Area are consistent with both the City of Trenton Land Use Plan and the Reexamination Report

9. Amend the Center City South Redevelopment Area Land Use Map to reflect the expanded boundaries

Report from the City of Trenton Planning Board to the City Council of the City of
Trenton regarding:

Amendments to the Redevelopment Plan – Center City South Redevelopment Plan

Prepared By:

Andrew S. Carten, AICP PP
Planning Director

Barbara Haynes
Planning Board Chairman

On December 13, 2007, The City of Trenton Planning Board voted affirmatively on the following items:

Vote – (5 - in Favor) (0 - Opposed)

Action: Adoption of amendments to the Center City South Redevelopment Plan and furthermore recommend to City Council that the amendments be adopted into the Redevelopment Plan

The following bullets highlights what transpired at the Planning Board Hearing:

- During the hearing, Mr. Carten discussed the contents of the amendments in great detail.
- The Board members asked questions with regards to St. Francis Church, noting that they had objected to the Board considering the amendments in May 2007 but were not at the hearing tonight. Mr. Carten explained that the church successfully sold their property to an investment group and that the City met on two occasions with the investment group to discuss various development options. In recent months, the investment group has not communicated with the City. The property is up for sale . The point of original concern had to do with the proposed amendment which would require the redeveloper of the St. Francis property to make every effort to preserve the architecturally significant church in the course of redeveloping the property The rationale for this provision was the determination that this is a historically significant building that abuts the adjacent S. Warren Street Historic District

At the conclusion of the hearing, the Board moved to recommend to City Council that the amendments be accepted as presented

Amendments to the Plan: The main intent of the amendments is as follows:

1. Expand the redevelopment area boundaries to include the Broad Street Bank building, the Woolworth's building and the vacant St. Francis Church property
2. Foster the redevelopment of the above noted buildings by including them in a redevelopment area thereby making them eligible for an assortment of redevelopment monies
3. Preserve the architectural integrity of West Front Street by requiring Landmarks to review any redevelopment plans for the St. Francis Church properties on West Front Street

4. Insert Sustainable guidelines for developers of new buildings to follow

Specific Language changes (excerpt of the plan added for context)

See attachment A

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TRENTON APPROVING THE NORTH CLINTON AVENUE REDEVELOPMENT AREA PLAN

WHEREAS, the City of Trenton acting through its Local Public Agency, the Department of Housing and Development, pursuant to the State Local Redevelopment and Housing Law (c.79, P.L. 1992) (hereinafter "the Law") is actively engaged in the execution and administration of redevelopment areas throughout the City; and

WHEREAS, pursuant to the Law, the Planning Board of the City of Trenton has been given the opportunity to review the proposed plan and to convene a public hearing concerning the designation of the redevelopment area and the adoption of a redevelopment plan for the North Clinton Avenue Redevelopment Area (hereinafter "the Project Area"); and

WHEREAS, there has been prepared and submitted to the City Council of the City of Trenton for its review and approval, the North Clinton Avenue Redevelopment Area Plan, and the Report Determining the North Clinton Avenue Redevelopment Area As An Area in Need of Redevelopment; and

WHEREAS, a Land Use Plan has been approved and is recognized as a guide for the general development of the City of Trenton as a whole; and

WHEREAS, in accordance with the provisions of the Law, the Planning Board of the City of Trenton conducted a properly advertised public hearing on December 9, 1999, to determine the Project Area as an area in need of redevelopment, and to approve the North Clinton Avenue Redevelopment Area Plan; and

NOV 20 2000

1st Reading DEC 7 2000
 Public Hearing DEC 7 2000
 2nd Rdg. and Final Passage DEC 7 2000
 Withdrawn _____
 Lost _____

Approved as to Form and Legality

City Attorney

Councilman

Factual contents certified by

The Director, Dept. of Housing & Economic Development

presents the following Ordinance:

Date to Mayor _____
 Date Returned _____
 Date Resubmitted to Council _____

ORDINANCE

No.

