



Lambertville High School Redevelopment Plan



OCTOBER 26, 2018

City of Lambertville, Hunterdon County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608



Lambertville High School Redevelopment Plan

City of Lambertville, Hunterdon County, New Jersey

Adopted by the Lambertville City Council on November 26, 2018 for the area designated as an Area in Need of Redevelopment (Condemnation) pursuant to N.J.S.A. 40A: 12-1, et. seq., The New Jersey Local Redevelopment and Housing Law.

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



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TABLE OF CONTENTS

INTRODUCTION	1
REDEVELOPMENT PLAN PROCESS	1
REDEVELOPMENT PLAN GOALS AND OBJECTIVES	4
LAND USES IN THE REDEVELOPMENT AREA	4
GENERAL PROVISIONS	6
Redevelopment Authority	6
Redeveloper Selection	6
Agreement	6
Effect of Agreement	8
Expiration	8
Staff Employment	8
Acquisition of Property	8
Relocation Provisions	8
Site Remediation	9
REDEVELOPMENT REGULATIONS	9
Mandatory Components	9
Use Regulations	9
Required Design	11
Spatial Requirements	11
Performance and Design Standards	13
Public Improvements	21
RELATIONSHIP TO PLANNING & OBJECTIVES	22
City of Lambertville 2009 Reexamination of the Master Plan	22
Hunterdon County 2007 Growth Management Plan	22
State 2001 Development and Redevelopment Plan	23
DEVELOPMENT PLAN REVIEW AND APPROVAL	23
Escrow Fee	23
Application for Development	23
Consistency with Redevelopment Plan	23
Planning Board Review	24
Effects of Approval	24
DEFINITIONS	25

INTRODUCTION

The Lambertville High School Redevelopment Plan encompasses the entirety of a redevelopment area designated by the Lambertville City Council on June 19, 2018 (Resolution No: 100-2018). The Lambertville High School Redevelopment Area is composed of Block 1073, Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33 and 33.01; Block 1090, Lots 4 and 5; and Block 1091, Lots 1 and 1.01. This document is the second step in the implementation of a plan for redevelopment that began with the investigation conducted by the Planning Board that resulted in a determination of an “area in need of redevelopment” by the Lambertville City Council.

REDEVELOPMENT PLAN PROCESS

The formal redevelopment process for the Lambertville High School Redevelopment Area began with the City Council’s direction to the Planning Board to conduct a preliminary investigation of the area to determine if it met the statutory criteria for designation as a redevelopment area (Resolution No. R-78-2018, adopted May 2, 2018). On June 11, 2018, the Planning Board held a public hearing on the findings of the preliminary investigation and recommended adoption of the Lambertville High School Redevelopment Area as an “Area in Need of Redevelopment” with the power of eminent domain to the City Council. Pursuant to Resolution No: 3-2018, the Planning Board found that the statutory criteria for an area in need of redevelopment under N.J.S.A. 40A:12A-5 was met for the entirety of the area proposed to be designated for redevelopment. The City Council accepted the Planning Board’s recommendation and designated the site as a redevelopment area on June 19, 2018 (Resolution No: 100-2018).

The Lambertville High School Redevelopment Plan has been prepared pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.* or “LRHL”). As required under the statute, the plan includes the following components:

- Redevelopment Goals and Objectives;
- Proposed Land Uses and Design Concepts;
- Identification of property that may be acquired;
- Provisions for the relocation, as necessary, of residents;
- Redevelopment Regulations and Standards; and
- Relationship of the Redevelopment Plan to Other Plans.

