



Redevelopment Plan

for the

Police Station Tract

establishing the

Police Station Redevelopment Zone (PSRZ)



DRAFT: OCTOBER 23, 2020

ADOPTED:

City of Lambertville, Hunterdon County, New Jersey

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

Police Station Tract Redevelopment Plan

City of Lambertville, Hunterdon County, New Jersey

Adopted by the Lambertville City Council on _____ for the area designated as an Area in Need of Redevelopment (Non-Condernnation) 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 of this document is available at the municipal building.

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INTRODUCTION

The Police Station Tract Redevelopment Plan encompasses the entirety of an area in need of redevelopment established by the Lambertville City Council on July 23, 2020 pursuant to Resolution No. 95-2020. The Police Station Tract redevelopment area is composed of Block 1003, Lot 3. This document is the second step in the implementation of a plan for redevelopment that began with the preliminary 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

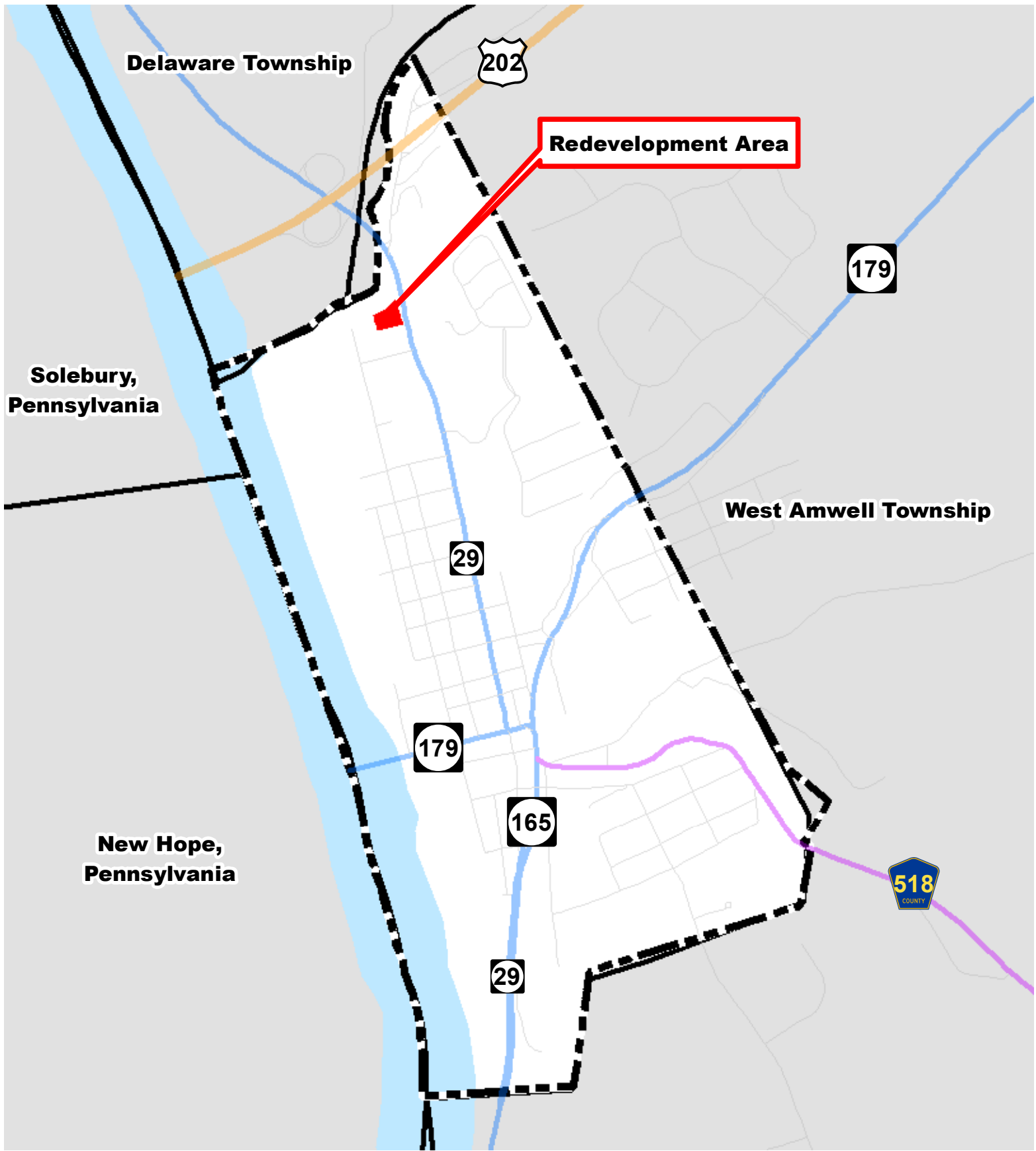
The redevelopment process for the Police Station Tract Redevelopment Plan began with the City Council’s direction to the Planning Board to conduct a preliminary investigation of the site to determine if it met the statutory criteria for designation as a redevelopment area (Resolution No. 73-2020, adopted June 10, 2020). The Planning Board held a public hearing on the findings of the investigation and recommended adoption of the Police Station Tract (“study area”) as an “Area in Need of Redevelopment” to the City Council on July 15, 2020. Pursuant Resolution 4-2020, 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 study area. The City Council accepted the Planning Board’s recommendation and designated the site as a redevelopment area on July 23, 2020 pursuant to Resolution No. 95-2020.

