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**The *Mill One* Redevelopment Plan
*a sustainable village***

DECEMBER 2009

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1 Introduction

BASIS FOR THE PLAN

This Redevelopment Plan has been prepared for a certain property, also known as Block 1727, Lot 20, located at One North Johnston Avenue, within the Township of Hamilton, Mercer County, New Jersey, as identified within the Cyberdistrict Redevelopment Study Area. It consists of an existing 215,752± square foot building, with multiple levels, and a smoke stack, located in the extreme western/southwestern portion of the municipality, also known as the Bromley section, within an area bounded by the New Jersey Transit right-of-way to the west; Pond Run to the south; North Johnston Avenue to the east; and Nottingham Way to the north. In this plan, the One North Johnston Avenue Redevelopment Area will generally be referred to as the “Redevelopment Area” or “Plan Area.”

The Township of Hamilton Council directed the Township’s Planning Board on December 17, 2002 to study the area in order to determine whether it was an “Area in Need of Redevelopment” in accordance with the criteria specified at N.J.S.A. 40A:12A-5. The Township retained Francis X. Regan, Esq., PP and Jeremy C. Adest, Esq. of DeCotiis, Fitzpatrick, Cole & Wisler to conduct the Redevelopment Area investigation. A public hearing on the investigation was held by the Planning Board on December 18, 2003, and the Board recommended that the study area be designated as an Area in Need of Redevelopment by Resolution on that same date. The Hamilton Council subsequently declared the area in need of redevelopment by Resolution.

This Redevelopment Plan has been prepared for one property, Block 1727, Lot 20, located within a larger redevelopment area, known as the “Cyberdistrict Redevelopment Study Area.” The development parcel totals ±6.33 acres in area, is bordered by roadways, a railroad line, and a waterway, is irregular in shape, and generally slopes downward to the Pond Run waterway to the south. The Site has scattered foliage, especially along the NJ Transit frontage, throughout some of the existing parking area, the entranceway roadway into the Site, to the rear of the row homes along North Johnston Avenue, and in the rear along the Pond Run waterway.

As of today, the property is predominately occupied by a 215,752± square foot, three-story mill structure, including a partial basement and newer two-story section. The complex consists of a series of five contiguous buildings, in typical period industrial mill style. The two most striking features of the property include a very tall smokestack and an impressive clock tower, in which the internal clock mechanism has been refurbished. The northern portion of the property, directly adjacent to the NJ Transit frontage, is predominately undeveloped and is almost entirely paved, with a loading structure at the northeastern terminus of this portion of the property. There is a small open space area directly adjacent to the southwestern portion of the structure, and a parking area extends adjacent to this open space area and occupies the remainder of the property from the access way to the structure line. To the south of the access way, an existing overgrown rectangular parking area exists, which is bounded by the access way, residential lots to the direct east, the Pond Run to the south, and the adjacent property to the west. The access way ends directly at the end of the northwestern portion of the overgrown parking area.

Over time, the property has fallen into disrepair, and is identified in the Redevelopment Study as having “multiple broken windows, graffiti on buildings, and overgrown vegetation.”

OVERVIEW OF PLAN

The intent of the Plan is to allow for development that is not only consistent with the surrounding neighborhood context, but also takes advantage of its location within the proposed Arts and Culture Overlay Zone District, currently anchored by the Grounds for Sculpture, which is renowned for exhibiting work by a variety of artists, the Hamilton Train Station, and the East State Street Corridor. The overarching objectives for inclusion in this Redevelopment Plan include the practices of public interest; sustainability; arts and culture; viable commercial and residential uses; and potential synergies with the Grounds for Sculpture, in the interests of furthering the Goals and Objectives of the Art and Culture Land Use Plan Amendment. Following these objectives, additional intent is to allow for the creative adaptive reuse of the structure, as the Plan attempts to limit the Site’s potential impacts on adjacent residential neighborhoods and serve as an asset and focal point for the community at-large. The Redevelopment Plan proposes the rehabilitation of the existing structure and site.

The Plan aims to create a walkable, mixed-use, pedestrian-friendly development with a variety of uses, including those of the following types: arts & culture; mixed-commercial; vocational/public interest; office/retail; and multi-family residential/live-work. Please refer to Section Four for a detailed breakdown of uses.

The Plan seeks to accommodate surrounding residents by adaptively reusing the existing Site to serve as a positive beacon of the neighborhood in general, in addition to providing for a gathering space focused on a variety of the aforementioned uses.

Lastly, in recognition of Plan Area’s historical service as an employment center, symbol of prosperity and hope, in addition to serving as a landmark, through this Plan, the Township is optimistic that the past workhorse of the Bromley section can once again serve the community in a myriad of positive ways. An adaptive reuse of the Site, as opposed to a wholesale demolition, is not only sustainable, economically feasible, and in concert with the Township’s ongoing redevelopment/revitalization efforts, but in a symbolic sense it demonstrates renewal and historical pride.

The Plan sets forth standards for land use, circulation, open space, parking, and design. Some Plan elements are fixed, while others are flexible in keeping with overall Plan goals and objectives.

NOTE ON PLAN TERMINOLOGY

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” and “should.”

“Shall” or “must” means that a developer is required to comply with the specific regulation, without deviation.

“Should” means that a developer is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

LOCATION OF REDEVELOPMENT AREA

The Township of Hamilton is located in the southwestern portion of Mercer County, New Jersey, adjacent to the City of Trenton to the west, is approximately 40 square-miles in area, and has a 2006 estimated population of 90,072. The Township is bounded to the west by the Delaware River, to the south by Crosswicks Creek, to the east by the Old Province Line, and to the north by the Assunpink Creek and the City of Trenton. The Township abuts the communities of West Windsor, Lawrence, Trenton, Bordentown, Chesterfield, Upper Freehold, and Robbinsville. Regional access to Hamilton is also easy via the Hamilton Train Station, located on the Northeast Corridor line, and numerous highway routes, such as the New Jersey Turnpike, Interstates 195 and 295, and State Highways 33, 206, and 130.

The Redevelopment Area is located in the Bromley section of the Township, along Nottingham Way (CR-614), a major thoroughfare, and North Johnston Avenue; it has 700 feet of frontage, on two roadways, and thus is highly visible. The Redevelopment Area is located at the extreme western/southwestern edge of Hamilton, bordering shared NJ Transit (Northeast Corridor)/freight tracks. Mass transit opportunities are available nearby, including NJ Transit bus service (Bus #608 travels along East State Street and has stops in Trenton, the Grounds for Sculpture, and the Hamilton Train Station) and the proximate Hamilton Train Station. See Figure 1, Location of Redevelopment Area in Appendix A.