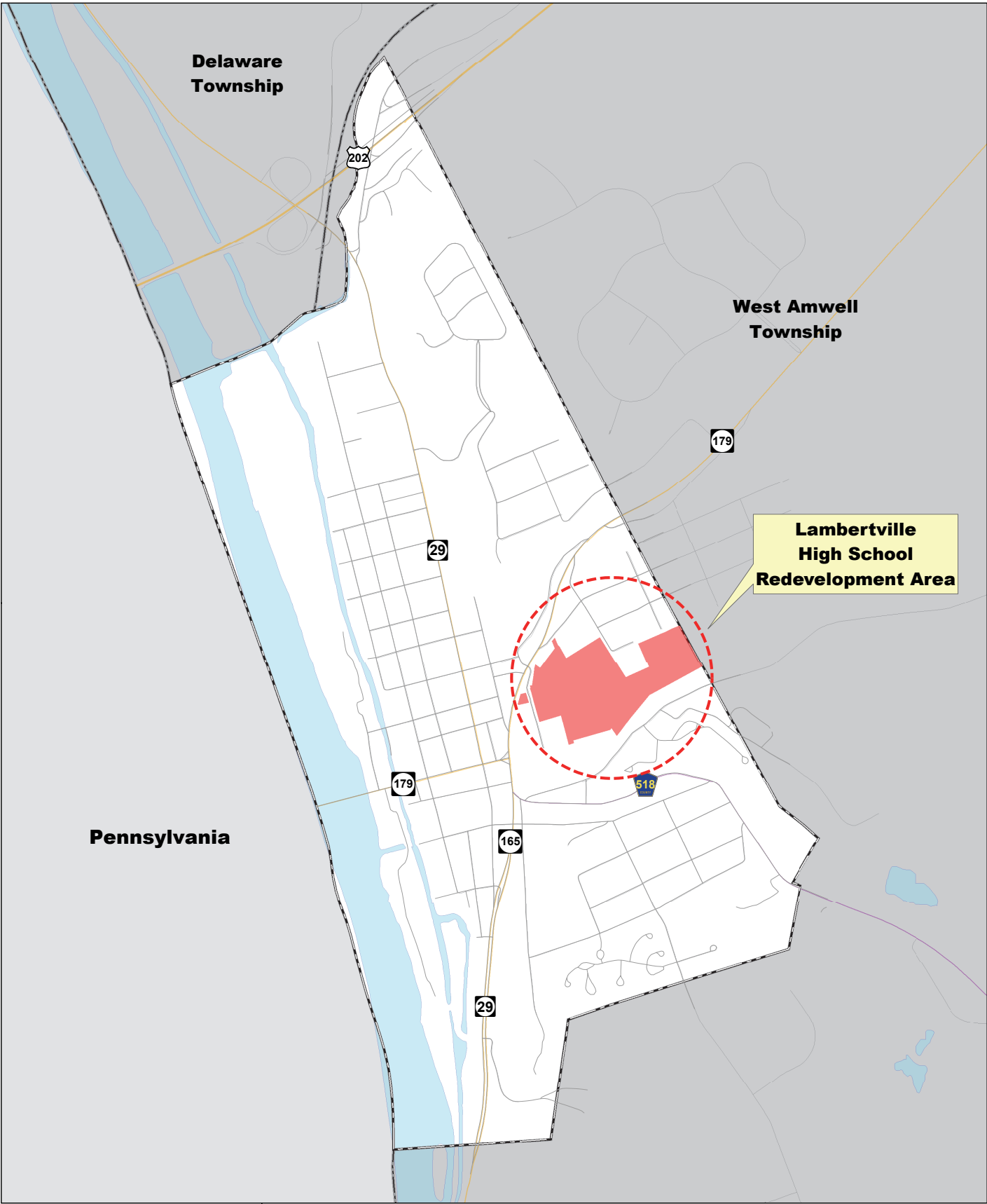
Procedures for Adoption

- The governing body directs the City Planner to prepare a redevelopment plan;
- The governing body refers the redevelopment plan to the Planning Board for review and comment;
- The Planning Board has 45 days to review the proposed redevelopment plan and prepare a report offering its recommendations;
- The governing body holds a public hearing on the redevelopment plan, and taking the Planning Board’s recommendations into consideration, may adopt the redevelopment plan.

Lambertville High School Redevelopment Plan

CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NJ

OCTOBER 26, 2018 | PAGE 1



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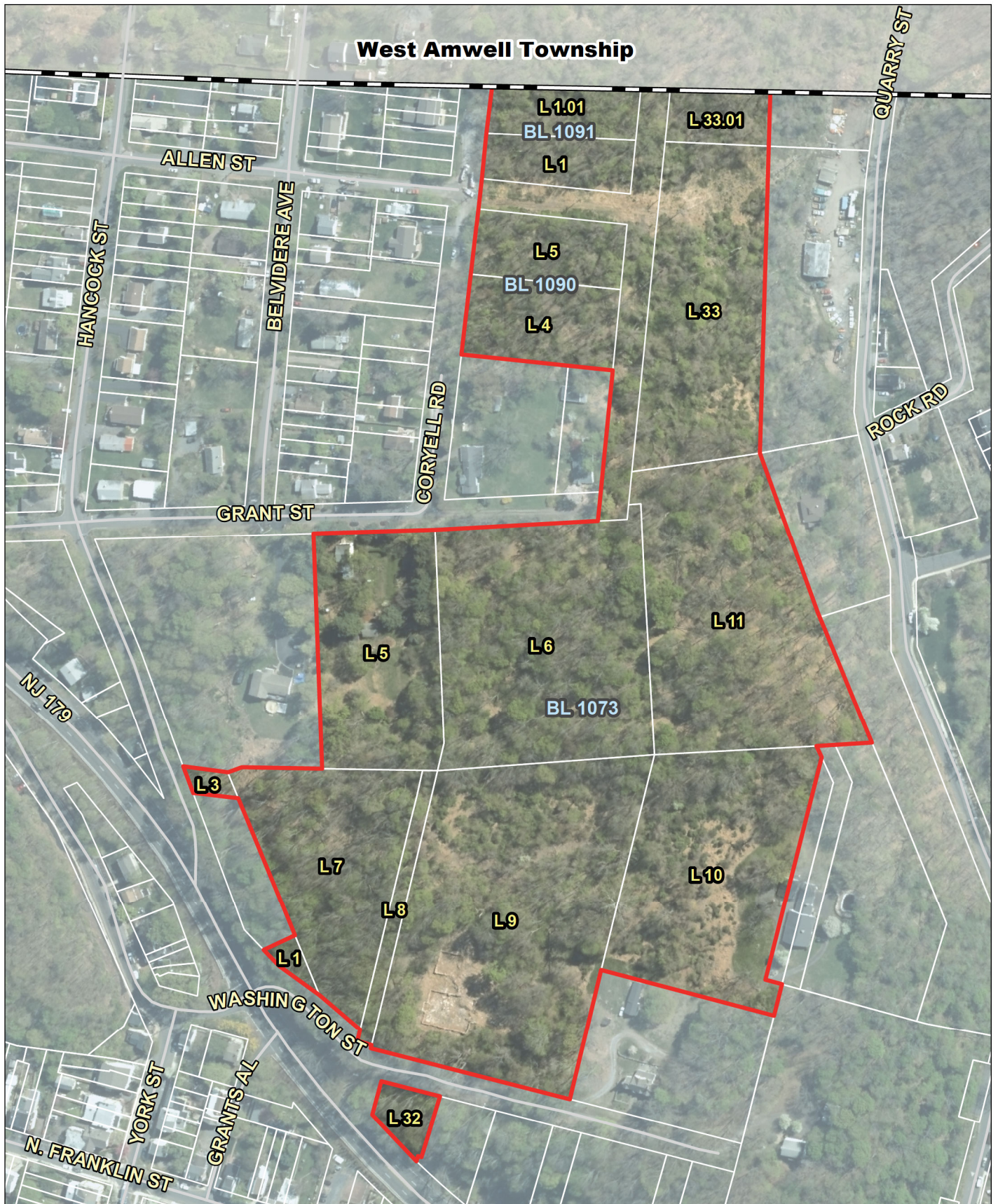


LAMBERTVILLE HIGH SCHOOL REDEVELOPMENT AREA

Location of Redevelopment Area

LOCATION:
Lambertville City, Hunterdon County, NJ

DATE:
October 2018



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LAMBERTVILLE HIGH SCHOOL REDEVELOPMENT AREA

Redevelopment Area

LOCATION:
 Lambertville City, Hunterdon County, NJ

DATE:
 October 2018

REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Lambertville High School Redevelopment Plan is intended to provide a framework of regulations for the development of vacant and underutilized lands for the creation of affordable housing within the City of Lambertville.