The Police Station Tract 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 Planning Board to prepare a redevelopment plan;
- After completing the redevelopment plan the Planning Board transmits the plan to the governing body for its adoption;
- The governing body holds a public hearing on the redevelopment plan and may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of its full authorized membership, recording the reasons for such amendment in its minutes.



0 0.075 0.15 0.3 Miles

POLICE STATION TRACT REDEVELOPMENT PLAN

Location Map

LOCATION:
Lambertville City, Hunterdon County, New Jersey

DATE:
October 2020

Clarke Caton Hintz

Architecture

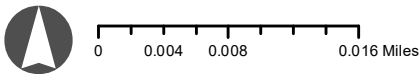
Planning

Landscape Architecture





Aerial Source: New Jersey High Resolution Orthography, MrSID Tiles
New Jersey Office of Information Technology (NJGIT)
Office of Geographic Information Systems (OGIS)



POLICE STATION TRACT REDEVELOPMENT PLAN

Redevelopment Area

LOCATION:
Lambertville City, Hunterdon County, New Jersey

DATE:
October 2020

REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Police Station Tract Redevelopment Plan provides a framework of regulations to allow for the creation of an inclusionary multifamily rental building within the City of Lambertville.

This Redevelopment Plan is 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 and comply with the City's January 2020 Settlement Agreement with Fair Share Housing Center.
3. Preserve and protect steep slopes, bluffs, riparian zones, and flood hazard areas from disturbances related to redevelopment.
4. Provide safe, efficient pedestrian and vehicular traffic circulation.
5. Ensure that the capacity of all utility systems serving the redevelopment area is adequate to support any proposed development.
6. Require comprehensive planning for redevelopment.
7. Serve as a northern gateway into the City.
8. Encourage the incorporation of art within the redevelopment.

LAND USES IN THE REDEVELOPMENT AREA

The Police Station tract consists of, approximately, 1.64 acres of developed and undeveloped land in the north-west quadrant of the City. It is bound by a PSE&G Transmission right-of-way to the north, New Jersey State Highway ("N.J.S.H.") Route 29 ("N. Main Street") to the east, nonresidential development to the south, and both the American Legion and residential development to the west.

The City of Lambertville purchased the land and building within the redevelopment area in 1999 and renovated the building in the early 2000's to operate as the existing police station headquarters. The existing police station headquarters facility is composed of one building, along with 30 off-street parking spaces, a driveway onto Route 29 and open areas. A total of 15 employees work in the building.

The redevelopment area will be used for the creation of affordable housing within an inclusionary, multifamily building.

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

This Redevelopment Plan shall supersede the zoning provisions of Lambertville's Zoning Ordinance for the redevelopment area. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Zoning Ordinance shall continue to apply to the redevelopment area as permitted by *N.J.S.A. 40A:12A-7.a(2)* except when inconsistent with the standards set forth in Appendix A.

The site design of the redevelopment area shall be substantially consistent with "Concept Plan for Multi-Family Development with Affordable Housing", prepared by Clarke Caton Hintz, dated September 14, 2020, and included herein. Variations to the Concept Plan may be permitted as long as the deviations do not thwart the principles of the Redevelopment Plan. The conceptual layout provided in this Redevelopment Plan is intended as an illustrative plan and not a strict blueprint for redevelopment. Nonetheless, the relationships among and between uses and the proportion of various uses within the redevelopment are intended to be followed as closely as reasonably practicable.

In terms of architectural design, the new building should express a character that is consistent with a classic, historic, industrial building, similar to those found in Lambertville. It should incorporate design elements that create a richness and character similar to that of the architectural precedent images incorporated herein. Ideally, the new building should reflect the character and design of the neighboring Rago Building to the south, but should not be a replication of the building.

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be consistent with the use regulations and design and performance standards included as Appendix A of this Redevelopment Plan whereas "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*. 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 in Appendix A).