Existing Land Uses

The Redevelopment Area is surrounded by a mix of uses, including industrial, warehouse, distribution, and general commercial uses to the west; a mixture of single-family attached and detached residential, industrial, office, retail and vacant land to the south; single-family attached to the east; and industrial, distribution, and general commercial to the north. As noted generally earlier, the Site is bounded by Nottingham Way to the north, North Johnston Avenue to the east, the railroad right-of-way to both the north and west, and the Pond Run to the south. See Figure 2, Generalized Land Uses, and Figure 3, Redevelopment Area Context in Appendix A.

Located immediately to the east is a neighborhood of single-family attached houses with frontages on either Nottingham Way, North Johnston Avenue, or Roberts Avenue. To the south is an industrial use on the north side of East State Street (CR-636), notably Standard Roofing’s warehouse, distribution, and showroom facility; vacant land and single-family homes on the south side of East State Street; and detached single-family homes on either side of Norway Avenue. Directly north is the railroad right-of-way and beyond are industrial uses. West of the Redevelopment Area across the NJ Transit rail are additional industrial and commercial uses, notably Jersey Pre-Cast and Siemens.

In the immediate area, the Redevelopment Area is the focal point of the neighborhood, as the imposing structure commands views from all direction, and thus it is imperative that it be redeveloped accordingly,

as doing so will serve as a catalyst for the revitalization of the surrounding neighborhood and greater community.

Streets & Access

The Plan Area contains one primary access point via North Johnston Avenue—which is almost linear with the stated roadway’s intersection with Roberts Avenue—which serves the industrial property. North Johnston Avenue, which turns into South Johnston Avenue south of East State Street, is significant in that it connects to Nottingham Way, East State Street, and Greenwood Avenue (SH-33), all primary roadways that connect Hamilton to the City of Trenton. The Site is somewhat unique in that it is only has one viable access point; thus, since the building is being adaptively reused, rather than razed, the existing access point will have to be retained (and/or improved) as is.

The two streets adjacent to Redevelopment Area boundary, for a total of 700 feet of frontage, could also be used to integrate the new development with the surrounding residential community via numerous pedestrian connections.

2 Vision, Goals, & Context

REDEVELOPMENT PLAN VISION

The following is a summary of the key Redevelopment Plan goals and objectives.

- Provide for the type of redevelopment that can adaptively reuse an existing blighting influence and further serve as a stimulus for future revitalization efforts within the larger Bromley community.
- Recognize the historical importance of the Plan Area, and restore a once productive property.
- Establish an appropriate scheme for redevelopment that will hasten the revitalization of this former industrial site.
- Create a walkable, mixed-use community, which will contribute to the proposed Arts and Culture Overlay Zone District and integrate the mixture of proposed uses with the larger community, with inviting streetscaping along North Johnston Avenue and Nottingham Way.
- Recognize the importance of the Site as a focal point within the larger community.
- Develop a mixture of non-residential uses that will serve as a catalyst for increased activity and interest in the general area, in addition to being consistent with smart growth principles and important for potential employment opportunities, public interest outreach, and tax ratable and economic growth.
- Develop new residential development within a few miles of the Hamilton train station so as to encourage transit ridership and mode choice.
- Provide a variety of housing types, including market-rate, affordable housing, artist studios, and artists live/work spaces, so as to expand housing options and choices in the Township.
- Design a private access drive to be multi-modal (i.e., accommodating both pedestrians and vehicles) and pedestrian-friendly.
- Establish site and building design standards that foster a visually pleasing streetscape and high quality, environmentally sustainable construction within the Plan Area.
- Minimize impacts on surrounding residential neighborhoods, particularly in terms of traffic on adjacent residential streets, but also relative to the nature and scale of new residential development.

- Allow a flexible range of uses to facilitate high occupancy levels, create a viable mix of uses, and provide a stabilizing influence to justify the rehabilitation of the building and site; and,
- Pursue LEED certification for the rehabilitation of much of the Plan Area.

RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS

1996 MASTER PLAN UPDATE

The most recent comprehensive Master Plan for the Township of Hamilton was adopted in 1978. In the intervening 30-year period, the Township has changed dramatically. Therefore, subsequent to 1978, the Township issued Updates in 1988 and 1996, and Re-Examination Reports in 2002 and 2008.

In short, the Generalized Existing Land Use Map of the 1996 Master Plan Update identified the Redevelopment Area as “industrial,” which is not consistent with the Redevelopment Plan vision. However, recognizing that the premises are no longer in active industrial use, a number of recommendations and goals set forth under the 1996 Master Plan Update will be advanced as part of the Plan. For example, within the Economic Development Plan Element, the Redevelopment Plan meets many of the objectives, but most specifically the following:

7. Create mixed-use opportunities including office, warehouse and light industrial development.

14. Maintain the highest quality standards regarding design, signage, public safety, landscape themes, building materials, site lighting, neighborhood concerns and pedestrian considerations.

The Redevelopment Plan further advances the following specific goals and objectives of the 1996 Master Plan Update:

- *To provide adequate light, air and open space.*
- *To ensure that the development of the Township of Hamilton does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.*
- *To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons and neighborhoods and the preservation of the environment.*
- *To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open spaces, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.*
- *To promote a desirable visual environment through creative development techniques and good civic design and arrangements.*

- *To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.*
- *To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.*

2002 MASTER PLAN REEXAMINATION

With regard to the 2002 Reexamination, the document notes that planning studies had begun for properties in proximity to the train station. Specifically, the 2002 Reexamination notes that, since the 1996 Master Plan Update, the Zone Plan had been changed to reflect a mixed-use overlay zone for the American Standard site, the train station, and the Congoleum property, all of which are close to the Plan Area and possess similar land use qualities.

Thus, the Plan is substantially consistent with this recent Master Plan policy directive in that it seeks to reclaim a former industrial property for productive mixed-use via the redevelopment process.

2008 MASTER PLAN REEXAMINATION

The 2008 Reexamination reaffirms the goals and objectives from the 1996 Master Plan. In addition, the current Reexamination discusses improvements in the Sloan Avenue/Transit Station Area, including office space development on a portion of the American Standards site, an approval granted for a 680-unit residential project on the remainder of the American Standard site, and the completion of a transit village conceptual plan for the Train Station area. As these sites are in proximity to the Plan Area, there is clear evidence of development/redevelopment activity, and the proposals within the Plan Area will seek to create synergies with the remainder of the completed and ongoing development in its vicinity.