00 101

108
 5 Feb. 00

ORDINANCE

No. 00 73

1 Dec 5:00

1st Reading SEP 7 2000
Public Hearing SEP 21 2000
2nd Rdg. and Final Passage SEP 21 2000
Withdrawn _____ Lost _____

Date to Mayor SEP 22 2000
Date Returned _____
Date Resubmitted to Council _____

Approved as to Form and Legality

Cary M. Amara
City Attorney

Factual contents certified by

G. Stanley Stahl
Title Director, Dept. of Housing and
Economic Development

Paul A. Funtella
Councilman

presents the following Ordinance:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TRENTON APPROVING THE AMENDMENTS TO THE CANAL BANKS REDEVELOPMENT AREA PLAN.

WHEREAS, the City of Trenton, acting through its Local Public Agency, The Department of Housing and Development (herein called the "Local Public Agency") pursuant to the Local Redevelopment and Housing Law (c. 79, P.L. 1992) is actively engaged in the execution and administration of the Canal Banks Redevelopment Area Plan; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, the Planning Board of the City of Trenton must be given an opportunity to review and convene a public hearing concerning said amendments to the Redevelopment Plan prior to the approval of same by the City Council of the City of Trenton; and

WHEREAS, there has been prepared and submitted to the City Council of the City of Trenton (herein called the "Governing Body") for its review and approval amendments to the Redevelopment Plan for the Canal Banks Redevelopment Area Plan (Attachment A); and

WHEREAS, a Master Plan has been approved and is recognized and used as a guide for the general development of the City of Trenton as a whole; and

WHEREAS, in accordance with the provisions of the Local Redevelopment and Housing Law, the Planning Board of the City of Trenton conducted a properly advertised public hearing on February 24, 2000 to review the amendments to the Redevelopment Plan; and

ORDINANCE

Page 2

WHEREAS, the Planning Board of the City of Trenton, the duly designated and official planning body of the City of Trenton, has submitted to the Governing Body its recommendations respecting the amendments to the Redevelopment Plan for the Project Area; and

WHEREAS, the Redevelopment Plan for the Project Area indicates the Plan's relationship to local objectives as to: (1) appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; (2) proposed land uses and building requirements in the Project Area.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TRENTON that said amendments to the redevelopment Plan for the aforementioned project entitled "Canal Banks Redevelopment Area Plan", is hereby approved, and the City Clerk be and is hereby directed to file said copy of the approved Redevelopment Plan with the minutes of this meeting.

RECORD OF COUNCIL VOTE ON FINAL PASSAGE															
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	
CIPRIANO	X	X			MELONE	X	X			CIRILLO	X	X			
LARTIGUE	X	X			PINTELLA	X	X			PRESIDENT					
LEGGETT	X	X			UNGRADY	X			X						

X—INDICATES VOTE A.B.—ABSENT N.V.—NOT VOTING X.O.R.—INDICATES OVERRIDE VETO

Adopted on first reading at a meeting of the City Council of the City of Trenton, N.J. on SEP 7 2000
 Adopted on second and final reading after hearing on SEP 21 2000

Rejected _____
 Approved by _____ Mayor
 Reconsidered _____ By Council
 Override Vote Aye Nay
 _____ President of Council

ORDINANCE

Attachment A;

Add in Section A. DESCRIPTION OF PROJECT

1. BOUNDARIES

“ North Broad Street, south on North Broad Street to West State Street; east along West State Street to West Canal;...”

Add in: 2. REDEVELOPMENT PLAN OBJECTIVES

k) In the downtown district, redevelop vacant and underutilized buildings with appropriate commercial and/or mix uses. New uses shall promote the downtown district as a destination for entertainment, culture, shopping, living, and working.

