

CHAPTER 41

CAPITAL CITY REDEVELOPMENT CORPORATION

Authority

N.J.S.A. 52:9Q-13 and 52:9Q-17.

Source and Effective Date

R.1991 d.176, effective April 1, 1991.
See: 22 N.J.R. 3475(a), 23 N.J.R. 1022(a).

Executive Order No. 66(1978) Expiration Date

Chapter 41, Capital City Redevelopment Corporation, expires on April 1, 1996.

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SUBCHAPTER 1. PROJECT REVIEW PROCEDURE RULES

17:41-1.1 Purpose and scope

This chapter shall constitute the rules of the Capital City Redevelopment Corporation (the Corporation) governing the filing and processing of Impact Statements during the development review process. As required by N.J.S.A. 52:9Q-18, government entities (or instrumentalities thereof) which undertake any development project or which have the authority to grant final approval of plans for private development projects in the Capital City District of the City of Trenton must file Impact Statements with the Corporation.

17:41-1.2 Definitions

The following words and terms, as used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise:

“Capital City District” means that portion of the City of Trenton delineated under N.J.S.A. 52:9Q-14.

“Capital City Renaissance Plan” (the Plan) means the plan adopted by the Corporation on October 30, 1989, in accordance with N.J.S.A. 52:9Q-17. The Plan may be reviewed at or a copy obtained from the Capital City Redevelopment Corporation, 4 North Broad Street, CN 203, Trenton, New Jersey 08625-0203.

“Corporation” means the Capital City Redevelopment Corporation.

“Project” means (1) the acquisition, construction, reconstruction, redevelopment, historic restoration, repair, alteration, improvement or extension of any building, structure or facility, or public area or (2) the acquisition and improvement of real estate and the extension or provision of utilities, access roads and other appurtenant facilities in connection therewith, provided that the work undertaken is consistent with the Capital City Renaissance Plan; a project may also include planning, designing, acquiring, constructing, reconstructing or otherwise improving a building, structure or facility and extension or provision of utilities, access roads and other appurtenant facilities in connection therewith, or any redevelopment undertaken by any person pursuant to section 12 of the Capital City Redevelopment Corporation Act.

SUBCHAPTER 2. IMPACT STATEMENT

17:41-2.1 Impact Statement requirement

- (a) Pursuant to N.J.S.A. 52:9Q-18:

1. Any department, board, agency, division or commission of the State and any county or municipal government entity, or instrumentality thereof, which undertakes any construction, reconstruction or extension of any building, structure or facility or other improvement within the district shall, prior to undertaking such action, file with the corporation a Capital District Impact Statement which describes the ways in which the proposed construction, reconstruction or extension is consistent with the Plan in its various elements.

2. Whenever a governmental entity is granted final authority to review and approve plans for private development proposed for the district, the appropriate governmental entity with authority to grant final approval of an action shall file an impact statement for each development which is granted final approval explaining the ways in which the proposed development is consistent with the Plan.

i. The approving authority is empowered to require the preparation and submission of that impact statement by the developer as part of the application for development.

(b) For projects involving only interior rehabilitation, no Impact Statement is required.

17:41-2.2 Impact Statement format and contents

(a) To simplify their preparation, Impact Statements should include the information described and follow the format substantially in accordance with Exhibits A and B in the Appendix to this subchapter, incorporated herein by reference.

1. Exhibit A should be used for all projects.
2. Exhibit B should be used only if the project involves exterior rehabilitation estimated to cost more than \$5,000 or if the project involves new construction.

17:41-2.3 Deadlines for filing Impact Statements

(a) For a private development or construction project within the Capital City District, the appropriate governmental entity with authority to grant final approval of an action such as the City Planning Board, Zoning Board of Adjustment, Historic Landmarks Commission or Zoning Officer, shall file an Impact Statement with the Corporation not more than 45 days after final project plan approval, but not less than 10 days prior to the issuance of a construction permit by the City.

(b) For any project proposed within the Capital District by a government entity or instrumentality thereof, which requires an Impact Statement, that entity shall file an Impact Statement with the Corporation at least 60 days prior to advertising bids for construction of a project, and in no event less than 90 days prior to the commencement of construction.