Among the recommendations within the 2008 Reexamination, two are directly relevant to this Redevelopment Plan, specifically the “Arts and Culture Initiative” and the “Sustainability Element.”

Relative to the “Arts and Culture Initiative,” the Township is seeking to promote arts and culture in the Township:

The initiative is intended to publicize and promote existing arts and cultural sites and encourage the development of new sites and activities within the Township through coordinated public and private sector efforts. The Township is also considering establishing an Arts and Culture District that could include the Grounds of Sculpture and its primary access routes, the Hamilton Train Station, the AMC Theatres on Sloan Avenue and other County-wide attractions.

Since the Plan Area is already within the general vicinity of the above-mentioned Sites and an overarching objective of this Plan is to create an arts village, this Plan is entirely consistent with the Arts and Culture Initiative.

Lastly, a “Sustainability Element” is recommended to support “greening” efforts within the Township:

To encourage and promote the efficient use of natural resources and sustainable site planning and building practices, the Township should consider preparing a Green Buildings and Environmental Sustainability Plan Element. The element should provide recommendations regarding ways to incorporate sustainable development practices into municipal decision-making, operations and purchasing, as well as the development review process.

With an aggressive adaptive-reuse of the mill structure, usage of sustainable building materials, and innovative greening techniques used on the grounds of the Plan Area, the proposed redevelopment is entirely consistent with the Sustainability Element recommendation.

2009 ARTS & CULTURE LAND USE PLAN AMENDMENT

The Township recently adopted the Arts and Culture Land Use Plan Amendment which proposes the creation of an Arts and Culture Overlay Zone district. The overlay zoning district is recommended for the nonresidential districts (Industrial, Highway Commercial, Community Commercial and General Commercial) generally stretching from the Hamilton Train Station in the north to the Mill One site to the south in the Bromley neighborhood, including the Mill One Redevelopment site, and is intended to promote development and redevelopment of land uses which advance the arts and culture. The Arts and Culture Overlay District will also promote investment in the area through mixed use and commercial development that enhance and support arts and culture. This Redevelopment Plan promotes art and culture uses, as well as mixed use redevelopment and, as such, is consistent with the Art and Culture Land Use Plan Amendment.

3 Public Realm: Streets and Open Space

INTENT

Streets, parks and other public spaces constitute the “public realm,” or the primary public spaces that form the character and identity of the Redevelopment Area. They provide the physical framework within which building rehabilitation will occur and create the kind of environment that project residents, workers, and visitors will experience.

The Redevelopment Plan provides a pedestrian-friendly network of internal and adjoining roadways, sidewalks and open spaces intended to serve project and neighborhood residents and integrate the development with the surrounding built context. See Figure 5, Site Plan in Appendix A.

ACCESS TO REDEVELOPMENT AREA

The Plan provides for the following vehicular access to the Redevelopment Area.

From North Johnston Avenue

North Johnston Avenue shall be used as the only vehicular access to the Plan Area.

REQUIRED STREETS WITHIN THE REDEVELOPMENT AREA

The following additional connections are required within the Plan Area.

Private Internal Access Way

The existing access way to the Site, which connects to North Johnston Avenue, shall continue to be provided and improved, utilizing its existing linear, two-way function. To any extent possible, this access way shall be a vehicular, tree-lined drive with sidewalk. This drive should provide a visually pleasing and pedestrian-friendly access to the development. Vehicular access to the northern most portion of the structure shall continue to exist.

STREET CONFIGURATION AND ORIENTATION

The internal access way in the Plan Area is intended to function as a public space and serve as signature element that telegraphs the quality and appearance of the proposed adaptive reuse. The existing access way shall be improved as a positive organizing element that provides an attractive route through the Plan Area, flowing into the two identified parking areas adjacent to either side of the access way, the alleyway leading to the parking area on the north side of the structure, and ultimately North Johnston Avenue.

Street Types

The improved access way within the Plan Area shall be a two-way drive with one travel lane in each direction, on-street parallel parking or 90 degree parking, and walkways, providing safe pedestrian circulation. Given the planned adaptive reuse of the Plan Area, the drive alignment is fixed as-is.

Street Alignment

Given the planned adaptive reuse of the Plan Area, the drive alignment is fixed as-is.

STREETSCAPE IMPROVEMENTS

In general, all streetscape and landscape improvements shall be integrated with building design and placement, parking, buffering and other site features.

Public benches should be provided where deemed suitable in the context of the Plan Area.

Street Trees

Sidewalks along the access way in the Plan Area should incorporate street trees, where suitable.

Street Lighting

The access way shall be lit with pedestrian-scale streetlamps. All outdoor lighting, including street lamps and accent lighting, shall be downcast and screened to illuminate only the intended areas so as not to cause glare that affects driver safety, reduces the visibility of starry night skies, and causes spillover into residential areas.

Bright, stadium-style lighting is prohibited in all areas, including the landscaped rain garden area.

OPEN SPACE

At least one (1) open space area shall be provided.

Landscaping may include trees, shrubs, ground cover, raised planters, flowers, as well as sculptures, art, and similar materials, and shall be designed to fulfill aesthetic environmental, ornamental, and related objectives.

Landscaped Plaza Area

A landscaped rain garden may be provided to serve as an amenity for project residents and may serve to address the open space requirements. Ideally, the landscaped rain garden should be located in the direct center of the property, to the north of the private access way and in between the parking area and the structure, so as to serve as a focal point near the existing structure on the Site. The garden shall meet the following minimum standards:

- Minimum length of 20 feet on any side
- Minimum required area of 4,000 square feet
- Located at the grade of the sidewalk, with barrier-free access
- Provided with seating facing the streets and into the green.

4 Land Use, Development Yield, Bulk and Parking

LAND USES

Specific, over-arching uses are recommended (i.e. arts & culture; mixed-commercial; vocational/public interest; office/retail; and multi-family residential/live-work) to achieve a vibrant mixed-use area. The intention is to provide a variety of different uses within the structure and throughout the Plan Area through the redevelopment process.

ARTS & CULTURE

One of the key objectives of the Redevelopment Plan is to create synergies with the Grounds for Sculpture, located on Fairgrounds Road, which is located approximately one mile from the Plan Area. Synergies can be created through the encouragement of arts and culture within the Plan Area.

The arts and culture “village” is intended to achieve the following: provide a means by which local artists and arts organizations create, display and sell their work; provide training and marketing for emerging artists; provide a vital link between artists and the community at large; provide recreational opportunities; serve as an economic engine for the redevelopment of the Site as well as the revitalization of the Bromley section generally; and function as a meeting place for Bromley residents and the Hamilton community at large.