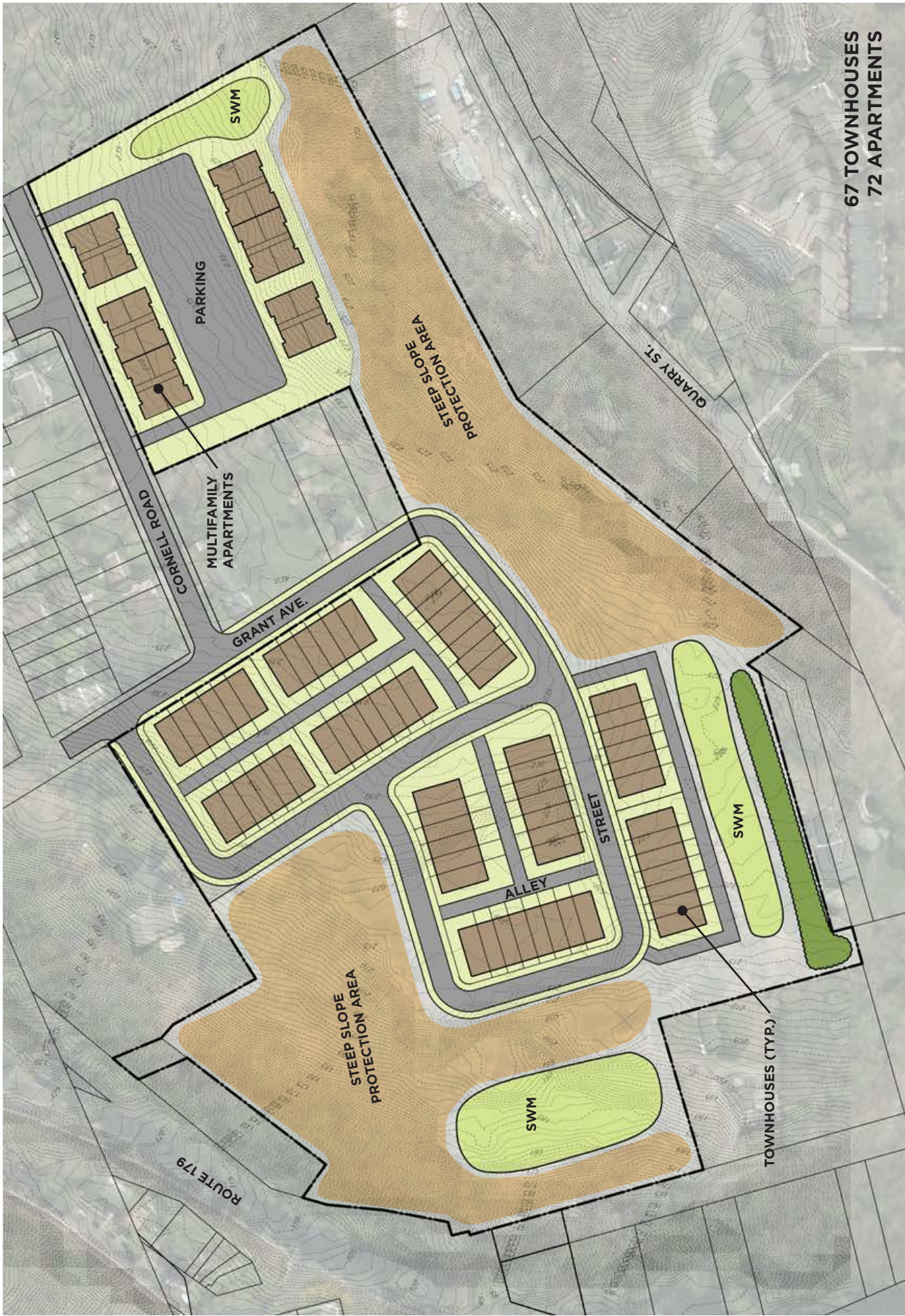
This Redevelopment Plan is intended to be guided by the following goals and objectives:

1. Encourage the sound utilization of land and promote a strong sense of community.
2. Provide for affordable housing to meet the needs and requirements of eligible families through the implementation of the City's Affordable Housing policies, plans and goals.
3. Preserve and protect steep slopes and bluffs from disturbances related to redevelopment.
4. Provide safe, efficient pedestrian and vehicular traffic circulation.
5. Integrate neighborhood-scaled open space within the redevelopment area with spatial and visual public access.
6. Provide cohesive circulation and land uses between the redevelopment area and adjacent tracts.
7. Ensure that the capacity of all utility systems serving the Redevelopment Area is adequate to support any proposed development.
8. Require comprehensive planning for redevelopment.
9. Use existing framework of public thoroughfares to connect the redevelopment area with the larger community.

LAND USES IN THE REDEVELOPMENT AREA

The Lambertville High School Redevelopment Area is located on Connaught Hill, which is a bluff on the eastern edge of the City. It is bounded by the Connaught Hill Commons neighborhood and Route 179 to the north, West Amwell Township to the east, Quarry Street to the south, and Washington Street and Route 29 to the west. The surrounding land uses include vacant land, residential, commercial, and government uses. A majority of the Redevelopment Area is vacant and wooded with the exception of one single-family detached dwelling, a shed, the remnants of the high school foundations, a stairway, and demolition debris. The Redevelopment Area contains two (2) unimproved, paper streets identified as Southard Street and Allen Street on the City's tax maps.

Permitted land uses are directly related to meet the goal of creating affordable housing while still protecting the steep slopes along the perimeter of the redevelopment area. These include multifamily apartments and townhouses.



67 TOWNHOUSES
72 APARTMENTS

LAMBERTVILLE HIGH SCHOOL REDEVELOPMENT AREA

CONCEPT PLAN FOR MULTIFAMILY DEVELOPMENT WITH AFFORDABLE DWELLINGS

APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND DEVELOPMENT ORDINANCE

The use, bulk, design and performance standards of this Redevelopment Plan shall supersede the zoning provisions of the City of Lambertville Land Use Ordinance for the redevelopment area. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Land Use Ordinance and Design Guidelines shall apply to the redevelopment area as permitted by *N.J.S.A. 40A:12A-7.a(2)*. The zoning map of the City of Lambertville shall be amended upon the adoption of this Plan in accordance with *N.J.S.A. 40A:12A-7.c* to reflect this new classification (see map following page).

GENERAL PROVISIONS

Redevelopment Authority

The City Council shall act as the “Redevelopment Authority” pursuant to *N.J.S.A. 40A:12A-4.c* for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the City Council shall have the powers set forth in *N.J.S.A. 40A:12A-8* to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan, with the use of all powers provided by the Legislature for use in a redevelopment areas including condemnation, pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c.361 (*C.20:3-1 et seq.*).

Redeveloper Selection

The Redevelopment Authority may select a single redeveloper for the redevelopment of the entire redevelopment area. The Redevelopment Authority shall select the redeveloper based on the entity’s experience as a developer of multifamily housing, including affordable housing, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper’s ability to implement the goals and objective of the plan.