17:41-2.4 Impact Statement review

(a) The Corporation shall review each Impact Statement filed and the plans submitted by the project applicant. An Impact Statement shall be deemed to be consistent with the Capital City Renaissance Plan if the proposed project described therein meets the requirements of the Plan or if any deviations from the Plan satisfy the requirements for the grant of a variance pursuant to N.J.S.A. 40:55D-70 of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. If a proposed project is found not to be consistent with the Plan, the Corporation shall promptly notify, in writing, the City of Trenton, or such other governmental entity that filed the Impact Statement, of its determination and the reasons therefor.

(b) The Corporation may delegate its responsibilities with respect to Impact Statements to its Executive Director, subject to review by the Corporation's Board of Directors.

APPENDIX

EXHIBIT A—ALL PROJECTS*

CAPITAL DISTRICT IMPACT STATEMENT

I. Applicant Information

Name: _____

Company: _____

Address: _____

Phone number: _____

II. Project Information

Location: (street address or block and lot number)

Zone: Type I Pedestrian Continuity Frontage:
 Type II Yes No
 Type III (See Map 7 in the Renaissance Plan)
 Type IV

(See Map 3a in the Renaissance Plan)

Land Use:

Residential Does the project involve demolition?
 Retail Yes No
 Office Does the site involve surface parking?
 Parking Yes No
 Mixed Use Is it existing? proposed?
 Vacant Lot: Streetwall
 Other (explain): _____

Building: New Construction Estimated Value of Improvement
 Exterior Rehab. Up to \$5,000
 More than \$5,000

List project approvals along with the date granted: _____

III. Consistency with the Renaissance Plan Urban Code

Explain how the project is in compliance with the appropriate requirements:

a. External signs shall be frontlit only. Signs on the inside of glazed openings may be backlit or neon.

b. Lots without buildings shall have a Streetwall** along 80 percent of their Frontage**.

c. Surface parking lots shall have a Streetwall** on all Frontages**. Surface parking lots shall not be permitted on corner lots or along Pedestrian Continuity Frontages**.

d. The exterior finish materials on all Facades** shall be limited to brick, stone, terra cotta, cast stone, and clear or lightly tinted glass. For Type III buildings, stucco may be added as an exterior finish material on all Facades**. For Type IV buildings, wood clapboards and/or wooden shingles may be added as an exterior finish material on all Facades**.

* Projects involving only interior rehabilitation do not require an Impact Statement.

** Terms are defined in the Capital City Renaissance Plan Urban Code.

IV. Drawings and Related Materials

List drawings and related materials submitted with this Impact Statement, if any, that define, clarify and support the descriptions required to demonstrate consistency.

This Impact Statement was prepared and submitted by:

Name: _____
 Date: _____
 Phone number: _____

Continue on to Exhibit B if the project involves exterior rehabilitation estimated to cost more than \$5,000 or if it involves new construction.

EXHIBIT B—REHABILITATION OR NEW CONSTRUCTION CAPITAL DISTRICT IMPACT STATEMENT

Exhibit B is to be completed only if the project involves exterior rehabilitation estimated to cost more than \$5,000 or if the project involves new construction.

Complete only those sections that are applicable.

I. Consistency with the Renaissance Plan Urban Code

a. Parking

Explain how the project is in compliance with these requirements:

Buildings with 5,000 sq. ft. or more of Gross Floor Area* shall provide a minimum of one parking space for each 500 sq. ft. of Commercial Use*, and one parking space for each Residential* Unit. These parking requirements shall be calculated from the first square foot.

Unless the required Parking Spaces are provided within 1,000 ft. of the lot they serve, adequate shuttle service must be available.

Note: Parking is not required for Independent Buildings* with less than 5,000 sq. ft. of Gross Floor Area*.

b. Building Use

Explain how the project is in compliance with these requirements:

In Type I, II and III zones, if the project is on a Primary Frontage*, Commercial* or Residential* Uses are required to a minimum depth from a Primary Frontage* of not less than 15 ft. The remaining depth may also be used for Parking. The only parking exposure allowed on a Primary Frontage* is an entrance or an exit not greater than 30 ft. in width across the Frontage*.

Note: Parking may be exposed on all Frontages* designated as Non-Primary*.

In Type I, II and III zones, if the project is on a Pedestrian Continuity Frontage* 70 percent of the Frontage* at the sidewalk level shall be for Commercial Use* to a minimum depth of not less than 15 ft.

In Type I, II and III zones, on other Frontages*, Stories* may be used for Commercial*, Residential* or Parking Use.