All of the aforementioned components, in the preceding paragraph, are encouraged for implementation. At the very minimum, at least two types of art and culture oriented uses, as listed below, one of which should be multi-purpose space, are required in some capacity within any overall component. These art/culture uses shall comprise a minimum of 10,000 square feet within the Plan Area.

In addition, synergies can also be created between the arts & culture and mixed-commercial uses. The provision of goods and services is an important element for the overall redevelopment of the Site, considering the need to create jobs as well as to serve the employees, residents, and businesses that will be within the Plan Area on a daily basis, as well as the needs of the surrounding neighborhood.

Lastly, in order to ensure a diverse mixture of uses at appropriate sizes, retail uses are limited to 5,000 square feet per use *only if* said uses are not associated with, and directly related to, another use within the structure. For example, if art supplies are sold in conjunction with an art studio, the sale of art supplies should not be limited by the 5,000 square feet maximum.

The following types of arts and culture uses will be permitted.

- Artist studio and workshop space, including dance, rehearsal, exercise, music and multi-media;
- Office gallery space, with the option of a sales component;
- Craft and design studios;
- Galleries used by artists;
- Rehearsal spaces;
- Theatre space;
- Meeting rooms and classrooms, which may be either dedicated or multi-purpose space;

MIXED COMMERCIAL

As an additional support to the community, office, retail, and mixed commercial uses will be permitted. It is envisioned that these uses will provide for additional activity on the property, contributing to a safer environment and enhancing revitalization efforts in the greater community, through the provision of employment opportunities and retail activity. In deference to the historical use of the property, certain light manufacturing uses will continue to be permitted. The following mixed commercial uses will be permitted.

1. Offices for executive, administrative, business, educational or professional services.
2. Federal, state, county or local municipal government uses.
3. Commercial and personal service establishments, and retail service, including but not limited to dry cleaners, copy centers, bakeries, printing establishments, cafeterias, food prep, florists, salons/spas etc.
4. General retail uses.
5. Warehouse and distribution or a combination of the two, including miscellaneous services incidental to transportation, such as packing and crating, but excluding freight forwarding.
6. Light manufacturing, defined as the manufacture, predominantly from previously prepared materials, of finished products or parts, including fabrication, assembly and packaging of such production and incidental storage, sales and distribution of such products, but excluding basic industrial processing and the processing of chemicals or raw materials. Such uses must meet the performance standards of Hamilton Township as well as applicable state and federal environmental standards. Such uses shall not have inherent characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the community. Example uses include but shall not be limited to:
 - a. Textile mill products.

- b. Apparel and other finished products made from fabrics.
 - c. Leather products.
 - d. Blank books, looseleaf binders, bookbinding and related work.
 - e. Electrical and electronic equipment and supplies.
 - f. Professional, scientific and controlling instruments.
 - g. Photographic and optical goods, watches and clocks.
 - h. Service industries for the printing trade.
7. Limited service cafés, i.e. such uses that serve non-alcoholic hot and cold beverages and prepared foods.
 8. Telecommunications and antenna equipment.
 9. Car sharing and car club services (e.g. Zipcar, Connect by Hertz, etc).
 10. Activities of an industrial, medical or scientific research laboratory, provided that there are no inherent hazards associated with such research and further provided that no nuisance may occur from fire explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, offensive noise or vibrations, glare, flashed or objectionable effluent and electrical interference which any adversely affect or impair the normal use and peaceful enjoyment of any property, structure or dwelling located in any other zone or district. The likelihood of groundwater contamination or depletion, air pollution and the problem of waste disposal shall be considered.
 11. Commercial printing facilities
 12. Mailing, reproduction, commercial art and photography and stenographic services.
 13. Computer and data processing services.
 14. Medical and dental laboratories.
 15. Research and engineering activities involving technical investigation or study for product development and similar activities.
 16. Health and fitness centers.
 17. Recreational space, including, but not limited to, sports courts and internal fields, pools, gymnastic training areas, and instructional rooms for various classes.

VOCATIONAL/PUBLIC INTEREST

Recognizing the needs of the Bromley section and the overall greater Hamilton community, the Redevelopment Area has been identified as an ideal location for various public interest outreach programs. As a major objective of this Redevelopment Plan, vocational training and public interest space shall be required. The following vocational/public interest uses will be permitted.

- Environmental education;
- Community centers and community meeting rooms;
- Family day care and child care centers;
- Meeting rooms and classrooms, which may be either dedicated or multi-purpose space;
- Office space;
- Vocational training, which may include the use and storage of tools, computers, and various types of equipment;
- Social service programs for housing, job training, and other similar programs.

MULTI-FAMILY RESIDENTIAL/LIVE-WORK

As a major objective of this Redevelopment Plan, the provision of mixed-income residential units in the Plan Area is a key component of helping to revitalize not just the Site, but also the greater community. A minimum of 20% of all housing units will be affordable to low and moderate income households and shall comply with COAH's Substantive Rules (*N.J.A.C. 5:97*, as may be amended) and the Uniform Housing Affordability Control rules (*N.J.A.C. 5:80-26*). It is envisioned that a portion of the existing space will be subdivided into individual residential units, with the provision to allow for live/work units. The maximum number of residential units shall be 45. Residential units may or may not be age-restricted. The following uses will be permitted. The final mix of type, affordability, and quantities of units shall be subject to architectural and COAH analysis and review.

- Rental apartment units subject to COAH requirements for low/moderate income units, as follows:
 - Market rate: 18 one (1) bedroom units and nine (9) two (2) bedroom units;
 - Affordable: Three (3) one (1) bedroom units, nine (9) 2 bedroom units, and six (6) three (3) bedroom units.
- Owner-occupied condominium units, in any bedroom arrangement, subject to COAH requirements for low/moderate income units;
- Live/work units: Live/work units are optional as part of the Plan. The live/work units encourage artists, architects, designers and other professionals to occupy these spaces and contribute to the diversity and overall safety of the neighborhood.

PERMITTED ACCESSORY USES

In addition to the uses listed above, the following are permitted as accessory uses:

- Off-street parking (for the principal uses, as well as visitors);
- Pocket parks, gardens, plazas, and other open spaces intended to serve residents of the development and/or the general public, including both passive and active recreation areas such as lawns, sitting areas and playgrounds;

- “Back room” facilities associated with buildings, such as mechanical, loading, transformers, laundry, trash and recycling rooms, or other service-type facilities;
- Amenities associated with residential buildings, such as private resident gyms, private resident meeting rooms or recreation rooms, or management offices;
- Bicycle storage rooms or areas;
- All accessory uses permitted in the I Districts.