Agreement

Once a redeveloper has been selected, the Redevelopment Authority shall enter into an agreement with the redeveloper that comports with the requirements of *N.J.S.A. 40A:12A-9*. Any development or construction within the redevelopment area shall be undertaken in accordance with the contractual agreement between the Redevelopment Authority and the municipally designated redeveloper. The

The Agreement: *Mandatory Provisions*

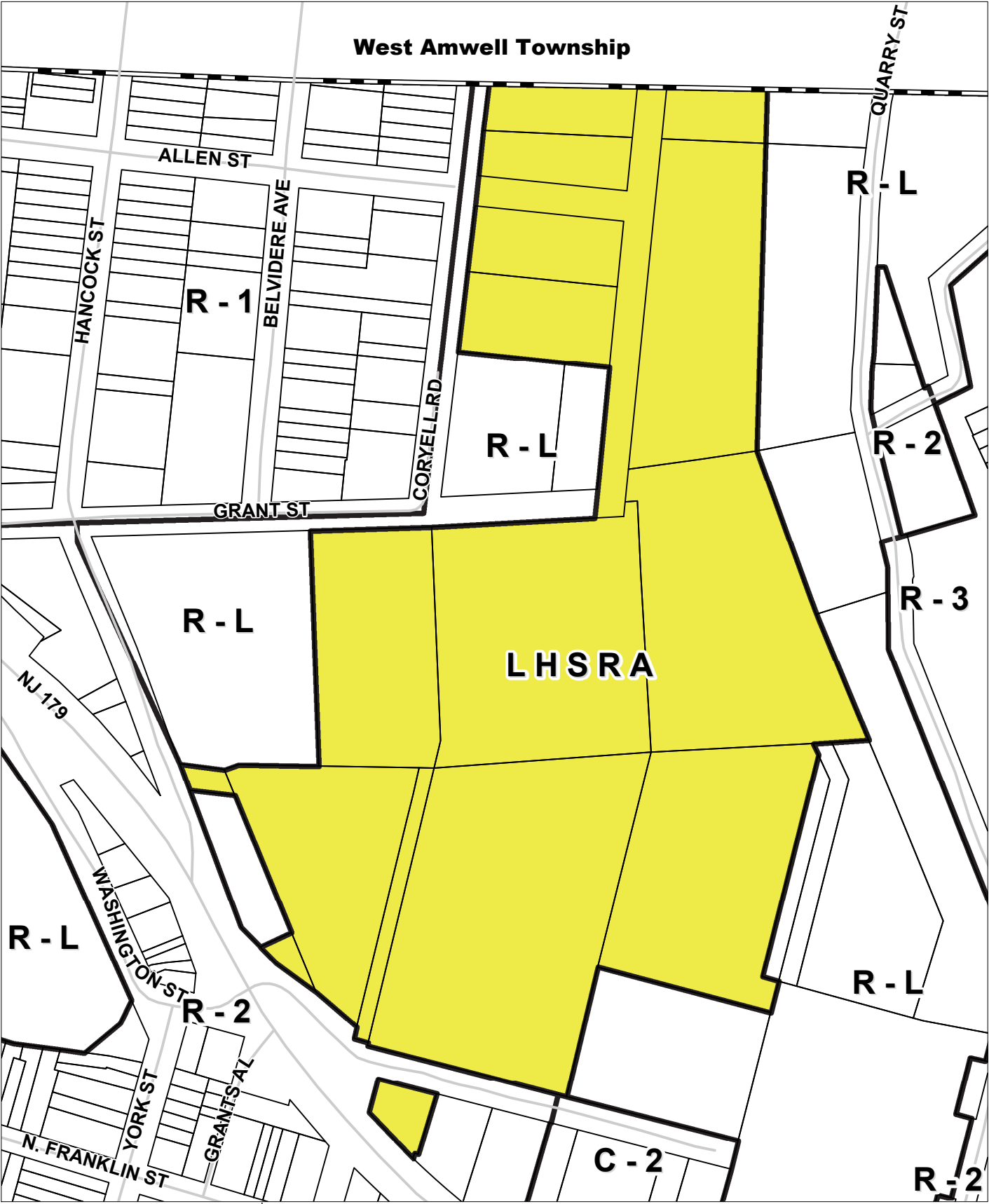
Section 9 in the LRHL requires the following provisions in any redevelopment agreement:

- The redeveloper must agree to construct the uses specified in the redevelopment plan;
- The agreement must include a date (schedule) by which construction of improvements will commence;
- The redeveloper shall not sell, lease, or transfer all or any part of the development rights to a redevelopment area or redevelopment project without the consent of the redevelopment authority;
- A certificate of completion must be issued by the redevelopment entity upon its determination that a redevelopment project is completed.

Lambertville High School Redevelopment Plan

CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NJ

OCTOBER 26, 2018 | PAGE 6



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LAMBERTVILLE HIGH SCHOOL REDEVELOPMENT AREA

Proposed Zoning Amendment

LOCATION:
Lambertville City, Hunterdon County, NJ

DATE:
October 2018

agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any site plan or subdivision approval.

Effect of Agreement

The execution of the agreement shall convey the right to prepare a site plan or subdivision application for development to the City of Lambertville Planning Board in accordance with the terms of the agreement and Redevelopment Plan, among other rights that may be granted by the Redevelopment Authority. In addition, the execution of the agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Redevelopment Authority 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.

Expiration

The Redevelopment Plan shall remain in full force and effect for thirty (30) years.

Staff Employment

The Redevelopment Authority 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 Authority, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

Acquisition of Property

The City of Lambertville, pursuant to the LRHL, adopted an “*Area in Need of Redevelopment (Condemnation)*”, with the power of eminent domain, on June 11, 2018 (Resolution No: 100-2018). Pursuant to the October 11, 2018 Court Order approving the City's Settlement Agreement with Fair Share Housing Center (FSHC), the City must prepare and adopt a Redevelopment Plan and take all necessary steps to effectuate the acquisition of the properties within the Redevelopment Area. All of the property within the Lambertville High School Redevelopment Area may be acquired by the City of Lambertville through condemnation pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c.361 (C.20:3-1 et seq.).

Relocation Provisions

The redevelopment area is the subject of an approved Workable Relocation Assistance Program (WRAP). As the project moves forward, the Redeveloper is responsible to relocate all persons, as necessary, in accordance with an approved WRAP. The Lambertville High School Redevelopment Area does not currently include affordable housing units as defined under N.J.S.A. 52:27D-304 and therefore no replacement units are required pursuant to N.J.S.A. 40A:12A-7.a (6).

Lambertville High School Redevelopment Plan

CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NJ

OCTOBER 26, 2018 | PAGE 8

Site Remediation

The Redeveloper shall be responsible for any environmental site remediation, as may be necessary, to residential standards pursuant to the New Jersey Department of Environmental Protection regulations.

REDEVELOPMENT REGULATIONS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be consistent with use regulations and design and performance standards included as part of this Redevelopment Plan.

Variances may not be granted from “Use Regulations” or mandatory components of this plan (i.e. affordable housing). However, variances or design exceptions may be granted by the Planning Board from standards contained in the remaining sections, herein, or within the Land Use Ordinance. Consideration of variances shall be undertaken pursuant to requirements found at *N.J.S.A. 40:55D-70.c* of the New Jersey Municipal Land Use Law. Consideration of exceptions shall be undertaken pursuant to requirements found at *N.J.S.A. 40:55D-51*. Consideration of submission waivers shall be undertaken pursuant to *N.J.S.A. 40:55D-10.3*.

