

CADWALADER ESTATES  
REDEVELOPMENT AREA PLAN

JANUARY 2006

**CITY OF TRENTON**

**DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

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**A. DESCRIPTION OF PROJECT**

1. Boundaries of Project

The following Block and Lots are part of this plan:

<u>Block</u>	<u>Lot</u>
35401	7

See attached boundary map.

2. Redevelopment Objectives

- a. The primary objective of this redevelopment plan is to promote the redevelopment of this area as a new residential neighborhood to include single-family housing.
- b. This plan also seeks to create a strong connection to the new Joyce Kilmer School, Cadwalader Park and the existing residential neighborhoods. This should be accomplished through the provision of appropriate walkways and pathways to the school and the park for pedestrians and bicyclists.
- c. Recognizing the unique features of the current Department of Corrections complex, it is conceivable that only one or two of the existing “New Jersey State Home for Girls” structures will remain. In that event, the structures may be reused for either a community or recreational use.

**B. LAND USE PLAN**

1. Land Use Map

The attached land use map dated June 2005 indicates the primary land use within the project area.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses - Residential

The permitted uses in this district are as follows:

- a. Detached single-family dwelling units.
- b. Open space as developed by a private developer as part of the new residential neighborhood.

Lot size, area, yard and building requirements are as follows:

Minimum lot area (square feet):	6,000
Minimum yards (feet)	
Front:	30
Rear:	35
Side:	
One	6
Both	16
Minimum lot width (feet):	50
Minimum building width (feet):	25 <sup>1</sup>
Maximum building height (stories/feet):	2 / 24
Maximum lot coverage:	45%
Minimum net habitable floor area (sq. ft.):	1500

<sup>2</sup> A building constructed on a lot fronting on more than one street shall be required to conform thereto only on the street on which the building fronts.

The City envisions that only one or two of the existing “New Jersey State Home for Girls” structures will remain and be reused for either a community or recreational use.

This plan recognizes that retaining some of the existing historic structures will necessitate the creation of some irregular lots, as such, the Planning Board shall retain the right to grant bulk variances in relation to site plan and subdivision approvals.

b. Building Requirements

In order to ensure functional coordination essential to carrying out the objectives of the Redevelopment Plan and the continued maintenance of the Project Area, developers shall agree to certain controls through such means as are deemed appropriate by the City of Trenton. Such controls will be concerned with aesthetic and functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The City of Trenton specifically reserves the right to review and approve the developers’ detailed plans, final working drawings and specifications.

Review and approval will be specifically concerned with, but not limited to site planning, architectural layout, materials of construction, landscaping, access, streets and sidewalks.

Preliminary sketch drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping and building construction shall be submitted to the City of Trenton for review and approval before working drawings are made.

The right of the City of Trenton to review plans and specifications shall extend for a period of thirty (30) years following the official adoption of this Redevelopment Plan by City Council.

**C. PROJECT PROPOSALS**

1. Land Acquisition

It is anticipated that all land within the boundaries of this redevelopment area will be acquired by the City of Trenton in order to initiate comprehensive redevelopment of this district. All land within this redevelopment area is owned by the State of New Jersey, as such, the City of Trenton or its legal redevelopment designee will negotiate the acquisition of these properties from the State.

2. Redeveloper's Obligations

In order to achieve the objectives of this Redevelopment Plan, developers are to construct improvements in conformity with this plan and begin such construction within a reasonable time as determined by the City of Trenton.

**D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

The laws of the State of New Jersey require that any redevelopment project be undertaken in accordance with a Redevelopment Plan for the project area.

The Trenton Planning Board has by resolution approved this Redevelopment Plan for the Cadwalader Estates Redevelopment Area. It has further indicated that the proposals of this Redevelopment Plan are in accordance with local plan objectives and the Master Plan of the City of Trenton.

1. Land Use

The Land Use Plan/Land Use Map indicates proposed uses following redevelopment. The land uses as shown on the Land Use Plan/Land Use Map are in general conformity with the local objectives for the project area, which is designated as a residential district.