Amend land use map Dates March 2000

Add in B. LAND USE PLAN

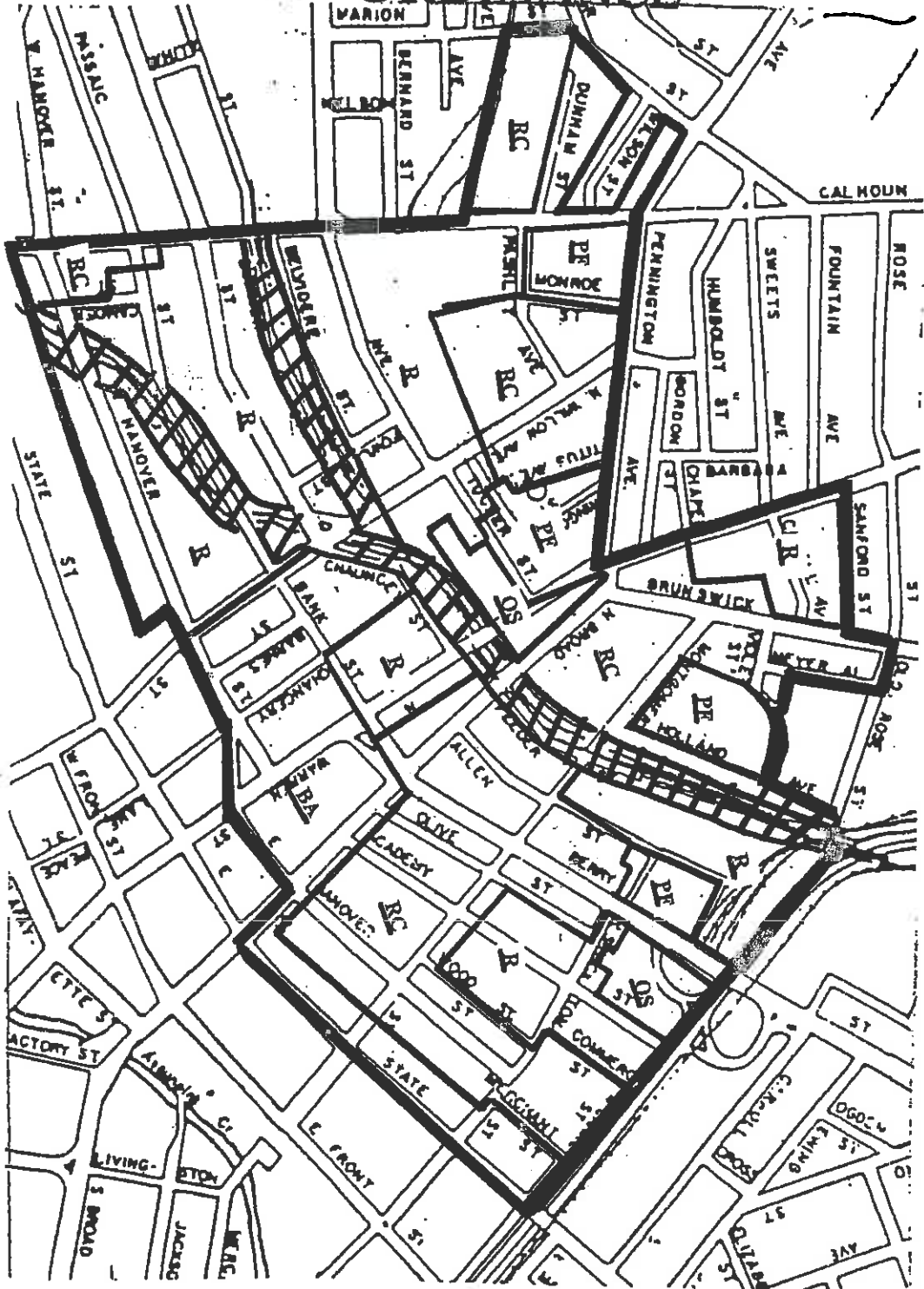
b. Permitted Land Uses

4. BA – The BA zoning classification shall apply in this district. Properties fronting State Street and North Broad Street, up to Hanover Street are bound by section 19-21.5 General Design Standard.

6. Public Facility (PF) add:

“... The new headquarters of the Trenton Head Start...”

ORDINANCE



CANAL BANKS REDEVELOPMENT AREA

LAND USE MAP

- C2 - Canal Zone
- R - Residential
- RC - Residential / Commercial
- PF - Public Facility
- OS - Open Space
- BA - Business A



City of Trenton
Department of Housing
And Development

March 1994
Amended - June 1996
Amended - September 1998
Amended - March 2000