DEVELOPMENT YIELD

The development plan anticipates yielding 215,752± net square feet of floor area, divided between all contemplated uses, as follows. Common areas, such as lobbies and hallways, are anticipated to account for 18,763± square feet. There will be no expansion to the building footprint. Accordingly, all combined uses will yield 234,515± square feet. However, the following is proposed.

USE	SQUARE FOOTAGE
Arts & Culture	No less than 10,000 sf
Vocational/Public Interest	No less than 21,000 sf
Mixed Commercial	No limit except that retail uses not associated with, and directly related to, another use within the structure shall be limited to 10,000 sf with a maximum per unit size of 5,000 sf
Multi-Family Residential/Live-Work	No more than 55,000 sf
TOTAL	215,752± sf

AFFORDABLE HOUSING

Any Redeveloper designated as such by the Redevelopment Entity for the Redevelopment Area shall build and set aside affordable housing that complies with the Uniform Housing Affordability Control rules (*N.J.A.C. 5:80-26*) and the relevant Council on Affordable Housing statutes and regulations (*N.J.A.C. 5:97*, as may be amended) applicable at the time initial site plan approval is granted for any development in the Redevelopment Area. All such affordable housing shall be built on site in the Redevelopment Area, the phasing and location of which affordable housing shall be mutually agreed to between the Redevelopment Entity and the designated Redeveloper in a redevelopment agreement. The provision of afford-

able housing shall be consistent with Section 4 (Land Uses: Multi-Family Residential / Live-Work) of this Redevelopment Plan.

Consistent with the vision and goals of this Redevelopment Plan, affordable housing is a paramount key to achieving a well-balanced mixture of uses in the Plan Area, and accordingly, the site developer is responsible for constructing any and all affordable housing that will be generated and required pursuant to the Council on Affordable Housing growth share methodology.

BULK AND MASSING

Lot Area

The minimum lot area is 6 acres.

Lot Frontage

The minimum frontage is 190 feet.

Lot Width

The minimum lot width is 190 feet.

Street Setback

The minimum setback from any street is 0 feet.

Yards

The minimum front yard shall be 0 feet.

The minimum side yard shall be 25 feet.

The minimum rear yard shall be 0 feet.

Floor Area Ratio (FAR)

The maximum FAR shall be .90.

Parking Setback

The minimum parking setback shall be 5 feet. To mitigate any potential impacts on the adjacent residential properties, the Redeveloper shall place fencing and/or a vegetative buffer within the setback area, as directed by the Township.

Parking Spaces

The minimum number of parking spaces shall be 275 spaces.

Impervious Coverage and Lot Dimensions

The maximum impervious coverage (the percentage of the paved surfaces of the lot, as defined by the Township Zoning Ordinance) shall be 85%.

Building Height

Given the adaptive reuse of the property, building heights are set per the existing structures, up to a maximum of 62 feet, but the following guidelines shall be met:

- Height is measured from the average elevation of the finished grade of the building to the top of the roof surface for mansard and flat roofs and to the ridgeline for peaked roofs.
- Elevator shafts and stairwells for multi-family buildings are permitted to extend one level above the maximum building height if necessary to provide roof access.

PARKING

Parking Ratios

The parking standards in the Hamilton Development Code shall not be applicable within the redevelopment area in recognition of the broad array of uses intended for the site, each of which has different parking demands, as well as the potential for car and van-pooling, shared parking synergies and access to mass transit. At the time of site plan approval the applicant shall submit a parking management plan which addresses to the satisfaction of the Planning Board the parking demand of the proposed uses, parking supply available and any proposed parking management techniques. The Township shall have the authority to monitor parking utilization on the site and, if a parking problem is brought to the Township's attention, to require that the property owner resolve any parking supply/demand imbalances noted during the Township's monitoring. Such deficiencies may be resolved through parking management techniques, improvement of additional on-site parking areas (consistent with site plan approval) and/or provision of off-site parking, excluding on-street parking in the surrounding neighborhood. The property owner shall propose a resolution to any deficiencies within 90 days of notification by Township Department of Community Planning and Compliance and shall secure the Department's approval of any remedy before implementing it. Any disagreements concerning parking deficiencies and their remediation between the property owner and the Department shall be brought before the Hamilton Township Planning Board for disposition.

Parking Location

The following regulations apply with respect to the location of parking facilities. Due to site development limitations, specifically the fixed-nature of the existing buildings, the only on-site parking option available is surface-level parking.

- Parking shall be provided in the available portions of the Site, including those portions located directly north and south of the access way, and in the northern most portion of the lot, between the structure and the railroad right-of-way.
- Internal private access drive parking spaces shall be striped so that such parking is used efficiently.
- Parking areas shall be designed to function efficiently and safely.
- In accordance with the Americans with Disabilities Act, the requisite amount of handicapped-accessible spaces shall be provided in appropriate locations.

Loading

Four (4) loading areas should be provided in the Plan Area, as follows:

USE	PARKING RATIO	LOADING SPACES
Arts & Culture; Mixed-Commercial	2 loading areas per 40,000 sf to 100,000 sf	2
Office/Retail; Vocational/Public Interest & Multi-Family Residential/Live-Work	1 loading area per 100,000 sf	2
TOTAL	-	4

5 Site Planning and Building Design

INTENT

This section sets forth standards for the Plan Area that are designed to foster a walkable and pedestrian-scaled Site. As it is recognized that the structure will be adaptively reused, site planning attributes had to be devised around the existing structure. With this unique constraint in mind, the design standards seek to create a “sense of place” by working with the existing structure, so as to select appropriate locations for open areas and parking lots to create an active relationship with streets; emphasize important visual corridors; attractive parking areas and locate it in the most appropriate locations; encourage green design; and require high-quality choice and application of materials. See Figure 5, Site Plan in Appendix A.

SCREENING OF PARKING

The potential parking areas are dictated by the existing structure. However, because parking will be above grade and close to the access way, structures, and other open space areas, the following shall apply:

- Bioretention islands shall be strategically located in or around parking areas for the purposes of aesthetics, cooling, and stormwater management.

BUILDING MATERIALS

Materials should be authentic, high quality, and consistent with the existing structure. The existing brick façade of the older sections of the structure shall be rehabilitated, as needed, to provide a consistent appearance. Accent materials include metal, tile, stucco, stone and cultured stone. Building materials should harmonize with materials used in surrounding development. Building section devoted to multi-family uses should be designed so that all street-facing facades are treated with the same amount of design detailing. Any changes in primary wall material from lower to upper levels should occur along a horizontal line, with the visually heavier material below the visually lighter material.