Mandatory Components

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall include the following mandatory components:

1. The entirety of the redevelopment area shall be redeveloped as a single planned project;
2. Compliance with the permitted principal uses;
3. Affordable Housing;
4. All development shall be served by public water and public sanitary sewer; and
5. Protection of the steep slopes along the exterior boundary of the redevelopment area to allow visual and spatial access to open space and prevent soil erosion, soil slippage, and surface water runoff to protect the health, safety, and welfare of the people and property within the City.

Use Regulations

Permitted Principal Uses

No lot within the redevelopment area shall be used and no structure shall be erected, altered or occupied for any purpose except for the following permitted principal uses:

1. Townhouse Dwellings. A maximum of sixty-seven (67) townhouse (attached) dwelling units. The townhouses shall be rear lane-loaded with driveways and garages. A maximum of eight

Lambertville High School Redevelopment Plan

CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NJ

OCTOBER 26, 2018 | PAGE 9

(8) townhouse units shall be permitted per building. This Redevelopment Plan assumes the townhouse units will be located on individual fee simple lots.

2. Multifamily Apartment Dwellings. A maximum of seventy-two (72) multifamily rental apartment dwelling units may be permitted in up to four (4) multifamily buildings on one (1) lot.
3. Conservation areas, recreation, open space, and public purpose use.
4. Regional stormwater management basins may be located on their own lots as long as they serve the tract.

Accessory Uses and Structures Permitted

Any of the following accessory uses and structures shall be permitted in the redevelopment area when used in conjunction with a permitted principal use:

1. Private garages and off-street parking.
2. Patios and decks.
3. Fences and walls.
4. Signs.
5. Temporary sales and construction trailers.
6. Stormwater management and other utilities.
7. Accessory uses on the same lot and customarily incidental to a principal use.

Affordable Housing Requirement

1. At least twenty percent (20%) of the residential units, but no less than twenty-eight (28) units, shall be affordable housing units.
2. All of the affordable dwellings shall be family rental units.
3. The affordable housing units shall be deed restricted as affordable housing for very-low-, low-, and moderate-income households in accordance with COAH's regulations, *N.J.A.C. 5:93-1 et seq.*, and the Uniform Housing Affordability Controls (UHAC), *N.J.A.C. 5:80-26.1 et seq.*, which govern the administration and affordability controls of affordable units in New Jersey. With the exception that at least 13% of the units shall be affordable to very-low-income households, 37% of the units shall be affordable to low-income households, and 50% of the units may be affordable to moderate-income households. An odd number shall be split in favor of the low-income units.
4. The Redeveloper's Agreement is required to establish low/moderate apportionment, very-low-income requirement per *N.J.S.A. 52:27D-329.1*, bedroom distribution, unit size, etc.

5. In addition to addressing the requirements of COAH and UHAC noted above, the affordable units shall be developed in accordance with the following:
 - a. The affordable units shall not be age-restricted units.
 - b. The affordable units shall not be owner-occupied units.
 - c. The bedroom distribution requirements pursuant to *N.J.A.C. 5:93-7.3* and *N.J.A.C. 5:80-26.3(b)*.
 - d. The unit distribution requirements pursuant to *N.J.A.C. 5:80-26.3*.
 - e. The very-low income distribution requirements pursuant to the Fair Housing Act, *N.J.S.A. 52:27D-329.1*.
 - f. The phasing requirements pursuant to *N.J.A.C. 5:93-5.6(d)*.
 - g. The length of controls requirement and deed restriction pursuant to *N.J.A.C. 5:80-26.11*.
 - h. The accessibility and adaptability requirements pursuant to *N.J.A.C. 5:97-3.14*.

Required Design

The required site design of the Redevelopment Area shall be substantially consistent with “Concept Plan for Multifamily Development with Affordable Dwellings” and included in the City’s Settlement Agreement with Fair Share Housing Center, dated May 22, 2018. Variations to the Concept Plan may be permitted as long as the deviations do not thwart the principles of the Redevelopment Plan.

Spatial Requirements

Except as otherwise modified, the following regulations, area, yard, intensity, and coverage standards contained herein shall apply to all development in the Lambertville High School Redevelopment Area. Throughout this Redevelopment Plan, the term “tract” shall mean the entirety of the Redevelopment Area, including all lots and public street rights-of-way, presently existing or to be created, within the Redevelopment Area. The Planning Board may grant variances from these standards, pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at *N.J.S.A. 40:55D-70.c*.

1. Tract Requirements

- a. Minimum tract size: The entirety of the redevelopment area ⁽¹⁾
- b. Minimum percentage of open space: 30%
- c. Minimum perimeter buffer: 30 feet ⁽²⁾

2. Townhouse Lot Requirements

- a. Minimum lot size: 2,000 square feet
- b. Minimum lot frontage: 20 feet

Lambertville High School Redevelopment Plan

CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NJ

OCTOBER 26, 2018 | PAGE 11

- c. Minimum lot depth: 100 feet
 - d. Maximum building coverage: 70%
 - e. Maximum lot coverage: 80%
 - f. Minimum front yard: 10 feet
 - g. Minimum side yard: 0 feet (interior unit) / 15 feet (end unit) ⁽³⁾
 - h. Minimum rear yard: 5 feet
 - i. Maximum height: 3 stories / 40 feet ⁽⁵⁾
 - j. Maximum garage height: 1 story
3. Multifamily Apartment Requirements
- a. Minimum front yard: 20 feet
 - b. Minimum side yard: 50 feet ⁽⁴⁾
 - c. Minimum rear yard: 50 feet
 - d. Maximum height: 3 stories / 45 feet ⁽⁵⁾
 - e. Distance between buildings:
 - i. Side-to-Side: 30 feet
 - ii. Rear-to-Rear: 125 feet
 - iii. Side-to-Rear: 30 feet

Footnotes:

- (1) Portion(s) of the tract may be dedicated for public streets.
- (2) A perimeter buffer is not required on the tract boundary along Grant Avenue or Coryell Road.
- (3) Patios and decks on end units may not project more than five (5) feet beyond the Principal Building wall.
- (4) Balconies may encroach into a required minimum setback up to three (3) feet.
- (5) Except as modified by §400.8 of the Zoning Ordinance, entitled “Height Exceptions”.

Performance and Design Standards

The following performance and design standards shall be used in all development within the Lambertville High School Redevelopment Area. “Shall” is mandatory and “should” is permissive. The Planning Board may grant exceptions from these standards, pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at N.J.S.A. 40:55D-51.