2. Density of Population

The population density will increase in this area as the result of the new development of single-family homes. This area is well suited to absorb new residential development. The existing lands are well underutilized, containing a significant amount of undeveloped land and underutilized structures.

3. Public Transportation

There are no proposed changes in existing public transportation. The area is currently served by public transportation.

4. Public Utilities

The adequacy of the existing public utility system will be evaluated as new development in the area is proposed. If the existing systems are determined to be inadequate or in need of repair, appropriate improvements will be made by the redeveloper. A new traffic circulation system will be developed as part of the redevelopment of this area. It is expected that as part of this redesign a new internal street system will be developed.

5. Recreational and Community Facilities

New open spaces shall be developed as part of the buildout of this area. Since the primary users of the new open space will be the residents of the new community, a homeowner's association will be established to regulate and maintain the common open space areas. Improvements envisioned include multi-use recreational pathways and passive open-space. This redevelopment area is adjacent to Cadwalader Park which provides various recreational amenities to the surrounding neighborhoods. Traffic calming measures shall be utilized to ensure the safety of pedestrians and cyclists crossing Stuyvesant Avenue into Cadwalader Park. In addition, it is envisioned that one or two of the existing "New Jersey State Home for Girls" structures will remain and be reused for either a community or recreational use.

6. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights and the like are given in this Plan.

7. Relocation Plan

There are no residents in this area that will need to be relocated. This site is presently occupied by the State Department of Corrections. Relocation of their facilities shall be the responsibility of the State of New Jersey.

8. Architectural Salvage

The redeveloper will be required to consult with the City's Historic Preservation Officer prior to the demolition of any building and/or structures in the Cadwalader Estates 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.

## 9. Sustainable Design

The City of Trenton is committed to the ideals of Smart Growth and Sustainable design. As such, all redevelopers undertaking projects in this area are required, to the greatest extent possible, to incorporate these concepts into their redevelopment plans.

Some of the axioms of Smart Growth that should be considered in the redevelopment include:

- a) greater housing choices and access
- b) open space preservation
- c) improve air and water quality
- d) utilization of existing water and sewer capacity
- e) creating walkable neighborhoods

As borrowed from the Sustainable Sonoma Project, "Sustainability secures people's quality of life within the means of nature in a way that is fair and equitable to all humanity, other species and to the future generations. Sustainability recognizes the inter-relatedness of the economy, society, and environment. It requires that we do not consume resources faster than they can be renewed nor produce waste faster than they can be absorbed."

Sustainable design elements that should be considered as part of the redevelopment include:

- a) utilizing LEED building and neighborhood design
- b) building orientation, as it relates to microclimates, winds, sun, air quality and noise
- c) utilizing recycled materials on site, when possible
- d) creative storm water management techniques

The city has completed a primer describing these principles which is titled "Trenton Sustainable Brownfield Development Project", This document is available from the City of Trenton, Division of Planning, as well as on the City's WebPages at [www.ci.trenton.nj.us/housplan.html](http://www.ci.trenton.nj.us/housplan.html). Redevelopers in this area should be able to address these issues when plans are presented to the City of Trenton Planning Board.

## 10. Significant relationship of the Redevelopment Plan to the Master Plans of contiguous municipalities

The Redevelopment Plan's stated objectives are consistent with both the Mercer County Master Plan and the State of New Jersey Development and Redevelopment Plan. Furthermore, it is not believed that the stated objectives of this redevelopment plan will impact the master plans of contiguous municipalities in any significant way. Recognizing that the current Department of Corrections facility crosses the City of Trenton boundary into the Township of Ewing, developers must work with both municipalities on the development of a new residential neighborhood for this area.