GREEN DESIGN

Site and building design shall seek to minimize environmental damage and impact on adjacent uses, and reduce energy use and strain on municipal utilities by means of the following measures. The overall goals of green design include minimizing clearing and grading, saving good soils, limiting lot disturbance, reforestation, the reduction of impervious surfaces (wherever possible), alternative surfacing, and the reduction of pipes, curbs, and gutters. In any potential rehabilitation of the structure, wherever possible, green building elements should be applied.

Stormwater Management

Development within the Plan Area shall provide features to reduce stormwater runoff rates by detaining stormwater on-site and allowing for groundwater infiltration consistent with the terms of any remedial action work plan approved by NJDEP. All development shall meet any necessary NJDEP approvals. Recommended features include vegetated detention basins and treatment systems, bioswales with check dams, wetland detention basins, biofilter treatment wetlands, stormwater wetlands, bioretention and rain gardens, riparian buffers and filter strips, and manufactured treatment systems.

Tree Preservation

Where possible, development shall preserve existing trees, particularly the largest and oldest, by incorporating them into the site plan.

Buffers

Given the existing improvements on the property, no minimum buffer width shall apply. However, to the extent possible, buffers should be also placed along any boundaries with any other uses, particularly along the Pond Run waterway. Bioswales and bioretention islands may serve as buffers.

LEED Certification

Development is encouraged to create “green buildings” that comply with the intent of the Leadership in Energy and Environmental Design (LEED) system sponsored by the US Green Building Council (USGBC). With the Plan Area’s structure proposed to be adaptively reused, it is a paramount symbol of the USGBC’s LEED system.

Broadly speaking, green building design goals include reduced energy and water use; use of sustainable, renewable, non-toxic and locally-produced materials; improved indoor air quality; environmentally-conscious site planning; use of green roofs; and a location in a central, developed area with existing services and resources. The USGBC has developed a variety of standards for evaluating green building design in several categories, including the newly implemented LEED-EB (“existing buildings”), which applies directly to the adaptive reuse proposed herein. As LEED-EB became effective on August 1, 2008, the proposed Redevelopment Area can become a pioneer of the new certification, granted development occurs in a relatively short period post adoption of this Redevelopment Plan.

SIGNAGE

Residential Signage

A lobby serving more than 20 units may have a building-mounted sign naming the building, not to exceed twenty (20) square feet. The style of the lettering shall be in character with the architecture of the building and should not obstruct architectural features.

Signage at entrances to individual ground level units is limited to a street number not to exceed six (6) inches by six (6) inches each.

Non-Residential Signage

Building-mounted signs shall only display information about the Plan Area and the businesses located on the property. A pro-rata share of 5% of façade area per square footage of tenant space shall apply.

General Signage Requirements

The following additional signage requirements shall apply within the Plan Area:

- No freestanding signage shall be permitted other than directional and wayfinding signage.
- Two (2) monument type signs shall be permitted up to fifty (50) square foot each.
- NJ Transit wayfinding signage shall be exempt from the signage requirements of the Township Code, and instead receive approval from Township Planning staff.
- Signs should be architecturally compatible with the style, composition, materials, colors and details of the building. Signs should not obscure the architectural details of a façade.
- No fluorescent or glowing paint is permitted for any signage within the Plan Area.
- No signs or advertising devices that are rooftop mounted, intermittently illuminated, flashing or moving are allowed.
- Private businesses and residences are prohibited from installing signs that might be mistaken for traffic control devices.

SUPPORT SERVICES

Solid Waste and Recycling

Each building section shall be designed to provide adequate storage of solid waste disposal, including provisions for recycled materials, within a building or parking lot. Each multi-family residential building section or mixed-use building shall have at least one trash and recycling pickup location.

All exterior trash and recycling locations shall be enclosed and located in a manner that is obscured from view from parking lots, streets and adjacent buildings by a fence, wall, planting or combination thereof.

Mechanical and Utilities

All machinery and the mechanical controls for same, including but not limited to transformers, junction boxes, lift stations, electrical meters, condensers and signal boxes shall be interior to the block, set back

at least 20 feet from the public right-of-way, or masked by building elements in a manner consistent with the design of the building. A wall of venting for mechanical rooms shall not be permitted along facades facing streets or public open spaces.

Telecommunications Equipment

With the exception of the antenna, all parts and components of personal communications antennas, satellite dishes and television and radio antennas shall be screened from view regardless of elevation, or shall be disguised within an enclosed structure.

The screening shall be designed as part of the overall design theme of the building to which it is associated.

Antenna panels for personal communications services (PCS) may be attached to the parapet of a building provided they are indistinguishable in color and texture from the building material.

6 Plan Consistency Review

RELATIONSHIP TO HAMILTON ZONING CODE

This Redevelopment Plan shall supersede all provisions of the Land Development Code of the Township of Hamilton regulating development in the area addressed by this Redevelopment Plan. In all situations where underlying zoning requirements are not specifically addressed herein, the Hamilton Township Land Development Code shall, however, remain in effect, including development design and performance standards. Final adoption of this Plan by the Township Council shall be considered an amendment of the Township of Hamilton Zoning Map.

RELATIONSHIP TO ADJACENT MUNICIPALITIES

The Redevelopment Area is situated in the southwestern section of the County of Mercer. The nearest border to an adjacent municipality, Trenton, is less than a half-mile away. Any impact on Trenton will be positive, considering the need for revitalization in the particular section of Trenton that is proximate to the Redevelopment Area. However, given the Plan Area's physical separation from the remainder of the adjacent municipalities, the Redevelopment Plan will have little or no impact on these communities.

RELATIONSHIP TO THE MERCER COUNTY MASTER PLAN

In the Mercer County Master Plan, the area is shown as commercial. Therefore, there is no conflict with the County Master Plan.

RELATIONSHIP TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

Among the State Plan's intentions is to revitalize the state's existing urban areas by directing growth and development to those areas. On the latest State Plan Policy Map, adopted in 2001, the Redevelopment Area is located in the Metropolitan Planning Area, which is identified in the State Plan as an appropriate location for much of the State's new growth.

A stated goal of the State Plan is to revitalize the State's cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, towns and other urban areas. The Redevelopment Area, by virtue of its location within a part of New Jersey that has extensive existing infrastructure and a long history of development, is by all measures an appropriate location for growth and redevelopment. The Redevelopment Plan will facilitate growth in this area and contribute to the economic revitalization of the State. The objectives of the Redevelopment Plan are consistent with the goals, strategies, and policies of the State Plan. The Redevelopment Plan will redevelop a deteriorated and underutilized area within Hamilton, placing currently unproductive lands into productive use in order to better serve the needs of residents of the Township, County, and State as a whole. The Redevelopment Plan

aims to revitalize the area proximate to Trenton; to provide housing choices for the citizens of Hamilton; to provide support services for the neighborhood and greater areas; and to provide for a synergistic Arts and Culture corridor, through linkages to the Grounds for Sculpture, the Hamilton Train Station, etc.