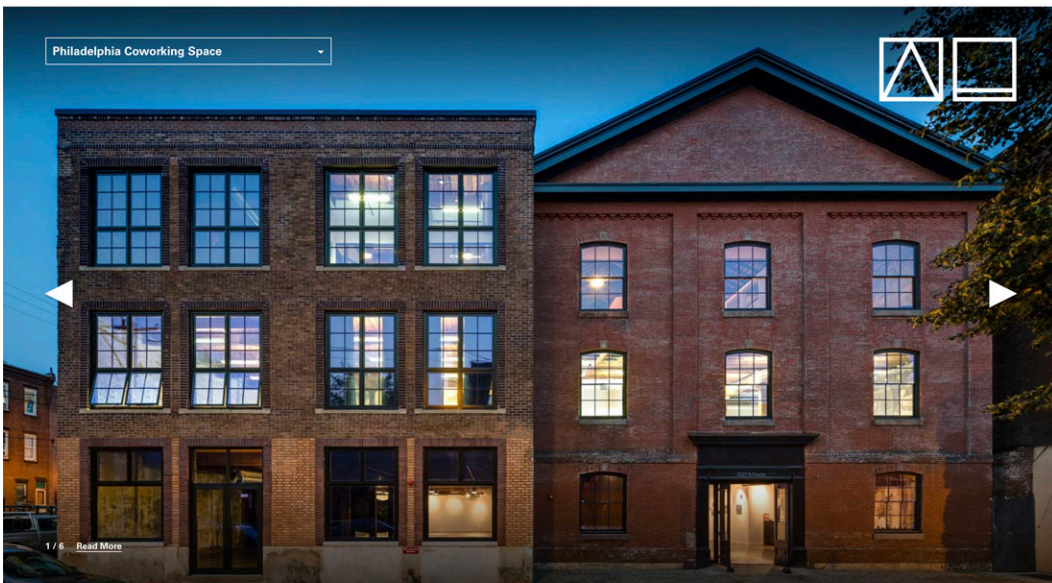
LAMBERTVILLE POLICE STATION REDEVELOPMENT AREA

SEPTEMBER 14, 2020

CONCEPT PLAN FOR MULTI-FAMILY DEVELOPMENT WITH AFFORDABLE HOUSING



Architectural Precedent #1: Art of Sound



Architectural Precedent #2: Philadelphia Coworking Space

Police Station Tract Redevelopment Plan

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GENERAL PROVISIONS

Redevelopment Entity

The City Council shall act as the “Redevelopment Entity” 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, excepting the acquisition of any land or building which is necessary for the redevelopment project, 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 City Council may select one or more redevelopers for the redevelopment of the entire redevelopment area. The City Council shall select the redeveloper based on the entity’s experience, 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 City Council 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 City Council and the municipally designated redeveloper. The 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 City Council. 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 City Council 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.

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 Entity;
- A certificate of completion must be issued by the redevelopment entity upon its determination that a redevelopment project is completed.

Expiration

The Redevelopment Plan shall remain in full force and effect for twenty (20) years.

Staff Employment

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

Acquisition of Property

As the City already owns the land within the Police Station Tract redevelopment area no property is proposed to be acquired by public entities as part of this Redevelopment Plan.

Relocation Provisions

The redevelopment area contains the City's existing police station. Consequently, there will be no displacement of residents that requires a Workable Relocation Assistance Program under *N.J.A.C. 5:11-1 et seq.*

Site Remediation

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

Outside Agency Approvals

The redeveloper shall be responsible to obtain any and all necessary outside agency approvals, including but not limited to, New Jersey Department of Transportation approval(s), New Jersey Department of Environmental Protection Division of Land Use Regulation approval(s), Delaware and Raritan Canal Commission approval, and Hunterdon County Soil Conservation District approval. The redeveloper shall be responsible for any mitigation that may be necessary as a result of outside agency approvals.

Public Improvements

The construction or extension of any public utilities required shall be installed at the full expense of the 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.

RELATIONSHIP TO PLANNING & OBJECTIVES

City of Lambertville 2019 Reexamination of the Master Plan

The 2019 Reexamination Report, adopted June 5, 2019, supports the goals, objectives and recommendations of the 1998 Master Plan and subsequent reexaminations, changes, modifications, refinements, and expansions through the 2009 Master Plan Reexamination Report.

The 2019 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.

While the redevelopment of the Police Station is not explicitly mentioned in the 2019 Master Plan, it does support several of the goals of the Master Plan. Its redevelopment as an inclusionary (incorporating affordable housing) multifamily apartment building supports the goals and policies of the 2019 Master Plan. The orientation of Lambertville’s overall goals for the City align with the redevelopment area’s objectives to provide a multifamily apartment building, including affordable family rental units to facilitate access to a variety of housing types and ranges of affordability. Additionally, the preservation of the riparian zone and flood hazard area within the northern half of the redevelopment area will ensure the natural, scenic, and aesthetic aspects of the City and its environment is maintained.