Circulation and Parking

1. Streets. Streets shall be designed in accordance with the requirements for a New Jersey Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21-1 *et seq.*, classification “Residential Neighborhood” street. Streets shall have one-street parking on both sides. Sidewalks shall be provided on both sides.
2. Lanes/Alleys. Lanes/Alleys shall be designed in accordance with the Special Purpose Streets – Alley (two-way) requirements in accordance with RSIS.
3. Pedestrian Connectivity. Pedestrian walkways connecting thoroughfares and the townhouse units and the building(s) containing the multifamily dwelling units shall be provided. Sidewalks shall be provided along both sides of the thoroughfares except for the lanes. Painted pedestrian crosswalks in accordance with the applicable governmental standards shall be provided at intersections.
4. Townhouse Dwellings.
 - a. Townhouse units shall be accessed from rear lanes/alleys. No driveways shall be located in front of townhouse buildings.
 - b. Townhouses shall provide at least one (1) on-site parking space within an enclosed garage located in the rear yard with access from a lane/alley.
 - c. Parking may occur within the driveway leading to the garage, in which case said garage shall be set back no less than 20 feet from the curb or edge of pavement of the lane/alley to accommodate a vehicle without said vehicle projecting into the cartway of the lane/alley.
 - d. Garages, driveways and parking areas shall have a minimum setback of two (2) feet from any side property line or side of a dwelling unit. An exception to the two-foot setback from the side property lines shall exist for townhouse lots to permit garages, driveways and parking areas that share a common wall on the common property line.
 - e. Grade separations and retaining walls are not permitted between driveways unless the driveways are separated by at least ten (10) feet.
 - f. Each dwelling units shall be provided a minimum number of parking spaces according to the provisions of RSIS or based upon historical data provided subject to City review.
 - g. On-street parking shall count towards the required number of parking spaces.

Lambertville High School Redevelopment Plan

CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NJ

OCTOBER 26, 2018 | PAGE 13

- h. Parking space sizes shall be provided pursuant to RSIS.
 - i. See §509 of the Zoning Ordinance for additional standards.
- 5. Multifamily Dwellings.
 - a. Parking lots are not permitted between a building(s) and a thoroughfare.
 - b. Parking lots shall be a minimum of 30 feet from a side yard line, and 20 feet from a rear lot line.
 - c. Parking lots shall be a minimum of 10 feet from the façade of a multifamily building.
 - d. Each dwelling unit shall be provided a minimum number of parking spaces according to the provisions of RSIS or based upon historical data provided subject to City review.
 - e. See §509 of the Zoning Ordinance for additional standards.

Architectural Design

The architectural design shall be substantially similar to the illustrative architectural exhibit, entitled “Townhouses: Architectural Precedents”, included herein. Where the architectural regulations and standards of the redevelopment plan are silent, the standards of the Design Guidelines shall apply.

- I. Townhouse Dwellings.
 - a. All townhouse house buildings shall be consistent with a unified architectural character for each building.
 - b. The townhouse buildings should read as a single building with variations on the architectural theme containing different design features consisting of the following:
 - i. Porches;
 - ii. Porticos;
 - iii. Columns;
 - iv. Dormers;
 - v. Accent windows; and
 - vi. Door color.
 - c. Townhouses shall have a brick front façade in which the brick is wrapped on the side facades on the corner lots and lots adjacent to open space is not required on the rear lane/alley elevations.

TOWNHOUSES: ARCHITECTURAL PRECEDENTS



FRONT



REAR

Lambertville High School Redevelopment Plan

CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NJ

OCTOBER 26, 2018 | PAGE 15

- e. Townhouse units on corner lots shall have wrapped porches.
 - f. Eighty percent (80%) of the townhouse units shall be porches.
 - g. The finished first floor elevation shall be a minimum of 18 inches and a maximum of 36 inches above the front sidewalk elevation.
 - h. The garage roof facing the lane/alley shall be hipped, not gabled, at a maximum pitch of eight to twelve (8/12).
 - i. Only end units may have four (4) bedrooms. Interior units are not permitted to have more than three (3) bedrooms.
 - j. Habitable space is not permitted over the garage.
 - k. A fence, wall, hedge, landscape edge, or some other element shall be provided within three (3) feet of the sidewalk to delineate the public sidewalk from the front yards of the townhouse units. The proposed treatment shall be consistent throughout the townhouse development area.
2. Multifamily Dwellings.
- a. The multifamily building(s) shall be designed to be unified with the architecture of the townhouses in terms of materials, proportions, windows, roof planes, ornament and other exterior building elements.
 - b. The buildings shall be designed with two (2) front facades when located around a central parking lot.
 - c. Rooftop mechanical equipment shall be screened from visibility.

Plantings and Buffers

- 1. Plantings.
 - a. All portions of the tract not utilized by buildings or paved surfaces shall be planted, utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage, and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas.
 - b. Foundation plantings plans for individual buildings shall be provided for review by the City.
 - c. See §510 of the Zoning Ordinance for additional standards pertaining to plantings.
- 2. Buffers.

- a. All perimeter buffer areas shall be reviewed by the approving authority and constructed by the developer of the Lambertville High School Redevelopment Area as part of its approval, with any existing vegetation augmented with additional landscaping as may be required by the Board at the time of the site plan review.
 - b. The perimeter buffer areas shall have the plantings installed along a fence, a minimum four (4) feet in height, as approved by the City. Vinyl fences shall not be permitted.
 - c. The following structures are hereby permitted within required perimeter buffer areas:
 - i. Emergency access drives.
 - ii. Sidewalks.
 - iii. Underground utility crossings, including sanitary sewer easements.
 - iv. Walls or fences that do not exceed six (6) feet in height.
 - v. Stormwater management measures.
 - vi. Public thoroughfares provided a minimum ten (10) foot perimeter buffer is provided.
3. Street Trees. The requirements for street trees are as follows:
 - a. Shade trees shall be provided along new thoroughfares, excepting lanes/alleys, at a minimum spacing of 40' on center.
 - b. The redeveloper shall be required to provide an easement for street trees on private land where the street right-of-way is not wide enough to contain the required street trees or where other mechanisms/conditions preclude plantings of trees.
4. Off-Street Parking, Loading Areas and Driveways.
 - a. A screen planting, berm, fence, wall or combination thereof, no less than four (4) feet and nor more than seven (7) feet in height, shall be provided between the off-street parking lot areas and any lot line or street line except where a building intervenes or where the distance between such areas and the lot line or street line is greater than one hundred fifty (150) feet.
 - b. Each off-street parking lot area shall have a minimum area equivalent to one (1) parking space per every thirty (30) spaces landscaped with approximately one-half (1/2) said area having shrubs no higher than three (3) feet and the other half having trees with branches no lower than seven (7) feet. Such landscaped areas shall be distributed throughout the parking area in order to break the view of parked cars in a manner not impairing visibility.
5. See §510 of the Zoning Ordinance for additional standards.