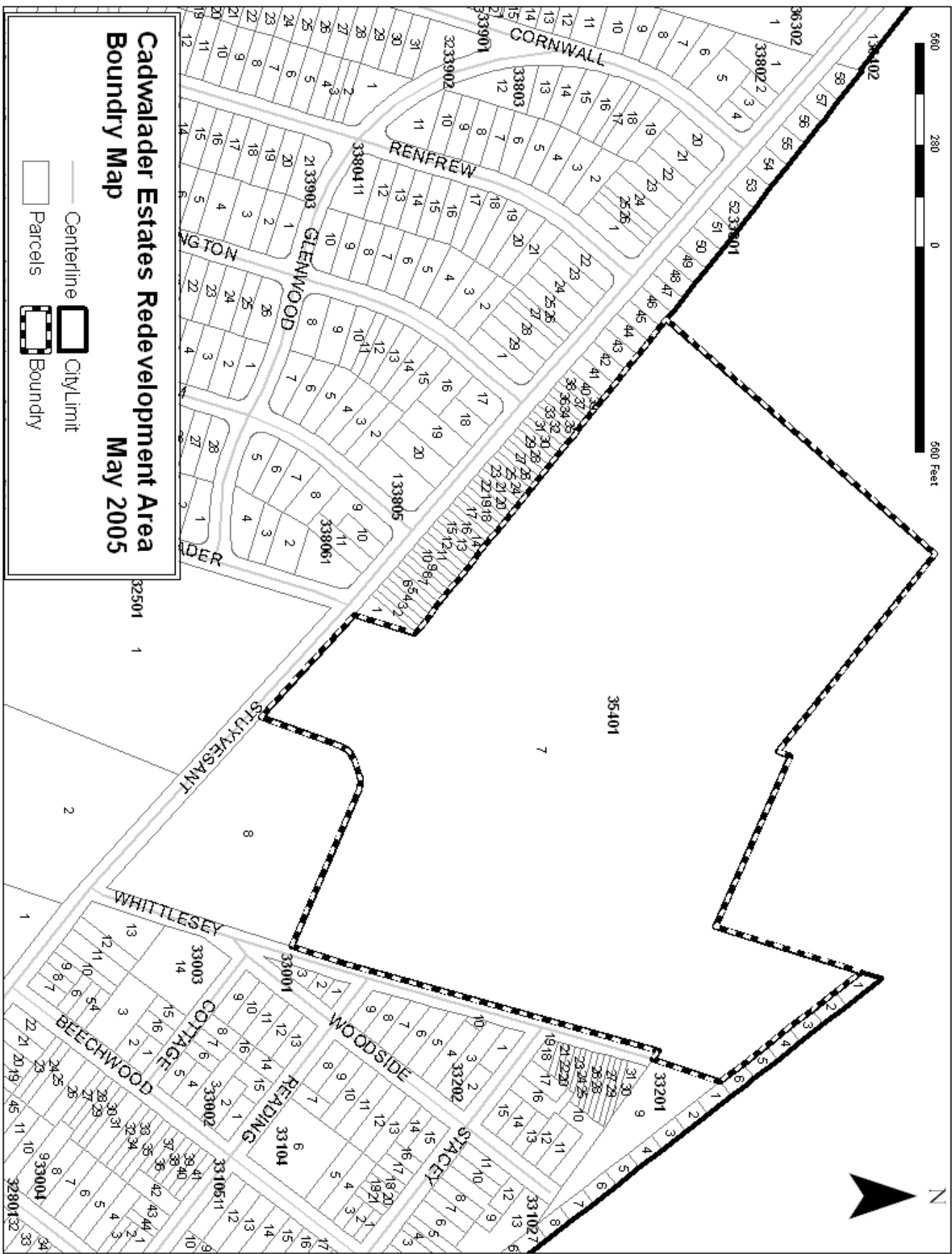
**E. PROCEDURES FOR CHANGING APPROVED PLAN**

The Redevelopment Plan shall be in effect for thirty years after City Council adoption. The plan may be amended from time to time upon compliance with requirements of law, provided that with respect to any land in the project area previously disposed of by the City of Trenton for use in accordance with the Redevelopment Plan, the City of Trenton receives the written consent of the then owner of such land whose interest, as determined by the City of Trenton, is materially affected.

**F. PROJECT MAPS**

1. Boundary Map
2. Land Use Map





**Cadwalader Estates Redevelopment Area  
Boundary Map  
May 2005**

- Centerline
- Parcels
- City Limit
- Boundary