City of Lambertville 2020 Amended Housing Element and Fair Share Plan

The Lambertville Planning Board adopted a 2020 Amended Housing Element and Fair Share Plan on March 4, 2020 which was endorsed by City Council on June 10, 2020. The Amended Housing Element and Fair Share Plan reflects the executed Amended Settlement Agreement, dated January 29, 2020, executed February 4, 2020.

The Police Station Tract redevelopment area is identified in the 2020 Amended Housing Element and Fair Share Plan as an inclusionary development that will result in a total of 23 family rental apartment units, including 5 affordable family rental apartment units, which is a 21.79% affordable housing set-

aside. This Redevelopment Plan establishes the ordinance standards consistent with the 2020 Amended Housing Element and Fair Share Plan.

City of Lambertville Zoning Ordinance

Prior to the adoption of this Redevelopment Plan and new Police Station Redevelopment Zone District (PSRZ), the site was situated in the General Commercial (C-2) District, which permits automobile sales, repairs, parts and accessories; general business and professional offices; grocery, convenience, drug, liquor, and dry goods stores; card and flower shops; clothing and clothing accessory stores; dry cleaning and tailoring services; galleries and antique stores; hardware, paint, plumbing and electrical supply stores; lighting, carpet, furniture and musical instrument stores; restaurants and coffee shops; appliance, electronics sales and service shops; video sales and rentals, recorded music and computer software sales; funeral homes; parks and playgrounds; buildings used exclusively by federal, state, county and local governments; and, motels and hotels. Conditional uses in the C-2 district include service stations. The Redevelopment Plan includes the redevelopment area within a new zone – the Police Station Redevelopment Zone (see Appendix A) – which is designed to 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.

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 Police Station Tract 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 4 – Protect the Environment, Prevent and Clean Up Pollution
- Goal 6 – Provide Adequate Housing at a Reasonable Cost

Police Station Tract Redevelopment Plan

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- Goal 8 – Ensure Sound Integrated Planning and Implementation Statewide

This Redevelopment Plan directly supports these State Plan Policy Goals. The plan seeks to revitalize underutilized lands, to restore the integrity of natural systems throughout the area, protect the environment and prevent pollution, and provide comprehensive land uses consistent with local, regional and state land use policies.

DEVELOPMENT PLAN REVIEW AND APPROVAL

Approval by the City of Lambertville Planning Board is required prior to redevelopment pursuant to the requirement of this plan according to the following process and requirements:

Escrow Fee

The redeveloper seeking input on a conceptual plan or approval of a project in the redevelopment area shall establish an escrow account with the Redevelopment Entity 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*.

Consistency with Redevelopment Plan

The City Council 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 City Council shall execute the Agreement with the redeveloper. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Development 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.

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.

Planning Board Review and Approval

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. Relief may not be granted from “Use Regulations” or “Mandatory Components” identified in Appendix A and any deviations from those regulations shall require an amendment to the Redevelopment Plan. However, exceptions may be granted by the Planning Board from standards contained in the remaining sections, herein, or within the Zoning Ordinance.

Consideration of exceptions that would be equivalent to a variance, pursuant to the New Jersey Municipal Land Use Law (MLUL *N.J.S.A. 40:55D-1 et seq.*), shall be considered pursuant to requirements and criteria found in the MLUL at *N.J.S.A. 40:55D-70.c* of the New Jersey Municipal Land Use Law. Consideration of exceptions that would be equivalent to design exceptions shall be undertaken pursuant to requirements found in the MLUL at *N.J.S.A. 40:55D-51*. Consideration of submission waivers shall be undertaken pursuant to the MLUL at *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 Zoning 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.

Appendix A

Amend the Zoning Ordinance and Zoning Map to establish a new Police Station Redevelopment Zone (PSRZ) subject to the following requirements:

§Z-409 POLICE STATION REDEVELOPMENT ZONE (PSRZ)

§Z-409.1 Mandatory Components

In the PSRZ, the following mandatory components shall apply:

- A. The entirety of the redevelopment area shall be redeveloped as a single planned project;
- B. Compliance with the permitted principal uses;
- C. Compliance with the affordable housing requirements;
- D. All development shall be served by public water and public sanitary sewer;
- E. The improvements shall be limited to the extent of the existing onsite improvements except for the construction of retaining wall(s) as necessary; and
- F. Protection of the riparian zone and flood hazard area along the northern half of the redevelopment area.

§Z-409.2 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:

- A. Multifamily Apartment Dwellings. A maximum of twenty-three (23) multifamily rental apartment dwelling units may be permitted.
- B. Conservation areas, recreation, open space, and public purpose use.

§Z-409.3 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:

- A. Off-street parking.
- B. Patios and balconies.
- C. Fences and walls.
- D. Signs.
- E. Lighting.
- F. Landscape features, including benches, trellises, sculptures and other such features customarily associated with the permitted principal uses.