Steep Slopes

- I. Given the increase in open space required for the Lambertville High School Redevelopment Area, and in consideration thereof, the maximum permitted disturbance of steep slopes shall be as follows:

Extent of Slope	Maximum Extent of Disturbance to Sloped Area
0 - < 15%	No limit
15% - < 20%	35% (1)
20% - < 30%	15%
30% +	5%
(1) May be increased to 40% as of right to permit conformance with the stormwater management standards of the Residential Site Improvement Standards, N.J.A.C. 5:21-7.	

2. Notwithstanding the steep slope limitations set forth above, to the extent that an application for development exceeds the standards for RSIS, pursuant to *N.J.S.A. 5:21-3.6*, for stormwater management (*N.J.A.C. 5:21-7*), the steep slope standards above shall be relaxed to the minimum extent necessary to allow such exceedances from the stormwater management standards of RSIS.
3. The following structures are hereby permitted within the Steep Slope Protection Area:
 - a. Underground utility crossings, including sanitary sewer easements.
 - b. Walls or fences that do not exceed six (6) feet in height.
 - c. Stormwater management measures.

Fences and Walls

- I. Fences and walls shall be composed of materials, finishes, and design elements that are consistent with the architecture of the buildings. Vinyl fences shall not be permitted.
2. Unless specifically amended herein, the fences and walls requirements and regulations of §507 of the Zoning Ordinance are applicable to the Redevelopment Area.
3. Retaining walls greater than five (5) feet in height shall be stepped with plantings to mitigate the negative impacts on the viewshed.

Lighting

- I. A lighting plan shall be submitted for review and approval indicating:
 - a. The location of the lighting fixtures;

- b. The direction of illumination;
 - c. The lamp type, wattage, lumens and isofootcandle detail for each fixture;
 - d. Manufacturer-supplied specifications (“cut sheets”) that include photographs of the fixtures, indicating the certified “cut off characteristics” of the fixture, type of fixtures, including the “cut off characteristics”, indicating the manufacturers and model number(s)
 - e. Mounting height (height of the light source, not the overall fixture height);
 - f. Timing devices and other controls used to control the hours of illumination, as well as the proposed hours when each fixture will be operated;
 - g. A point-by-point lighting plan shall be submitted, indicating in maintained horizontal footcandles.
- 2. Predicted illumination grid shall be extended out to the point where levels are anticipated to be zero (0) footcandles.
- 3. Individual areas to be illuminated shall be identified on an overall plan and calculated separately include: parking areas, streets/thoroughfares, pedestrian walkways/areas, and the tract boundary.
- 4. For each individual area in (3) above, a summary of the illumination characteristics shall be provided, including:
 - a. Name/Identifier of the area
 - b. Square footage of the area
 - c. Minimum and Maximum footcandle values
 - d. Average footcandle ratio
 - e. Maximum-to-Minimum Ratio
 - f. Average-to-Minimum Ratio
- 5. Street Lighting shall be provided pursuant to the standards identified in §511 of the Zoning Ordinance.
- 6. Site Lighting.
 - a. Lighting fixtures shall not exceed a height of 20 feet.
 - b. Lighting fixtures shall be LED, non-glare, full cut-off.

- c. Bollard lighting, not more than four (4) feet in height and appropriately shielded, may be provided along sidewalks and within open space areas.
 - d. Lighting may be attached to a building, provided that such lighting is focused downward/full cut-off.
- 7. Illumination levels (horizontal footcandles):
 - a. Tract boundary: 0.1 fc maximum except for intersections with streets/driveways.
 - b. Vehicular intersections/entrances: 1.0 fc minimum.
 - c. Streets: 0.3 fc minimum.
 - d. Parking lots: 0.2 fc minimum, 1.0 fc average, and a maximum-to-minimum of 20:1.
 - e. Pedestrian walkways/areas: 0.2 fc minimum, 5.0 fc maximum, and a maximum-to-minimum of 20:1.

Signs

- 1. Residential Apartment Building Identification Signs: Each residential apartment building may have up to two (2) attached identification signs. The maximum sign area of each shall not exceed six (6) square feet. Such signs shall be appropriately integrated within the architecture of the building.
- 2. See §515 of the Zoning Ordinance for permitted temporary signs, additional standards, and the design requirements for signs.

Trash and Recycling Requirements

- 1. The trash and recyclable material collection and pickup locations shall be provided either within the building being served or in nearby locations outside the building.
- 2. If located outside the building, the trash and recyclable materials area shall be totally enclosed, finished with materials used to construct the building(s) being served, up to a maximum of eight (8) feet in height, and located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence or wall. Landscaping, at least six (6) feet in height, shall be provided around any outdoor trash and recycling area.
- 3. Any outdoor area provided for the collection and pickup of trash and recyclable materials shall be well lit and shall be safely and easily accessible by trash and recycling personnel and vehicles.
- 4. Collection vehicles shall be able to access the trash and recycling area without interference from parked cars or other obstacles. Reasonable measures shall be taken to protect the trash and recycling area and the bins or containers placed therein against theft of trash and recyclable materials, bins or containers.

5. Any bins or containers which are used for the collection of trash and recyclable material, and which are located in an outdoor trash and recycling area, shall be equipped with a lid.
6. Individual bins or containers for the collection and pickup of recyclable materials shall be equipped with signs indicating the materials to be placed therein.

Stormwater Management

1. The Redevelopment Plan will be designed to meet the requirements of the New Jersey Department of Environmental Protection (NJDEP) Stormwater Management Rules, *N.J.A.C. 7:8-1 et seq.*, and Article XV Stormwater Management of the City's Zoning Ordinance.
2. Stormwater management for the townhouse and multifamily apartment units can be combined and is encouraged.

Public Improvements

The public improvements described herein are anticipated to be required and 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. There will be no municipal financial assistance in the form of contributions towards the construction of off-site and/or off-tract improvements necessitated by the future development. 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 in the redevelopment agreement.

Utilities

In addition to the requirements of §609 of the Land Subdivision Ordinance, the following specific requirements pertaining to development within the Lambertville High School Redevelopment Area:

1. Redeveloper shall obtain public wastewater allocation from the Lambertville Municipal Utilities Authority sufficient to serve the proposed development and shall construct the necessary infrastructure to convey the wastewater from the Redevelopment Area to the existing City wastewater conveyance elements/infrastructure.
2. Redeveloper shall be responsible for extension of public water supply to the Redevelopment area subject to the requirements of the water supply authority.