7 Redevelopment Actions

PROPERTIES TO BE ACQUIRED

The Township of Hamilton does not anticipate the need for acquisition of any privately owned land within the Plan Area in order to effectuate this Redevelopment Plan.

RELOCATION

Implementation of the Redevelopment Plan does not require the displacement or relocation of any residents or businesses within the Plan Area.

OTHER ACTIONS

Several other actions may be taken by the governing body to further the goals of this plan. These actions may include, but shall not be limited to: (1) provisions for public infrastructure necessary to service new development; (2) environmental remediation; (3) vacation of public utility easements and other easements and rights-of-way as may be necessary for redevelopment.

8 General Provisions

DEFINITIONS

Except for those words defined with this Redevelopment Plan, words that appear in this document shall be defined in accordance with the definitions that appear in the Township's land use ordinances, or, where these ordinances do not provide a definition, in accordance with the definitions in the Municipal Land Use Law.

EASEMENTS

No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Township of Hamilton. Paving within a public easement shall be permitted, provided accommodations satisfactory to the Township are made for future access to utilities both above and below ground within and proximate to the easement.

SITE PLAN AND SUBDIVISION REVIEW

Prior to commencement of construction, a site plan, prepared in accordance with the requirements of the Municipal Land Use Law, shall be submitted by the applicant for review and approval by the Hamilton Planning Board. The site plan approval shall specify the uses or range of uses approved for initial occupancy of each section of the building for which the approval is granted. The applicant may apply for phased site plan approval in accordance with a plan for a phased re-occupancy of the building. The Site Plan (Figure 5 in Appendix A) included in this Redevelopment Plan does not bind the Planning Board to the particular design depicted.

Any change in use from that approved by the Planning Board shall be reviewed administratively by the Hamilton Township Department of Community Planning and Compliance. The Department of Community Planning and Compliance shall review the change of use and determine if the site can accommodate any increase in parking demand that would be generated by the change. The Township shall have the authority to require that the property owner resolve any parking deficiencies which the Department believes would result from the change in use. However, Amended site plan approval will not be required unless the property owner elects to address a parking deficiency by altering the design of the previously approved plans for on-site parking. Simply constructing more of the approved parking lot(s) or addressing a parking deficiency through parking management techniques can be handled administratively by the Department of Community Planning and Compliance. Amended site plan approval shall not be necessary for a change of use where the change of uses is consistent with the uses or range of uses approved during a previous site plan application and where additional improvements or amendments to existing or planned improvements are not deemed necessary.

APPROVALS BY OTHER AGENCIES

The Redeveloper shall be required to provide the Township with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the Redeveloper's agreement to be executed between the Redeveloper and the Township.

ADVERSE INFLUENCES

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

NON-DISCRIMINATION PROVISIONS

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Council or by a developer or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township Council, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Area based on race, creed, color or national origin.

DEVIATION REQUESTS

The Hamilton Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Hamilton Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12.a. and b.

ESCROWS

The Redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the professional consultants retained by the Township to review the proposed redevelopment project, including the site plan submissions, and advise the Township on any and all aspects of the redevelopment process.

INFRASTRUCTURE

The Redeveloper, at its cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The Redeveloper shall also be responsible for providing, at the Redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), and street lighting for the project or required as a result of the impacts of the project. The Redevelopment Agreement between the Township and the Redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to Redeveloper's obligation to provide the infrastructure and improvements required for the project.

9 Other Provisions

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan is substantially consistent with the Master Plan for the Township of Hamilton. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.
- This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Hamilton regulating development in the area addressed by this Redevelopment Plan, except where specifically mentioned within the text of this Plan. In all situations where zoning issues are not specifically addressed herein, the Township of Hamilton Zoning and Land Development Code shall, however, remain in effect. Final adoption of this Plan by the Township Committee shall be considered an amendment of the Township of Hamilton Zoning Map.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

10 Procedure for Amending the Approved Plan

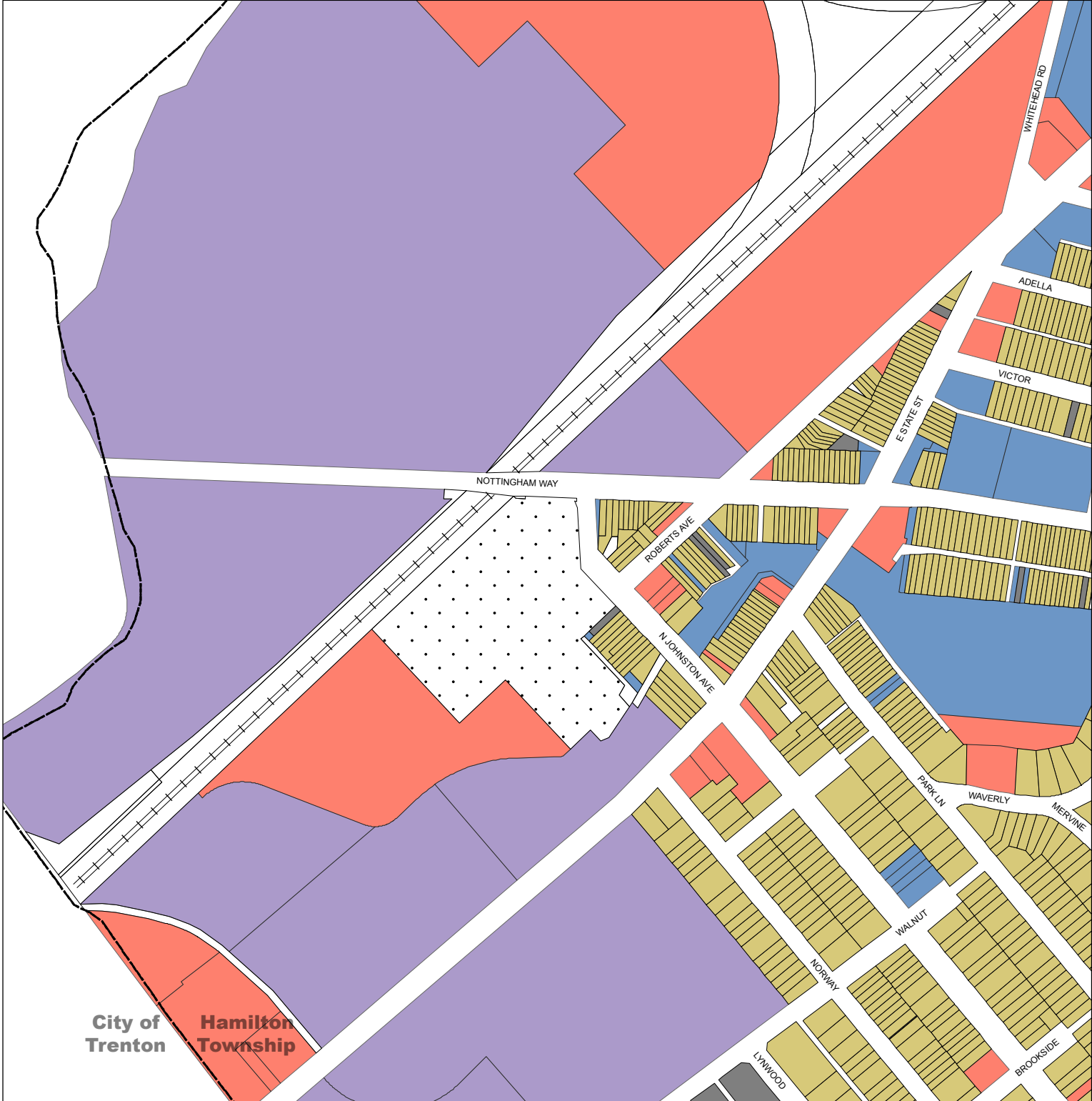
This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$1,000 shall be paid by the party requesting such amendment, unless the request is issued from an agency of the Township. Additionally, The Redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the professional consultants retained by the Township to review the proposed redevelopment project, including the site plan submissions, and advise the Township on any and all aspects of the redevelopment process. The Hamilton Township Council, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a Professional Planner licensed in the State of New Jersey.