- G. Underground irrigation systems.
- H. Temporary construction trailers.
- I. Stormwater management and other utilities.
- J. Accessory uses on the same lot and customarily incidental to a principal use.

§Z-409.4 Affordable Housing Requirement

- A. At least twenty percent (20%) of the residential units, but no less than five (5) units, shall be affordable housing units.
- B. All of the affordable dwellings shall be family rental units.
- C. The affordable housing units shall be deed restricted as affordable housing, for at least 30 years, 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.
- D. The Redeveloper's Agreement shall establish the low/moderate apportionment, very-low-income requirement per *N.J.S.A. 52:27D-329.1*, bedroom distribution, unit size, etc.
- E. In addition to addressing the requirements of COAH and UHAC noted above, the affordable units shall be developed in accordance with the following:
 - 1. The affordable units shall not be age-restricted units.
 - 2. The affordable units shall not be owner-occupied units.
 - 3. The bedroom distribution requirements pursuant to *N.J.A.C. 5:93-7.3* and *N.J.A.C. 5:80-26.3(b)*.
 - 4. The unit distribution requirements pursuant to *N.J.A.C. 5:80-26.3*.
 - 5. The very-low income distribution requirements pursuant to the Fair Housing Act, *N.J.S.A. 52:27D-329.1*.
 - 6. The phasing requirements pursuant to *N.J.A.C. 5:93-5.6(d)*.
 - 7. The length of controls requirement and deed restriction pursuant to *N.J.A.C. 5:80-26.11*.
 - 8. The accessibility and adaptability requirements pursuant to *N.J.A.C. 5:97-3.14*.
 - 9. The affordable units shall be integrated among market-rate apartment units.

§Z-409.5 Height Requirements

- A. Principal Buildings: No principal building shall exceed four (4) stories and 50 feet except as modified by §400.8 of the Zoning Ordinance, entitled “Height Exceptions”. The principal building shall include parking on the ground level and up to three levels of residential units.
- B. Accessory Buildings: No accessory building or structure shall exceed 15 feet in height and one and one-half (1 ½) story.

§Z-409.6 Area, Yard and Coverage Requirements

A. Tract Requirements

- 1. Minimum tract size: The entirety of the redevelopment area ⁽¹⁾
- 2. Minimum perimeter buffer: 10 feet

B. Multifamily Apartment Requirements

- 1. Minimum front yard: 20 feet
- 2. Minimum side yard: 10 feet ⁽²⁾
- 3. Minimum rear yard: 50 feet

Footnotes:

(1) Portion(s) of the tract may be dedicated for open space.

(2) Balconies may encroach into a required minimum setback up to three (3) feet.

§Z-409.7 Circulation and Parking

- A. Vehicular Circulation. The site shall have a one-way vehicular circulation pattern with separate ingress and egress driveways.
- B. Pedestrian Connectivity. A sidewalk shall be provided along New Jersey State Highway (N.J.S.H.) Route 29 that may ultimately connect to the intersection of N.J.S.H. Route 29 and Cherry Street to the south of the redevelopment area. Pedestrian walkways connecting the sidewalk and the building containing the multifamily dwelling units shall be provided.
- C. Crosswalks. Painted pedestrian crosswalks in accordance with the applicable governmental standards should be provided, as necessary, across the driveway entrances along N.J.S.H. Route 29.
- D. Sight Triangles. Sight triangles in accordance with the applicable governmental standards shall be provided at the driveway entrances along N.J.S.H. Route 29.

- E. Electric Vehicle Charging Stations. Public electric vehicle charging infrastructure shall be provided in accordance with the Local Housing Redevelopment Law, N.J.S.A. 40A:12A-7.a(8).
- F. Multifamily Dwellings
 - 1. Each dwelling unit shall be provided a minimum of 1.5 parking spaces per unit.
 - 2. Parking may be provided either under the building or adjacent to the building.
 - 3. Surface parking lots shall be a minimum of 10 feet from the façade of the residential building.

§Z-409.8 Architectural Design

A. General Architectural Requirements.

- 1. The building shall exhibit an overall character that is consistent with a classic historic, industrial building, typical of those found in Lambertville, that incorporates design elements to effectuate said character, such as:
 - a. Engaged pilasters.
 - b. Corbelling.
 - c. Large windows.
- 2. The building elevation shall exhibit classical proportions. The characteristics of classicism include symmetry, repetition of elements, expressions of hierarchy to reflect the building uses, and tripartite compositions (base, middle top).
- 3. Sub-elements within the façades and individual architectural components (i.e. engaged pilasters, corbelling, columns, etc.) shall conform to the overall classical proportions of the façade.
- 4. All entrances to the building shall be articulated utilizing architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches or overhangs.
- 5. The building shall incorporate the following materials:
 - a. Stone for the base course/water table/foundation.
 - b. Red molded, tumbled or new/used brick for the middle course; variation in colors is not permitted. Wire cut brick shall not be used.
 - c. Metal frame windows and doors.
- 6. Patios and balconies should be designed as integral subcomponents of the building façade.