In Type IV zones, if the project is on a Pedestrian Continuity Frontage* 70 percent of the Frontage* at the sidewalk level shall be for Commercial Use* to a minimum depth of not less than 15 ft.

In Type IV zones, on other Frontages*, all Stories* may be used for Commercial* and/or Residential* Use.

In Type IV zones, at lots with Frontage* on Stockton Street, all Stories* may be for Commercial*, Residential* or Parking Use.

c. Building Height

Explain how the project is consistent with these requirements:

In Type I zones, building height shall be a maximum of 10 Stories*. Buildings shall have an Expression Line* at the top of the second Story* and a Recess Line* at the top of the sixth Story*.

Note: In Type I zones, a building may be built to the height of an existing building provided both buildings are integrated and all Facades* are complete.

In Type II zones, building height shall be a maximum of 6 Stories*. Buildings shall have an Expression Line* at the top of the second Story*.

In Type III zones, building height shall be a maximum of 4½ Stories*, including a half basement. Buildings shall have an Expression Line* at the top of the second Story*.

In Type IV zones, building height shall be a maximum of 3½ Stories*, including a half basement.

Note: No building shall be less than two Stories* in height, or 16 ft. from the sidewalk to the top of the parapet.

Note: The height limit shall not apply to a church, spire, radio mast, belfry, clock tower, chimney flue, water tank, elevator bulkhead, stage tower, scenery loft or similar structure.

Note: For Type I and Type II, the building height limitations shall be suspended for two years from the date of adoption of the Capital City Renaissance Plan for any building for which final site plan approval has been obtained from the Trenton Planning Board prior to the adoption of the Renaissance Plan.

On Pedestrian Continuity Frontages* in Type I, II and IV zones, Stories* at sidewalk level shall be a minimum of 12 ft. in height from finished floor to finished ceiling.

d. Building Placement

Explain how the project is consistent with these requirements:

In Type I and II zones, Facades* shall be built on the Frontages* along 80 percent of their Length without any Setback* to a minimum height of two Stories*.

In Type III and IV zones, Facades* shall be built on the Frontages* along 80 percent of their length without any Setback*. Alternatively, the Facades* may be Setback* exactly 8 ft. from the Frontage* to provide a front Yard*.

Note: In the event of pre-existing Setbacks*, special adjustments may be allowed/required.

e. Architectural Standards

1. Exterior finish materials

Explain how the project is in compliance with these requirements:

The exterior finish materials on all Facades* shall be limited to brick, stone, terra cotta, cast stone, and clear or lightly tinted glass.

For Type III buildings, stucco may be added as an exterior finish material on all Facades*.

For Type IV buildings, wooden clapboards and/or wooden shingles may be added as an exterior finish material on all Facades*.

2. Facade* Design

Explain how the project is in compliance with these requirements:

The glazed area and all other openings of a Facade* shall not exceed 55 percent of the total area of such Facade*, with each Facade* being calculated independently.

On Pedestrian Continuity Frontages*, the Facade* of the Story* at sidewalk level shall not be less than 70 percent glazed.

For glazed areas and all other openings in a Facade*, height must be equal to or greater than the width.

f. General Requirements

Explain how the project is in compliance with these requirements:

Loading docks are not permitted on Pedestrian Continuity Frontages*.

All buildings shall have the main entrance on a Frontage*.

II. Consistency with the Renaissance Plan Land Use Element

a. Demonstrate how the project is consistent with the proposals described in the Land Use Element and depicted in the Illustrative Site Plan (Map 4) of the Renaissance Plan:

III. Consistency with the Renaissance Plan Transportation Element

a. Will the project generate any traffic? Yes No

If so, describe how much traffic is expected and at what times. Describe any transportation improvements and other measures that will be made to accommodate the increased traffic. Describe what impact, if any, the traffic will have on the pedestrian environment around the project.

b. Will the project generate any truck traffic? Yes No

If so, describe how much truck traffic is expected at what times and how it will be accommodated.

c. Does the project involve road construction or reconstruction? Yes No

If so, describe how the project is consistent with the proposals described in the Transportation Element, Design Element and Land Use Element and depicted on the Illustrative Site Plan (Map 4) of the Renaissance Plan.

IV. Drawings and Related Materials

List drawings and related materials submitted with this Impact Statement that define, clarify and support the descriptions required to demonstrate consistency.

* Terms are defined in the Capital City Renaissance Plan Urban Code.