APPENDIX A

**Figure 1:
Location of
Redevelopment
Area**



**Figure 2:
Generalized
Land Uses**



-  Redevelopment Area
-  Residential
-  Commercial
-  Industrial
-  Vacant Land
-  Governmental/Institutional
-  Apartments

Phillips Preiss Shapiro Associates, Inc. 2008

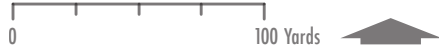


City of Trenton **Hamilton Township**

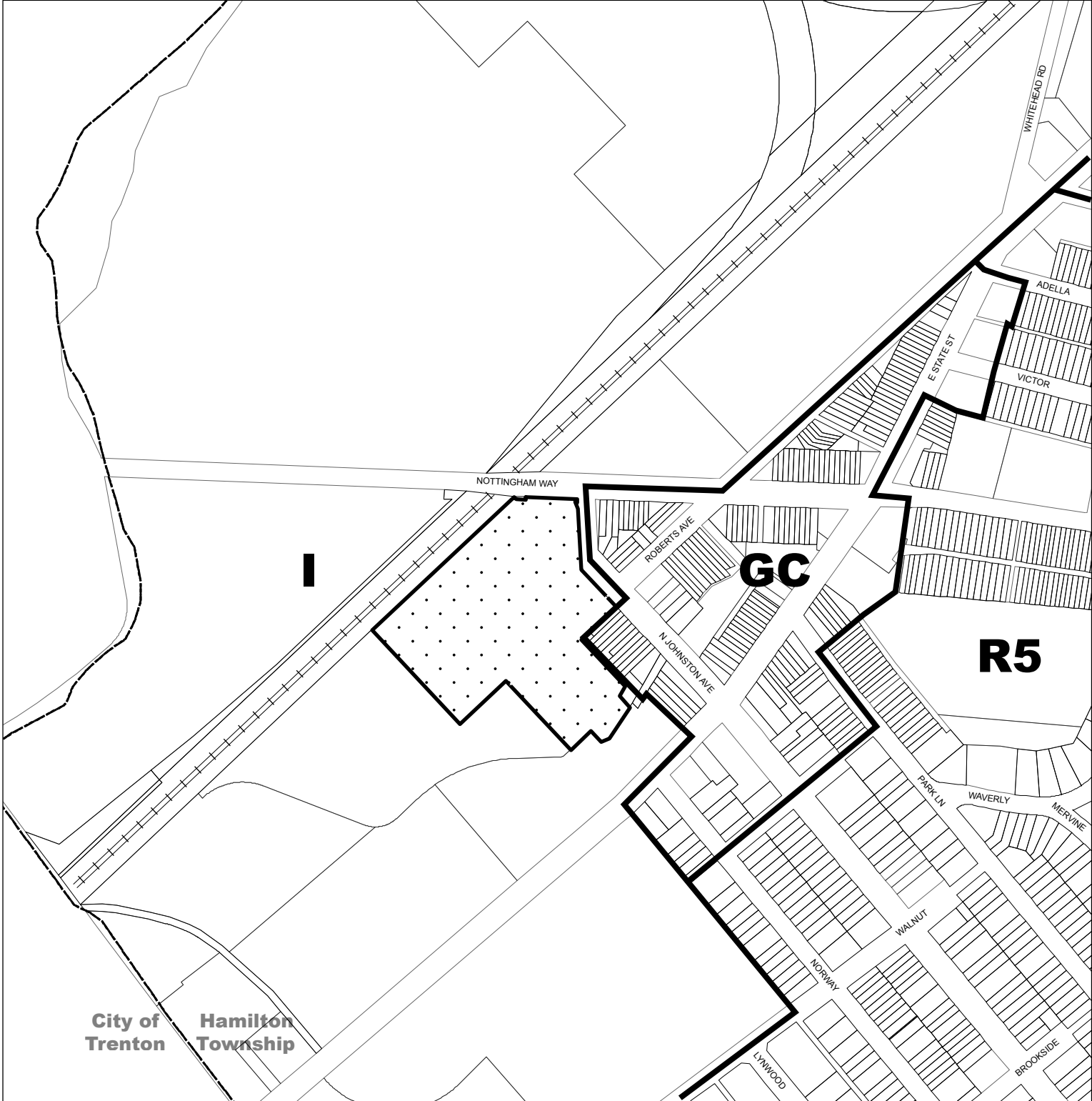
**Figure 3:
Redevelopment
Area
Context**



Phillips Preiss Shapiro Associates, Inc. 2008
Aerial : Live Search Maps 2008



**Figure 4:
Zoning
Context**



 Redevelopment Area

Phillips Preiss Shapiro Associates, Inc. 2008

0 250 500 Feet