7. The building shall be provided with both heat and smoke alarms as well as a fire-suppression sprinkler system where required by code.
- B. Roof Design.
1. The building shall incorporate an articulated roof line to avoid a “flat”, perfectly rectangular building.
 2. The transition between a façade and a roof shall have a cornice or frieze that is designed to fit the overall composition of the façade.
- C. Window Design.
1. Windows shall be operable.
 2. The windows should be either rectangular or slightly arched in shape; however, a false arch, such as a fixed header, is not permissible.
 3. The windows should be as large as possible with actual divided lights or simulated divided lights with an internal grid between the window panes with applied grids on both the interior and exterior of the window.
- D. Interior Parking (garage) Screening. The parking area located within the building footprint shall be screened with a combination of metal grills or panels and planting beds.

§Z-409.10 *Plantings and Buffers*

- A. Plantings.
1. The development shall incorporate native and drought tolerant plants to reduce irrigation and maintenance requirements.
 2. All portions of the tract not utilized by buildings or paved surfaces shall be planted, or maintained, utilizing combinations of shrubs, lawn, ground cover, and existing vegetation. Plantings that are native should be incorporated to maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas.
 3. Plantings should be provided around the perimeter of the building to integrate the building with the site.
 4. Planting beds should incorporate plant materials for year-long screening.
 5. Plant materials should integrate with the function and character of non-structural stormwater management elements/best management practices.
 6. Plant materials should be selected to attract pollinators, birds and otherwise promote biodiversity.

B. Buffers.

- i. Buffer Standards: The following minimum screening requirements shall be met:
 - a. Minimum Buffer Width: 10 feet.
 - b. Fence: The perimeter buffer areas may have a fence, a minimum of four feet in height, that is composed of materials also represented in the building. Vinyl fences are prohibited.
 - c. Buffer Plantings: The buffer shall consist of a mix of deciduous and evergreen trees and shrubs to provide a year-round visual screen. The buffer shall also meet the standards in §Z-510.8 unless otherwise specified. Deciduous trees shall have a minimum caliper size of three (3) inches and a minimum height range of 13-15 feet. Evergreen trees shall be a minimum height at planting of six feet.
 - d. Vegetation Retention: Existing vegetation that provides visual screening of the redevelopment area from neighboring properties should be retained and augmented as necessary.
- C. N.J.S.H. Route 29. Plantings for visual screening along N.J.S.H. Route 29 shall incorporate bioswales (i.e. vegetated, mulched, or xeriscaped channels that provide treatment and retention as they move stormwater from one place to another) with large, continuous masses of minimal plant species in addition to street trees.
- D. Street Trees. Shade trees shall be provided along N.J.S.H. Route 29 at a minimum spacing of 40-feet on center. An easement for street trees on private land shall be provided 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.
- E. Off-Street Parking. A screen planting, berm, fence, wall or combination thereof, no less than four feet and nor more than seven 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.

§Z-409.11 Fences and Walls

- A. Fences and walls shall be composed of materials, finishes and design elements that are incorporated in the architecture of the building. Vinyl fences are prohibited.
- B. Fences shall have a maximum height of six feet; except around the refuse enclosure where a maximum height of eight feet is permitted.
- C. Retaining walls shall have a maximum height of ten feet. Retaining walls greater than ten feet in height shall be stepped with plantings incorporated to mitigate negative visual impacts on adjacent or nearby properties.

- D. Unless specifically amended herein, the fences and walls requirements and regulations of §Z-507 are applicable to the redevelopment area.

§Z-409.12 Signs

- A. Gateway Sign. One ground-mounted free standing sign welcoming people to Lambertville, no larger than 25 square feet, shall be provided along N.J.S.H. Route 29.
1. The sign shall not exceed six feet in height and shall be set back at least 10 feet from all street lines and 50 feet from all other property lines.
 2. Any sign illumination shall be external to the sign and shall be designed and oriented to prevent any sight of the lamp from any street or neighboring properties.
 3. Design, graphics and copy shall be approved by the City.
- B. Community Sign. One ground-mounted freestanding sign identifying the name of the development, no larger than 25 square feet, shall be permitted at the entrance to the development from N.J.S.H. Route 29.
1. The sign shall not exceed six feet in height and shall be set back at least 10 feet from all street lines and 50 feet from all other property lines.
 2. Any sign illumination shall be external to the sign and shall be designed and oriented to prevent any sight of the lamp from any street or neighboring properties.
- C. Residential Building Identification. The building may have up to two attached identification signs. The maximum sign area of each sign shall not exceed six square feet. Such signs shall be appropriately integrated within the architecture of the building.
- D. See Subsection Z-515 of this chapter for permitted temporary signs, additional standards and the design requirements for signs.