RELATIONSHIP TO PLANNING & OBJECTIVES

City of Lambertville 2009 Reexamination of the Master Plan

The 2009 Reexamination Report, adopted July 1, 2009, supports the goals, objectives and recommendations of the 1998 Master Plan and subsequent reexaminations, changes, modifications, refinements, and expansions through the 2001 Master Plan Reexamination Report.

The 2009 Reexamination Report reaffirms the goals and objectives of the 1998 “Land Use Plan Element” portion of the Master Plan. The following is a list of goals identified in the 1998 Land Use Element that are applicable to this Redevelopment Plan:

- Facilitate access to a variety of housing to meet the income, aesthetic and other personal requirements of the City’s present and future population.
- Preserve and protect environmentally sensitive areas, including but not limited to, flood plains, wetlands, and steep slopes.
- Strive to preserve the natural, scenic, historic, aesthetic aspects of the community and its environment.

The 2009 Reexamination Report specifically identifies the former Lambertville High School Site and surrounding properties as a redevelopment opportunity for the City. The orientation of Lambertville’s overall goals for the City align with the Redevelopment Area’s objectives to provide an inclusionary development containing a mix of townhouse and multifamily apartment dwellings, including affordable family rental units, within the Redevelopment Area to facilitate access to a variety of housing. Additionally, the preservation of the steep slopes and bluffs along the perimeter of the Redevelopment Area will ensure the natural, scenic, and aesthetic aspects of the City and its environment is maintained.

Hunterdon County 2007 Growth Management Plan

The following is a list of policies identified in the 2007 Hunterdon County Growth Management Plan that are applicable to this Redevelopment Plan:

- Provide a range of housing options for existing and future county residents.
- Increase affordable housing options.
- Promote landowner stewardship practices that reduce nonpoint source pollutant loadings to surface and ground water resources.
- Implement stormwater management techniques that reduce pollutant loadings of Total Suspended Solids and nutrients.

State 2001 Development and Redevelopment Plan

The State Development and Redevelopment Plan was adopted by the State Planning Commission on March 1, 2001. The plan is organized around eight policy goals for New Jersey's communities. Of particular importance to the Lambertville High School Redevelopment Area are the following goals:

- Goal 1 – Revitalize the State's Cities and Towns
- Goal 2 – Conserve the State's Natural Resources and Systems
- Goal 6 – Provide Adequate Housing at a Reasonable Cost
- Goal 7 – Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal 8 – Ensure Sound Integrated Planning and Implementation Statewide

This Redevelopment Plan directly supports these State Plan Policy Goals. The plan seeks to revitalize vacant and underutilized lands, to restore the integrity of natural systems throughout the area, to design for improved access to and protection of open space, and provide comprehensive land uses consistent with local, regional and state land use policies.

DEVELOPMENT PLAN REVIEW AND APPROVAL

Escrow Fee

Redevelopers seeking input on a conceptual plan or approval of a project in the Redevelopment Area shall establish an escrow account with the Redevelopment Authority from which any consultants necessary for the review of the redevelopment project shall be paid. Such escrow account shall be in accordance with *N.J.S.A. 40:55D-53.2*. The Redevelopment Authority shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant.

Application for Development

The application for development shall include a major subdivision and/or site plan that shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in the Land Development Review Ordinance of the City of Lambertville and Development Application Checklists 1 through 4.

Consistency with Redevelopment Plan

The City Council (Redevelopment Authority) shall certify the consistency of an application for development with the Redevelopment Plan after submission by the redeveloper to the City of Lambertville Planning Board and prior to a determination of a complete application by the Planning Board. As a condition precedent to the filing of any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Redevelopment Authority shall execute the

Lambertville High School Redevelopment Plan

CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NJ

OCTOBER 26, 2018 | PAGE 23

Agreement with the redeveloper. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Development Review Ordinance shall be deemed to be certified as consistent with this plan and shall not require a separate determination of consistency by the Planning Board.

Planning Board Review

1. Site plan or subdivision review shall be conducted by the City of Lambertville Planning Board pursuant to *N.J.S.A. 40:55D-1 et seq.*
2. Variances may not be granted from the Use Regulations or mandatory components of the Redevelopment Plan. However, variances may be granted from standards contained in the remaining sections in accordance with the provisions of the New Jersey Municipal Land Use Law, *N.J.S.A. 40:55D-60* and *70c*. Furthermore, exceptions may be granted pursuant to *N.J.S.A. 40:55D-51* and submission waivers pursuant to *N.J.S.A. 40:55D-10.3*.
3. 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&b*.
4. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Development Review Ordinance shall not require an additional, separate approval by the Planning Board.

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 with a redeveloper.

DEFINITIONS

- **Accessory Building, Use or Structure** – A use or structure subordinate to the principal use, building, or structure on the same lot and serving a purpose customarily incidental to the use of the principal use, building or structure.
- **Building Height** – The vertical distance measured from the average elevation of the finished grade at a point five (5) feet away from the front of the building to the top of the roof surface for flat and mansard roofs, and to the vertical midpoint between the base of the roof and its peak for gable, hip, and gambrel roofs.
- **Dwelling Unit** – A building or entirely self-contained portion thereof intended or designed for non-transient residential use by a single housekeeping units, (a) separated from all other spaces by lockable doors, (b) having access to the outside without crossing another dwelling, (c) having full kitchen and food refrigeration facilities, and (d) having sanitary facilities. A boarding or rooming house, convalescent home, fraternity or sorority house, hotel, nursing, or other similar home, or other similar structure shall not be deemed to constitute a dwelling unit.
- **Dwelling Unit, Multifamily Apartment** – A building or portion thereof designed for occupancy by three (3) or more families living independently in which they may or may not share common entrances or other spaces.
- **Dwelling Unit, Townhouse** – A single family dwelling unit in a row of three (3) or more such units separated from one another by an unpierced vertical wall from the ground to the roof.
- **Income Restricted** – A dwelling that is deed restricted to an eligible very low, low or moderate income household as defined by the Fair Housing Act, N.J.S.A. 52:27D-301 *et seq.* and administrative rules promulgated under its authority.
- **Lot, Corner** – A lot on the junction of and abutting on two (2) or more intersecting streets where the interior angle of intersection does not exceed one hundred thirty-five (135) degrees. Each corner lot shall be two (2) front yards, one (1) side yard and one (1) rear yard to be designated at the time of application for a construction permit.
- **Lot Coverage** – The total area covered by impervious surfaces on a property, including but not limited to, buildings, surfaced or unsurfaced parking areas, driveways, sidewalks, patios, pools, and decks.
- **Public Purpose Use** – The use of land or buildings by the governing body of the City or any officially created authority or agency thereof.
- **Tract** – An area of land composed of one (1) or more lots adjacent to one another. The original land area may be divided by one (1) existing public streets, including paper streets, and still be considered one (1) tract.