§Z-409.13 Lighting

- A. A lighting plan shall be submitted for review and approval indicating:
1. The location of the lighting fixtures;
 2. The direction of illumination;
 3. The lamp type, wattage, lumens and isofootcandle detail for each fixture;
 4. 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)
 5. Mounting height (height of the light source, not the overall fixture height);

6. Timing devices and other controls used to control the hours of illumination, as well as the proposed hours when each fixture will be operated;
 7. A point-by-point lighting plan shall be submitted, indicating in maintained horizontal footcandles.
- B. Predicted illumination grid shall be extended out to the point where levels are anticipated to be zero (0) footcandles.
- C. It is the intent of all lighting to be “Dark Sky Compliant” (www.darksky.org), such that lighting levels are minimized to the degree possible while also providing for sufficient public safety. Compliant fixtures would, typically, use LED lamps with a color temperature not exceeding 3,000k, full cutoff and full shielding.
- D. Site Lighting.
1. Lighting fixtures shall not exceed a height of twenty feet.
 2. Lighting fixtures shall be LED, non-glare, full cut-off, with a color temperature no greater than 3000k.
 3. Bollard lighting, not more than four feet in height and appropriately shielded, may be provided along sidewalks and within open space areas.
 4. Lighting may be attached to a building, provided that such lighting is focused downward/full cut-off.
- E. Illumination Levels (horizontal footcandles).
1. Tract boundary: 0.1 footcandle maximum, except for intersections with streets/driveways.
 2. Driveways: 1.0 footcandle minimum.
 3. Parking areas: 0.2 footcandle minimum, 1.0 footcandle average, maximum-to-average of 4:1 and a maximum-to-minimum of 20:1.
 4. Pedestrian walkways/areas: 0.2 footcandle minimum, 5.0 footcandle maximum, maximum to average of 10:1 and a maximum-to-minimum of 20:1.

§Z-409.14 Trash and Recycling

- A. The trash and recyclable material collection and pickup location(s) shall be provided either within the building being served or in a nearby location outside the building.
- B. If located outside the building, the trash and recyclable materials area shall be totally enclosed with an enclosure that is constructed/finished with materials also used to construct the building. The maximum height of an enclosure is eight feet. Trash and recycling shall be located in a manner such that it is screened or obscured from view from N.J.S.H. Route 29

and adjacent residential uses or zoning districts. Plantings, that are at least six feet in height, shall be provided around any outdoor trash and recycling area.

- C. The 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. Collection vehicles shall be able to access the trash and recycling area without interference from parked cars or other obstacles. Effective measures in the design of the enclosure shall be taken to protect the trash and recycling area and the bins or containers placed therein against theft of trash and recyclables materials, bins or containers.
- D. Any bins or containers which are used for the collection of trash and recyclable materials, and which are located in an outdoor trash and recycling area, shall be equipped with a lid.
- E. Individual bins or containers for the collection and pickup of recyclable materials shall be equipped with signs indicating the materials to be placed therein.
- F. Provisions for an area to collect compost is encouraged.

§Z-409.15 Stormwater Management

- A. The stormwater management plan shall 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.
- B. The development shall incorporate innovative and progressive stormwater management best practices (non-structural) that embrace ecosystem-based, natural and sustainable versus artificial and high-maintenance means of treating stormwater quality at the conceptual design phase (i.e. raingardens or bioretention swales).
- C. Stormwater management facilities shall be designed to be unified – spatially, functionally and visually – with the overall site development, such that the stormwater management mechanisms enhance the aesthetic character of the development.
- D. The developer should implement stormwater harvesting elements to facilitate irrigation of plant material.

§Z-409.16 Utilities

- A. All utilities shall be underground.
- B. Wastewater. Public wastewater allocation sufficient to serve the proposed development shall be obtained from the Lambertville Municipal Utilities Authority. The developer shall construct the any infrastructure improvements, as necessary, to convey the wastewater from the tract to the existing City wastewater conveyance elements/infrastructure.
- C. Water. The developer shall construct the any infrastructure improvements, as necessary, to receive public water subject to the requirements of the water supply authority.

§Z-409.17 *Open Space*

A. Rooftop Space.

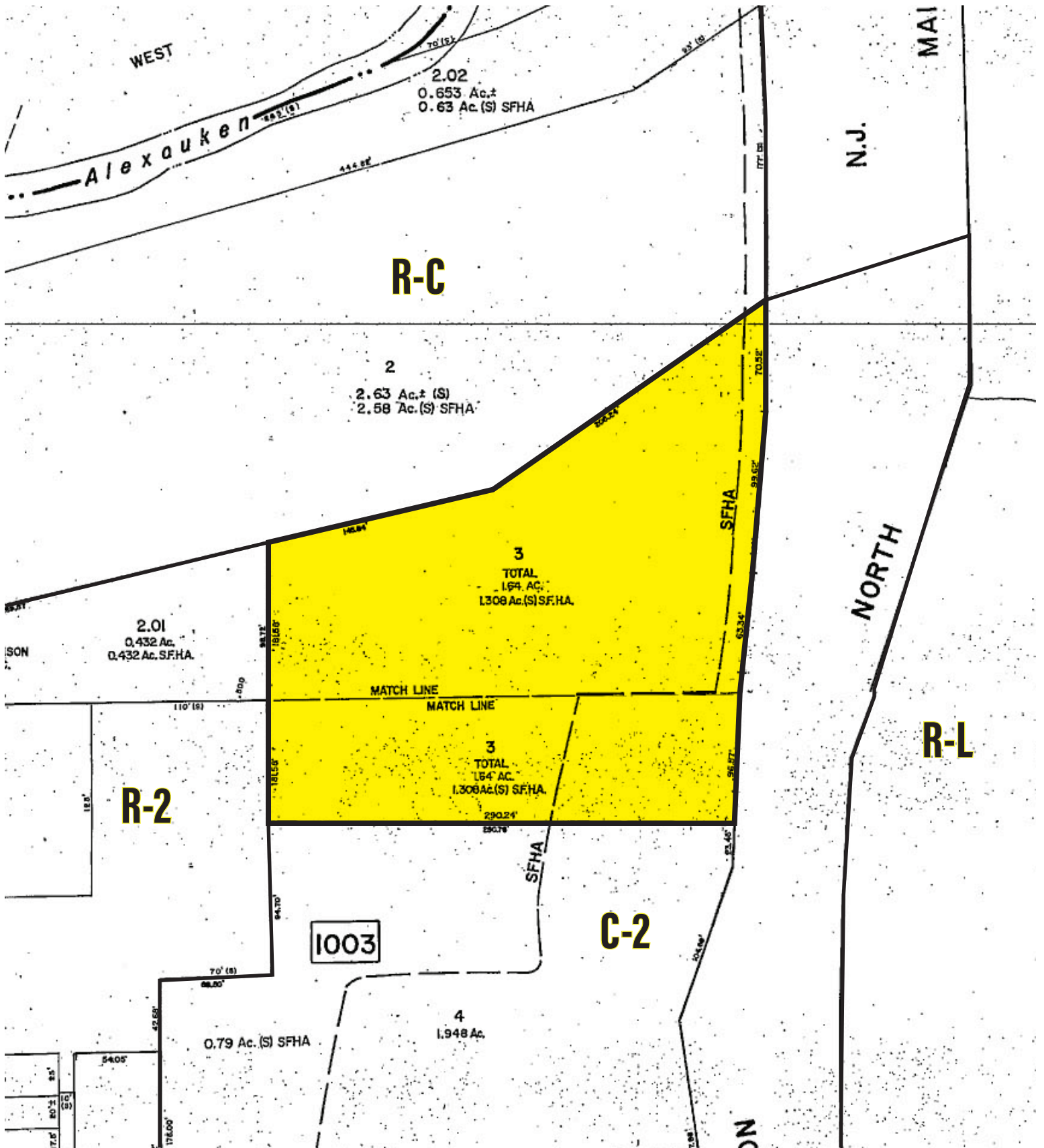
- I. The rooftop should be designed as a green roof and should include plant material that can help absorb stormwater and mitigate runoff. The roof should also include amenity space, such as seating areas or lounge areas with shade structures. All rooftop elements should be scaled appropriately to the size of the rooftop and to the overall composition of the building's architecture.
2. Mechanical equipment should be screened from public view.

B. Ground Level Space.

1. A terrace shall be provided to accommodate outdoor use and gatherings of various sizes.
2. The terrace and surrounding open space may include, but is not limited to, the following types of amenities:
 - a. Seating areas;
 - b. Plantings;
 - c. Sculptures;
 - d. Potable water stations for humans or pets;
 - e. Water features; or,
 - f. A community garden

§Z-409.18 *Sustainable Design*

- A. Wherever reasonably feasible, sustainable construction techniques shall be utilized to minimize the impact upon the environment, including energy-efficient building designs, recycled materials, water conservation devices, permeable pavement, low chemical usage to maintain the landscaping, and similar measures which are sensitive to the environment.
- B. A green rating system award is encouraged.
- C. The incorporation of solar panels on the rooftop, in combination with the stormwater management plantings and amenity space, is encouraged, if space permits or constructing a solar-ready building so that solar may be added to the rooftop at a later date is encouraged.



N.T.S.

POLICE STATION TRACT REDEVELOPMENT PLAN

Police Station Redevelopment Zone

LOCATION:
Lambertville City, Hunterdon County, New Jersey

DATE:
October 2020

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture