

CONNAUGHT HILL
"Section II"



*Determination of an Area in Need of Redevelopment
Preliminary Investigation of Expanded Redevelopment Area*


City of Lambertville
County of Hunterdon

April 2003

Adopted pursuant to N.J.S.A. 40A:12A-1,
the New Jersey Local Redevelopment and Housing Law

Prepared by

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Preliminary Investigation of Expanded Redevelopment Area

BACKGROUND

The City of Lambertville Council directed the Planning Board, pursuant to the Resolution adopted on February 20, 2001, to conduct a preliminary investigation as to whether the area known as Connaught Hill Commons within the City was in need of redevelopment per criteria established at N.J.S.A. 40A:12A-1 et seq., known as the "Local Redevelopment and Housing Law". The Planning Board adopted a Preliminary Investigation prepared by Brian M. Slaugh, P.P., AICP of Clarke, Caton and Hintz on May 2, 2001. The identified area consisted of property bounded by Route 179, Grant Avenue, Coryell Street and the City boundary (see Exhibit A) and encompassed Blocks 1086-1089 and 1092-1094. The Planning Board recommended the City Council officially delineate the aforementioned area as a redevelopment area and a redevelopment plan be prepared. The City Council adopted a Resolution on May 21, 2001 accepting the Planning Board's recommendation in accordance with 40A:12A-1 et seq., designating the area as being in need of redevelopment.

REDEVELOPMENT AREA EXPANSION REQUEST

The City Council has directed the Planning Board to conduct a preliminary investigation to expand the existing delineated redevelopment area per N.J.S.A. 40A:12A-1 et. seq. Per the Resolution, the City Council has specifically identified the area known as Block 1073, Lots 1, 2, 3, 6, 7, 8, 9 (which also includes Lot 10), 11, 32, 33 and 33.01 as an area that warrants investigation as to whether it should be declared an area in need of redevelopment.

LOCATION AND HISTORY

The Study area consists of vacant land and includes the former Lambertville High School building. The Study area is located on Connaught Hill, which is a bluff area on the western edge of the City and is approximately nineteen (19) acres in size and is bounded by the Connaught Hill Commons neighborhood to the north, Route 179 to the east, Washington Street to the south and Quarry Street to the west. The surrounding land uses immediately adjacent to the Study Area include vacant, residential and commercial uses (See "Existing Land Use Map"). The existing Connaught Hill redevelopment area is located northeast of the Study Area.

The Study Area is generally undeveloped and in private ownership, with the exclusion of the existing structure known as the former High School, and contains steep slopes and upland areas between Route 179 and Quarry Street. An area behind the former High School structure, which was once a level playing field has since become a successional scrub vegetated area dominated by wild rose shrubs. The remainder of the Study Area contains large specimens of silver maple, sycamore, white ash, Norway maple, red oak, and a large grove of tulip trees.

The property known as the former High School was originally donated to the City in 1853 for the construction of a school. The former High School was used as the local school beginning in 1858 until 1959. In the early years, the school was used for all grade levels. Students came from as far as Milford, Frenchtown, Hopewell, Titusville and Pennington to attend school in the City of Lambertville. As Lambertville's population grew, two elementary schools were built and the school became the "High School". Several additions were added to the building and athletic fields were acquired in the 1920's.

The "High School" was vacated in 1959 when a new school facility was constructed in West Amwell Township. Following the relocation of the school, the building was used periodically for limited manufacturing uses until 1992 when a fire caused significant damage to the structure. Since 1992, the building has been vacant and not able to be utilized because of the fire damage.

STATUTORY AUTHORITY AND PROCESS

Under the provision of N.J.S.A. 40A:12A-1 et seq., municipalities are empowered to advance their community goals to redevelop, rehabilitate, expand and improve areas that have experienced deterioration in housing, commercial and industrial developments or portray improper or lack of development. Criteria set forth in N.J.S.A. 40A:12A-5 provide a basis for the determination of delineating areas for redevelopment. The delineated area may be determined to be in need of redevelopment only after the performance of an investigation, notice and public hearing pursuant to N.J.S.A. 40A:12A-6. The City Council will then consider the recommendations from the Planning Board and may declare the Study Area in need of redevelopment.

Determination in Need of Redevelopment

For an area to found in need of redevelopment, existing conditions must meet any of the following criteria specified under N.J.S.A. 40A:12A-5:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions

- b. The discontinuance of the use of buildings previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means or access to developed sections of portions of the municipality, topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the conditions of the title, diverse ownership of the real property therein or other condition, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare of the community.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the actions of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act", PL. 1983, c303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of PL. 1992, c79 (C.40A:12A-5 and 40A:12-A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of PL.1991, c431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c441 (C.40A:21-1 et seq.) The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements

prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

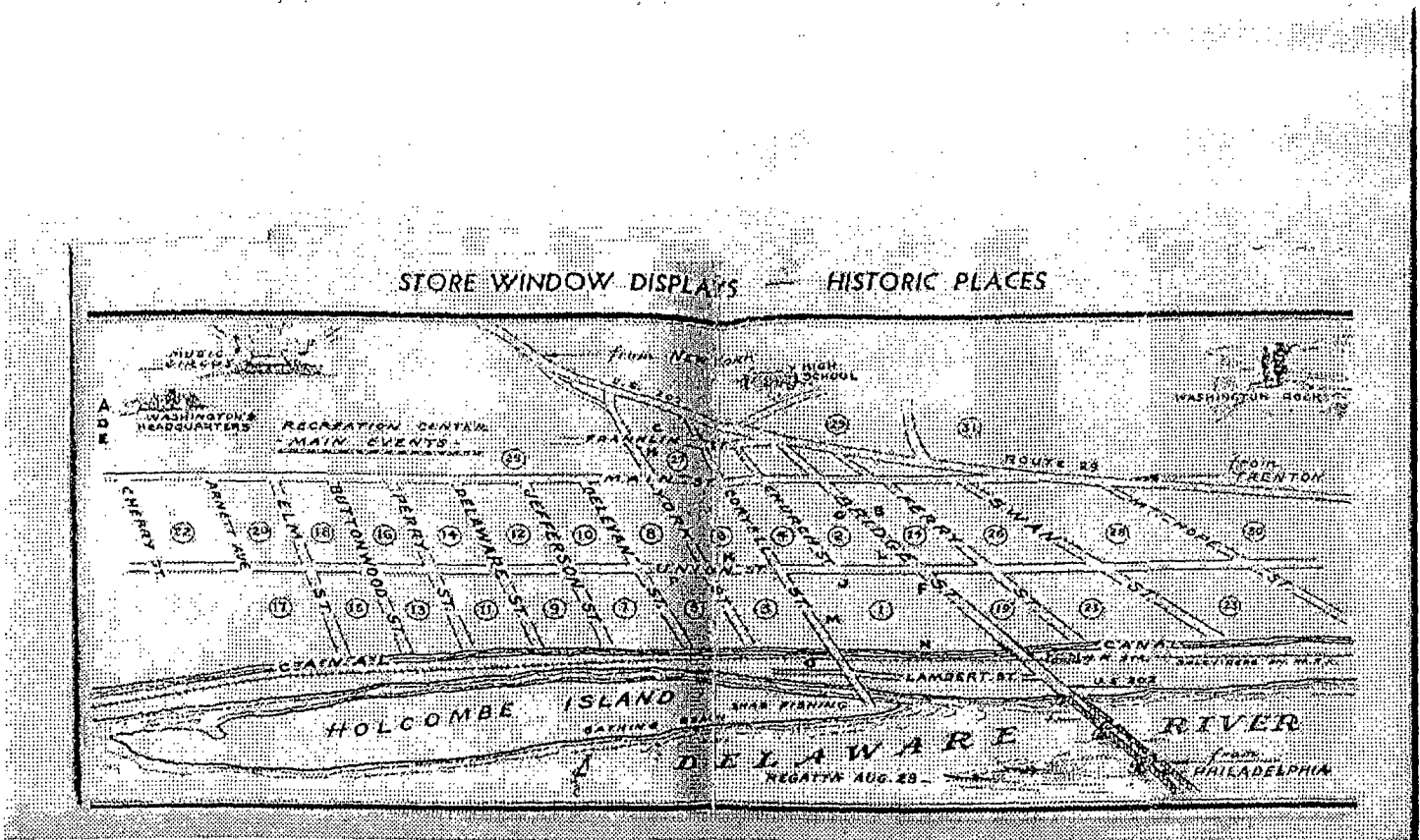
Analysis

Upon investigation, it was found that subsections 'a', 'b', 'c', 'd' and 'f' of the statute apply to the Study Area.

Subsection 'a', refers to areas that contain buildings that are unsafe, substandard and dilapidated which makes them conducive to unwholesome living and working conditions. As indicated above, the structure located within the Study Area was partially destroyed by fire in 1992. The majority of the damaged sections of the building have not been removed and pose serious safety concerns because the building remains open and easily accessible to the general public.

Subsection 'b', refers to areas that have experienced discontinuance of the use of buildings previously used for commercial, manufacturing or industrial purposes. The existing building within the Study Area was utilized for limited manufacturing prior to the 1992 fire. Since the fire, the building has been abandoned. The existing structural condition of the building, including a missing roof, broken windows, interior damage and façade damage, makes it unrealistic that the building will be made tenantable through private efforts.





Under subsection 'c', the study area is comprised of significant areas of vacant and unimproved land. The Study area is located on the western edge of the main business and historic district of the City. The Study area is physically separated from the City by Route 179, which is a four-lane highway and is situated on a ridge, which presents accessibility constraints. These accessibility constraints include difficult access to the downtown area of the City for vehicles and pedestrians. In addition, the extension of public water service to the Study area is hindered by the difficult topographic condition that exist. The aforementioned conditions present constraints that contribute to the underutilization of the land within the Study area and hamper the ability to develop the Study area solely through private efforts.

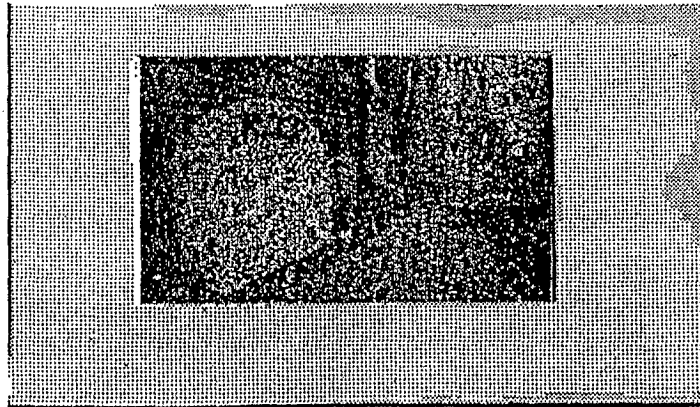
Subsection 'd' refers to area that contain buildings that are considered detrimental to the safety, health, morals, or welfare of the community because of dilapidation or obsolescence. The exterior investigation of the existing structure within the Study Area, known as the former High School, indicates that the building is in a condition of decay and partial ruin and if continued to remain abandoned and vacant, the complete destruction of an important historical resource within the City will result.



Subsection 'f' refers to areas that are in excess of five acres and contain buildings that have been demolished or altered by actions by fire in such a way as to depreciate the aggregate assessed value of the area. The Study Area contains an existing structure known as the former High School that succumbed to fire in 1992 and has been abandoned since that time due to the detrimental alteration in the structure. The assessed value of the parcel was \$ 75,100 in 2002, which only accounts for the land of Lot 9. The structure has experienced damage that makes the building unusable and therefore not taxable. As such, a decrease in the assessed value of the property has resulted because the existing abandoned building is not considered part of the property value.



In summary, the investigation of the Study Area has discovered conditions under N.J.S.A. 40A:12A-5 a, -b, -c, -d and -f, sufficient to consider the area as in Need of Redevelopment and recommends that the City Council be so informed.



Conclusion

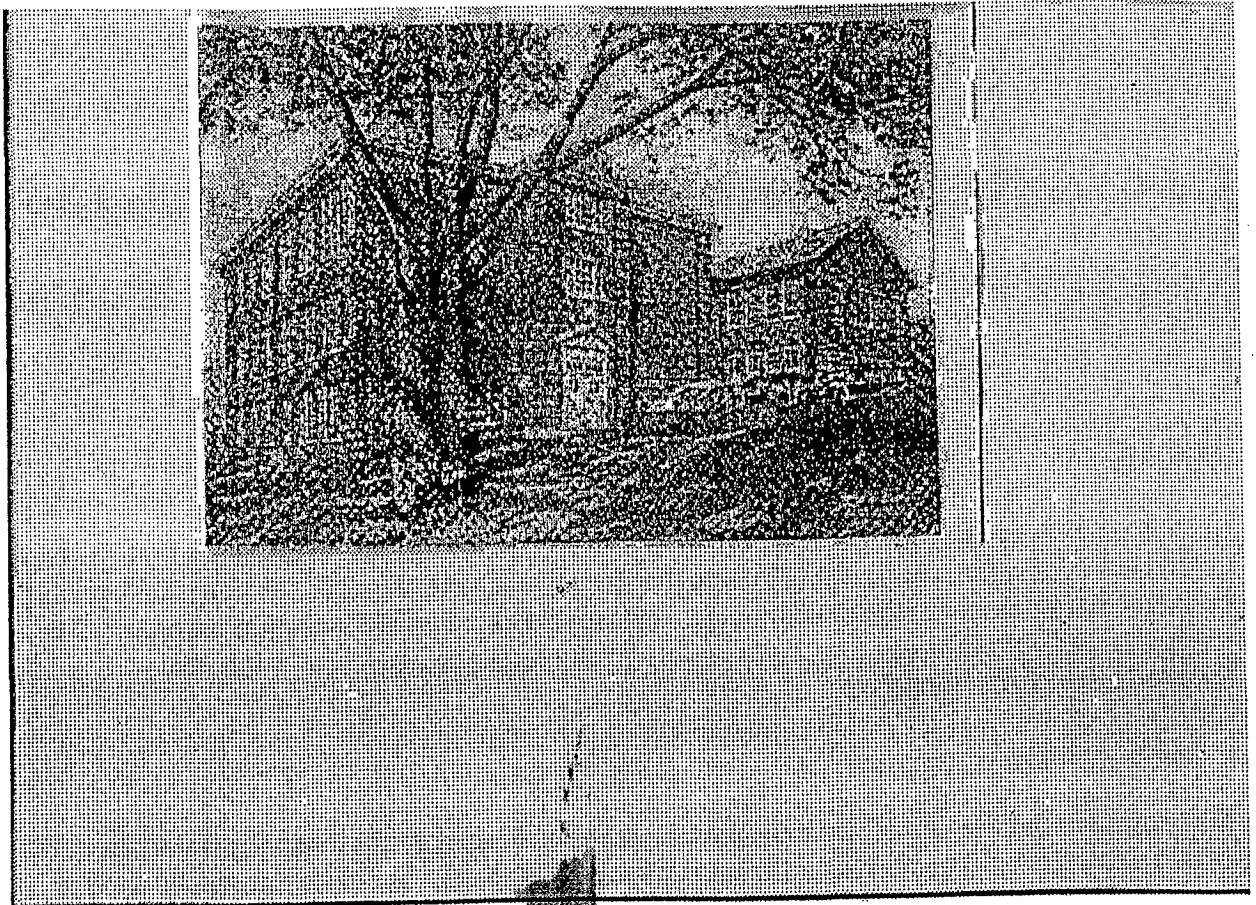
It is the conclusion of this report that the Study Area proposed for the expansion of the existing contiguous redevelopment area qualifies under the criteria set forth at NJSA 40A:12A-1 et seq., to be designated in need of redevelopment. This report and attached mapping constitutes the preparation of a preliminary investigation for expanding the existing redevelopment area as directed by the City Council.

Procedural Steps

It is suggested that the matter be scheduled for a public hearing at the Planning Board level. The public hearing should be conducted to allow interested and affected parties an opportunity to provide public comment on the determination that the delineated area is a redevelopment area. Notices for the hearing are required to be published in the newspaper of record for the City of Lambertville at least once each week for two consecutive weeks and a copy of the notice mailed to the last owner of record of each property within the proposed Redevelopment Area.

Subsequent to the public hearing, the Planning Board provides a recommendation to the City Council that the delineated area, or any part, should or should not be determined to be a Redevelopment Area. The City Council may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such a determination is then sent to each objector who has sent in a written protest, if any. The next phase of the redevelopment

process would be the preparation of a redevelopment plan that includes information pertaining to the areas of the expanded redevelopment area.



CONNAUGHT HILL

REDEVELOPMENT PLAN

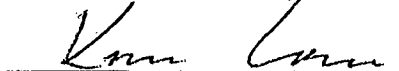
City of Lambertville
County of Hunterdon

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Last Revised November 18, 2002

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the New Jersey Local Redevelopment and Housing Law

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BACKGROUND

The City of Lambertville Council directed the Planning Board, pursuant to a Resolution adopted on February 20, 2001, to conduct a preliminary investigation regarding the area known as Connaught Hill Commons within the City as to whether such area was in need of redevelopment per criteria established at N.J.S.A. 40A:12A-1 et seq., known as the "Local Redevelopment and Housing Law". The Planning Board considered a Preliminary Investigation prepared by Brian M. Slaugh, P.P., AICP of Clarke, Caton and Hintz on May 2, 2001. The identified area consisted of property bounded by Route 179, Grant Avenue, Coryell Street and the City boundary (see Acquisition Map) and encompassed Blocks 1086-1089 and 1092-1094. The Planning Board recommended the City Council officially delineate the aforementioned area as a redevelopment area and a redevelopment plan be prepared. The City Council adopted a Resolution on May 21, 2001 accepting the Planning Board's recommendation in accordance with N.J.S.A. 40A:12A-1 et seq., designating the area as being in need of redevelopment and directing the Planning Board to prepare a redevelopment plan.

The preliminary investigation report indicates that Connaught Hill experiences land use patterns, such as diversity of ownership, lack of infrastructure, and interspersed areas of blight, that have prevented an effective mode of acquiring and developing approximately three (3) total acres of vacant land within the existing Commons neighborhood. In addition, the City of Lambertville's 2001 Reexamination of the Master Plan, dated January 10, 2001 has specifically identified the Commons area of Connaught Hill as a prime site for redevelopment opportunities.

For these reasons the City of Lambertville has authorized this Redevelopment Plan for the Commons area of Connaught Hill with the purpose of providing a comprehensive redevelopment effort designed to ensure coordinated and harmonious growth within the designated redevelopment area. The Redevelopment Plan takes into consideration the surrounding neighborhood character, the existing surrounding land uses and the City's land use goals for this area.

LOCAL AND REGIONAL SETTING

The Connaught Hill Redevelopment Area (Area) is located in the northeastern area of Lambertville. The Commons neighborhood of West Amwell Township is located to the east of the Area and is bounded by Route 179 to the north, Grant Avenue to the west and Coryell Road to the south. The land uses immediately surrounding the Area are generally residential and commercial in nature. There is a large area of vacant land to the southeast and southwest of the Area. When her husband was President, Lady Bird Johnson, as a means of promoting the development of housing lower income households, originally designated Connaught Hill for a pilot federal development program.

LAND USE PATTERNS

The total land area of the Area is approximately thirteen (13) acres in size. The predominant land use in the Area is residential, which accounts for approximately 70% of total acreage or nine (9) acres. There is one lot that contains a facility for religious use. The remaining land area, which is approximately three (3) acres, is vacant land. The existing residential lots in the Area range in size from 3,125 square feet to 7,500 square feet. There is no real pattern of architectural character present in the Area. However, there are many examples of good quality construction and a diverse representation of architectural styles in the Area.

REDEVELOPMENT PLAN CONSISTENCY

Pursuant to N.J.S.A. 40A:12A-7 et seq., the Redevelopment Plan must contain planning methods for the development, redevelopment and/or rehabilitation of the Area indicating the following items:

1. *The relationship of the redevelopment plan to definite local objectives concerning appropriate land uses, density of population, and improved traffic, public transportation, public utilities, recreational facilities, community facilities and other public improvements.*

The Master Plan of a municipality provides the best source for the description of local objectives. The City's planning documents that were perused in order to determine substantial consistency of the redevelopment plan with the local objectives include the Reexamination of the Master Plan dated January 10, 2001, the Land Use Plan Element dated March 1998, the Housing Plan Element dated February 27, 1995, and the Environmental Resource Inventory dated 1991. The objectives that directly relate to the redevelopment area are as follows:

Appropriate Land Uses

- Encourage compatible land uses;
- Protect natural resources such as steep slopes;
- Facilitate new types of housing for seniors;
- Facilitate access to a variety of housing to meet different income, aesthetic and other personal requirements of the City's present and future population
- Encourage community design goals such as;
 - Provide building products that are compatible with the surrounding character
 - Promote a strong feeling of community
 - Inspire innovative development
 - Provide a diversity of high quality architectural style
 - Continue the virtues of well designed buildings
 - Vary façade and building footprints
 - Encourage detached garages

The redevelopment plan is substantially consistent with the aforementioned local objectives. The proposed uses permitted in the redevelopment area are similar to the present uses in the existing neighborhood. Steep slopes will not be affected because the majority of development, redevelopment and rehabilitation will occur within an existing disturbed area that does not contain substantial natural resources. In addition, the types of dwelling units contemplated for the redevelopment area provides a product that would be complementary to the existing neighborhood, facilitate access to a housing style that may be attractive to seniors and varying income types and would further the community design goals.

Population Densities

- The Land Use Plan Element and the Reexamination of the Master Plan recommended that a reduction in the permitted density in the "three hill area" is warranted to alleviate potential congestion issues within the lowlands of the City

The proposed densities that would result in the redevelopment area would be consistent with the intent of the Master Plan objectives. The recommendation to reduce densities within the "three hill areas" focused on the R-3 zoning district, which contained larger pieces of vacant land. The underlying zoning district for the Area is R-1 and was not specifically targeted for a reduction in density. As indicated above the Area is primarily developed and any new development would consist primarily of infill construction and rehabilitation. The existing density permitted by the present zoning ordinance allows 4.2 dwelling units per acre. The

proposed density at build out of the redevelopment area would be 5.6 dwelling units per acre.

Improved Traffic

- Master Plan Findings:
 - Land use density directly affects traffic through transportation demand
 - Public transportation does not exist
 - The hill areas contain steep slopes that require reliance on a vehicle
 - Result of these factors result in an increase in traffic
- The Master Plan documents were concerned primarily with the effects of traffic on Route 29.

The Area has ingress and egress access to Route 179, which is a four-lane highway that currently experiences less traffic than Route 29. The increase in traffic with the development of the Area would not create a substantial impact to the Route 179 corridor. The Area will have little effect on the Route 29 corridor congestion because Route 179 would be the main road of travel to access the central business district of the City. Therefore, it is found that the Area is consistent with these provisions of the Master Plan.

Improved Utilities

- Proposed development should be coordinated with proposed new and/or improved infrastructure improvements to decrease potential flooding of the Lambertville Public School.
- Master Plan finding:
 - Accessibility to public water in the Connaught Hill area is in doubt and may not be feasible

The Area is upstream of Lambertville Public School and therefore any additional development would impact the school area. The City has recently received federal funding towards the improvement and provision of storm water facilities, which will be constructed to help alleviate the flooding situation that occurs down stream of the Area. In addition, any proposed development within the Area would be required to either provide the required storm water facilities or contribute the pro-rata share of the required improvements.

The Area is currently serviced by individual wells as a source of drinking water and the adjacent Commons neighborhood in West Amwell Township does not contain public water or sewer service. The utility service for a higher density development that contains lot sizes of ranging

in size from 3,125 square feet to 7,500 square feet as proposed in the Area should not rely upon individual private wells for drinking water. The Area requires a public water source or an alternate source of potable water rather than relying on individual private wells. The likelihood of alleviating a potential health problem would be better realized if a concerted redevelopment effort was performed as opposed to individual efforts. The Area is substantially consistent with the aforementioned goals and findings of the Master Plan.

Recreation/Community Facilities

- Creation of new public park areas for passive and active recreation
- Provide recreation opportunities for younger people
- Creation of new open space should be designed with specific functions

The development of a park and playground is proposed for the Area and therefore in compliance with the Master Plan objectives.

2. *The redevelopment plan should indicate the proposed land uses and building requirements and identify its relationship to the pertinent municipal development regulations.*

The current underlying zoning district for the Area is the R-1 zoning district. The permitted uses within this zoning district include the following:

- a. Single family detached dwellings on a minimum 7,500 square foot lot
- b. Emergency services facilities
- c. Public, parochial and private schools for academic instruction
- d. Parks and recreation
- e. Conservation
- f. Municipal use
- g. Cemetery

The Redevelopment Plan creates an overlay redevelopment district the benefits of which are available to redevelopers designated in accordance with this Redevelopment Plan. The overlay redevelopment district is in furtherance of a comprehensive redevelopment scheme sought to be implemented by this Redevelopment Plan, and it permits designated redevelopers to develop within a portion of the Area at a higher density with smaller lot sizes while requiring a building product that preserves and enhances the existing neighborhood character. Where a discrepancy occurs between the redevelopment district regulations and the Zoning Ordinance, the redevelopment district regulations shall be followed. This overlay redevelopment district shall be referred to as Residential Option 3 Overlay Redevelopment District and the provisions thereof are as follows:

Residential Option 3 Overlay Redevelopment District. Within those lands marked as Residential Option 3 Overlay Redevelopment District on the Amended Zoning Map, which is hereby amended to reflect same, an application for development may be submitted to the Planning Board that conforms with the below regulations as well as all other applicable regulations of the City's Zoning Ordinance. The intent of the overlay redevelopment district is to enable effective development of vacant sites and rehabilitation of existing dwellings.

1. Additional permitted uses. In addition to the uses otherwise permitted in the R-1 District, the following additional uses shall be permitted:
 - a. Attached single-family dwellings provided the total number of units does not exceed a maximum of fifty (50) percent of all housing types in the redevelopment district.
2. Restriction on conditional uses. No development utilizing the provisions of the Residential Option 3 Overlay Redevelopment District shall include any conditional use permitted in Section 403.4 of the City's zoning ordinance.
3. General Regulations. The following general regulations shall apply to any Residential Option 3 Overlay Redevelopment District development:
 - a. All development shall be serviced by public sewer and public water or other acceptable alternate source of a potable water supply. Individual private wells are not permitted as an acceptable source of potable water.
 - b. Each development application within the redevelopment district shall not designate more than fifty (50) percent of the total proposed dwelling units as attached single family dwellings.

4. Area, Yard, Height and Coverage Requirements. The following regulations shall apply to each lot in the Residential Option 3 Overlay Redevelopment District:

Standard	Single Family Detached Dwelling	Single Family Semi-Detached Dwelling
Minimum Lot Size	6,250 s.f.	3,125 s.f.
Minimum Lot Frontage	50 ft.	25 ft.
Minimum Lot Width	50 ft.	25 ft.
Maximum Building Coverage	55%	65%
Maximum Lot Coverage	75%	85%
Principal Building Minimum Yard Depths and Height Limitations		
Front Yard	10 ft. or prevailing	10 ft. or prevailing
Side Yard	5 ft.	0 ft., common wall; 5 ft. otherwise
Rear Yard	15 ft.	15 ft.
Maximum Height	35 ft. or 2 ½ stories, whichever is less	35 ft. or 2 ½ stories, whichever is less
Accessory Building Minimum Yard Depths and Height Limitations		
Front Yard	Prohibited	Prohibited
Side Yard	1 ft.*	1 ft.*
Rear Yard	3 ft.	3 ft.
Maximum Height	14 ft.	14 ft.

NOTES:

* No side yard setback requirement if a shared garage is proposed

** See attached exhibits for sample lot layouts

5. Additional Requirements. The following additional requirements shall apply to Residential Option 3 Overlay Redevelopment District developments:
- a. Rehabilitation and additions to existing residential structures including but not limited to those listed on the Acquisition Map must adhere to the setback and lot coverage requirements outlined above. Rehabilitation work shall not destroy the distinctive character of the property nor alter any historic or architectural features. Contemporary designs for new construction in the neighborhood and additions to existing buildings shall not be discouraged if the design is compatible with the size, scale, color, material and character of the building or the surrounding neighborhood.

- b. Façade articulation and materials: All visibly exposed sides of a building shall have an articulated base course and cornice. A cornice, which terminates or caps the top of a building wall shall project horizontally from the vertical building wall plane and should be ornamented with moldings, brackets and other details. The middle section of a building shall be horizontally divided at the floor, lintel or sill levels with belt or stringcourses. The predominant building material for exterior cladding shall be compatible with historically appropriate materials found in the City of Lambertville. Historically appropriate materials may include painted wood siding or masonry. Generally, artificial stone, artificial brick veneer, or asbestos and asphalt shingles are inappropriate. Artificial siding may be used only if the siding is well designed and is four inches in width.
- c. Trim: All buildings shall incorporate ornamental details such as cornices, brackets, pilasters, railings, corner boards, finials, bargeboards, and window and door casings. Trimming materials may include wood, cast iron, terra cotta, stone, tile or brick.
- d. Windows: The number, size and location are a major element of style and give character to the building. All windows shall be proportioned vertically (2:1) to square (1:1) on the surface. Windows shall be double hung insulated wooden sash and frames. Modern window features such as plastic and metal awnings should not be used. Storm windows should have wooden or painted metal frames.
- e. Stoops, Porches and Stairs: All residential development shall incorporate stoops, porches, and stairs along all frontages.
- f. Garages and Parking: Alleys shall be encouraged where possible, off-street parking shall be accessible via an alley. If an alley is not provided, new garages should be detached from the house and located to the rear of the property and at least 10 feet behind the front façade of the house. Garage construction should be compatible in scale and material with the principal house. Off-street spaces should be as inconspicuous as possible and screened from the street by landscaping.
- g. Site Orientation: The primary façade of all buildings shall contain the primary entrance and shall face the street. The principal orientation shall be parallel to the street onto which they front.

- h. Building Mass: Wherever possible; residential buildings shall be elevated, a minimum of 18" above grade level and shall incorporate either raised concrete pads or a raised wood joist floor with a perimeter masonry foundation. The exterior of two-family dwellings shall be designed to appear as a single building. Each entrance shall have a separately designed entrance/porch/exterior stair.
- i. Roof design and material: All roofs shall be pitched. Functional and decorative features of the roof including eaves, cornices, chimneys, dormers, cupolas, gutters and flashing are encouraged. All features shall be compatible with the building's colors, style and materials.
- j. Walls, fences and hedges: Walls and fences shall be architecturally compatible with the style, materials and colors of the principal building on the same lot.
- k. Additional requirements and performance standards according to Article V of the City's Zoning Ordinance shall be followed when not in conflict with the provisions of the redevelopment district regulations.

3. *The redevelopment plan shall provide adequate provisions for temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*

The relocation of residents necessitated by public acquisition of private property shall comply with all applicable laws, to the maximum extent feasible.

4. *The redevelopment plan shall identify any property, which is proposed to be acquired.*

The following parcels have been identified on the Acquisition Map as properties to be acquired:

- * Block 1086
Lots 1, 2, 3, 4, 5
- * Block 1087
Lots 1, 7.01, 8, 9, 10, 13, 14, 15
- * Block 1088
Lots 12, 13, 14, 15, 16, 17, 18, 20, 21
- * Block 1089
Lots 10, 10.01, 13, 14, 15, 16, 17, 18
- * Block 1092
Lots 1, 2, 3, 6, 7, 8, 9, 10, 11, 13
- * Block 1093
Lots 2.01, 3, 4
- * Block 1094
Lots 1, 2, 2.01, 3

The following properties are identified as “2 years to rehabilitate or be acquired” on the Acquisition Map: This category will allow owners of these properties two (2) years from the date of adoption of this Plan to bring these properties up to code. If, within the time frame, the properties are not brought up to code, and so certified by the City’s code officials, then these properties will become eligible for acquisition by the City.

- * Block 1087, Lot 16
- * Block 1093, Lot 1 and 2

The redevelopment entity shall sell, lease or otherwise convey to a designated redeveloper(s) for redevelopment, subject to the restrictions, controls and requirements of this Redevelopment Plan, all or any part(s) or portion(s) of land within the Redevelopment Area which becomes available for disposal as a result of public action under this Redevelopment Plan.

5. *Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et. al.).*

The Commons area of Connaught Hill extends into neighboring West Amwell Township. The general land use within this area in West Amwell Township is single-family detached dwelling units on approximately 9,375 square foot lots serviced by private well and septic systems. As indicated above, higher density development adjacent to the existing Commons neighborhood in West Amwell Township has a potential to create health issues. This Redevelopment Plan requires public sewer and public water or other acceptable potable water source, except for individual private wells, to service any new development. This requirement will help to alleviate the existing condition of having septic systems located on smaller lot sizes where private individual wells may become contaminated. It is recommended that the City continue to pursue a regional partnership with West Amwell Township and help to provide sewer service to the adjacent residential dwelling units within the Commons neighborhood to preserve water quality within this neighborhood. This Redevelopment Area is in agreement with the adjacent land use classifications provided for in the West Amwell Master Plan.

The redevelopment plan is substantially consistent with the Hunterdon County Master Plan and the State Development and Redevelopment Plan (SDRP). The Hunterdon County Growth Management Plan promotes sensitive expansion of existing villages and hamlets. Although the county does not have a specific policy relating to urban infill or redevelopment, the City of Lambertville remains consistent with promoting sensitive expansion of the existing center by concentrating growth in existing neighborhoods rather than destroying natural resources or agricultural land to accommodate growth.

Lambertville was identified as an existing town in the SDRP. The SDRP defines a town as a Center that has an urban density usually over 1,000 persons per square mile and contains interrelated mixed uses with neighborhoods providing a mix of residential housing types. The SDRP promotes new growth to occur in existing centers where there is sufficient infrastructure capacity. In addition, the SDRP specifically promotes urban revitalization in distressed communities. The goal of this policy is to provide public investments and commitments in order to leverage private capital in the formation of housing and comprehensive public services to enhance the social opportunities of the community. The

redevelopment plan will help the City to continue the realization of these goals by meeting the State's goals and objectives for development and redevelopment.

SUMMARY

As evidenced above, this Redevelopment Plan for the Commons neighborhood of Connaught Hill within the City of Lambertville is substantially consistent with the City Master Plan, the West Amwell Master Plan, the Hunterdon County Master Plan and the State Development and Redevelopment Plan pursuant to N.J.S.A. 40A: 12A-7 et seq.

PROCEDURAL REQUIREMENTS

Designation of Redeveloper

In order for a party to request the redevelopment entity to acquire property in the Area for redevelopment and/or to utilize the development standards in the Residential Option 3 Overlay Redevelopment District, such party must be designated by the redevelopment entity to carry out such redevelopment.

Potential redevelopers will be required to submit to the redevelopment entity for review and approval prior to the designation of a redeveloper(s) and prior to the redevelopment entity's exercise of its powers of property acquisition and conveyance the following:

- documentation evidencing financial responsibility and capability with respect to development proposed,
- estimated total development cost,
- estimated time schedule for start and completion of development,
- conceptual site plans, subdivision plans, preliminary plans, outline specification and elevations, sufficient in scope to demonstrate the design, architectural concepts, bedroom distribution and size of dwelling units, parking, landscaping, active and/or passive recreation space.

In the event that the redevelopment entity determines to designate a redeveloper to carry out redevelopment in accordance with this Redevelopment Plan, the redeveloper and/or the redevelopment entity shall enter into an agreement addressing all pertinent issues related to the implementation of the plan presented, including, but not limited to those provisions required under the Local Redevelopment and Housing Law.

Prior to the commencement of construction of any improvements in the Area by a designated redeveloper, final plans and specifications must be submitted to the redevelopment entity by the redeveloper for approval to insure conformance with the approved preliminary submission.

The redevelopment entity shall make a good faith effort to solicit redevelopment proposals from owners of property within the Area. This obligation shall include, but not necessarily be limited to, notifying such property owners of the adoption of the Redevelopment Plan and summarizing the goals of the Redevelopment Plan and how such property owners may participate in its implementation.

Planning Board Review of Redevelopment Proposals

Site plan and/or subdivision review, if required, shall be conducted by the City of Lambertville Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan applications may be submitted in sequenced phases unless otherwise provided for in a redeveloper agreement.

Deviation Requests

The 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, pre-existing structures 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 the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The 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 will not substantially impair the intent and purpose of the Redevelopment Plan.

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*Determination of an Area in
Need of Redevelopment:
Preliminary Investigation*

CONNAUGHT HILL



CITY OF LAMBERTVILLE
HUNTERDON COUNTY, NEW JERSEY

PLANNING BOARD
CITY OF LAMBERTVILLE

MAY 2, 2001

Connaught Hill

Determination of an Area in Need of Redevelopment: Preliminary Investigation

City of Lambertville
County of Hunterdon

Adopted by the Planning Board

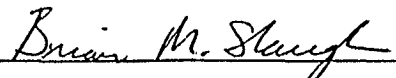
May 2, 2001

Adopted pursuant to N.J.S.A. 40A:12A-1,
the New Jersey Local Redevelopment and Housing Law

□ □ □

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DETERMINATION OF NEED

LAMBERTVILLE CITY REDEVELOPMENT

INTRODUCTION AND BACKGROUND

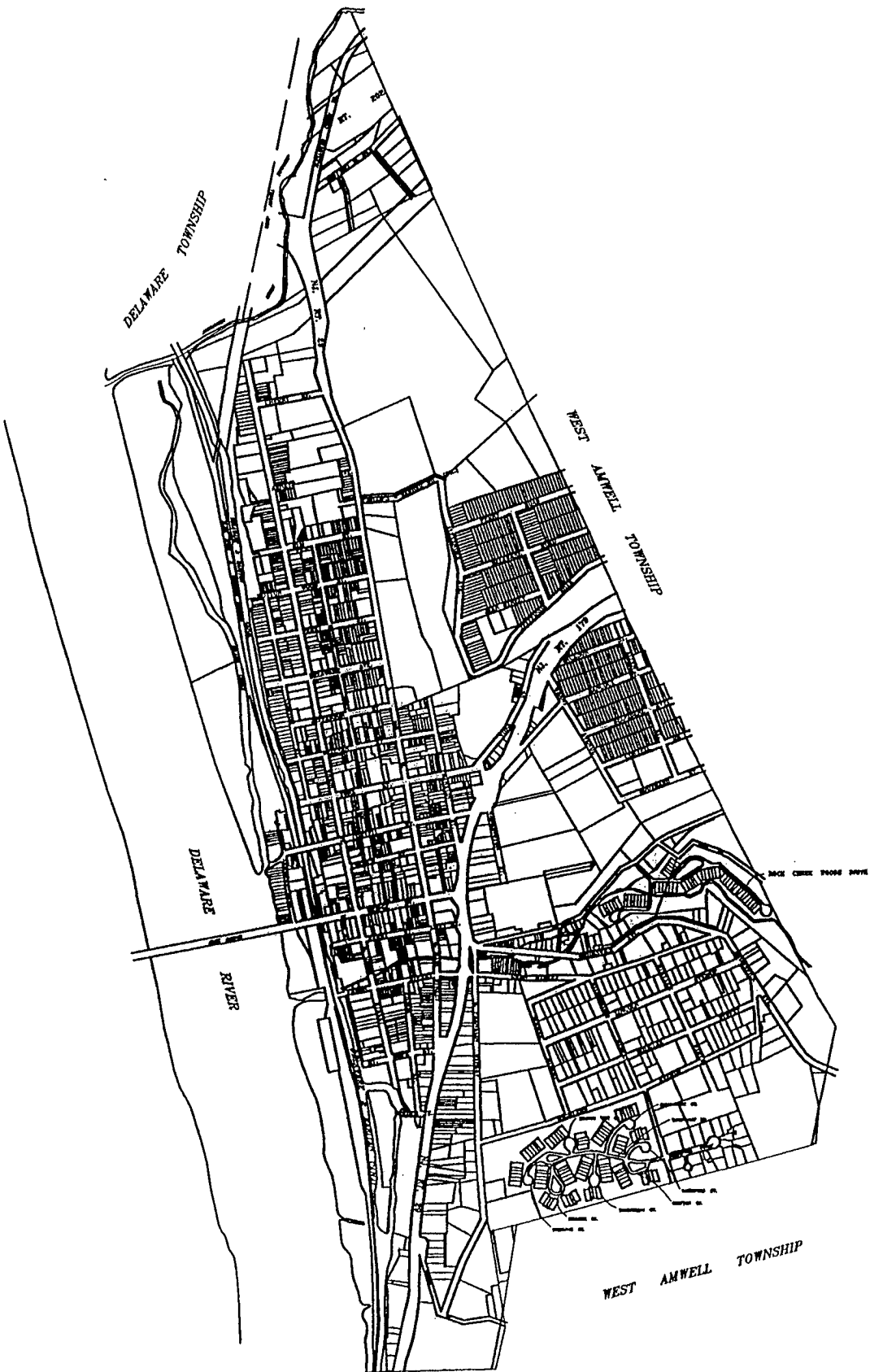
Connaught Hill is the central promontory of the three bluffs that dominate the City's eastern half. Defined by Rt. 179 on the north, Rt. 29 to the west and Swan Creek to the south, Connaught Hill extends into West Amwell Township as a plateau. Residential development is concentrated in The Commons, a neighborhood that exists on both sides of the Lambertville and West Amwell border. The area was subdivided into a grid pattern of streets and narrow lots typical of the early 1900's. The only access to the area was originally Old York Road, and now Rt. 179, because of the difficult topological constraints of the bluff.

The City Council has identified property in The Commons within Lambertville where obsolete and poorly maintained buildings, vacant lots, illegal dumping, and inadequate living arrangements have occurred among well-maintained and attractive buildings and grounds. The area where these conditions have occurred is bounded by Rt. 179, Grant Avenue, Coryell Street and the City boundary (see map, following page). It encompasses Blocks 1086-1089 and 1092-1094 on the City's tax assessment records. The City has undertaken a number of initiatives in this area, including cooperative arrangements with residents and West Amwell Township, to improve living conditions. A milestone was the construction of sanitary sewer interceptors with the use of Community Development Block Grant funds through the auspices of the Lambertville Sewerage Authority in the late 1980's. This installation alleviated potentially unhealthful on-site septic systems and cesspools on the Lamb. City side.

City Council, concerned with the potential for blighting conditions to affect the positive efforts that have been undertaken through private investment by certain homeowners have resolved to authorize the Planning Board to conduct a preliminary investigation as to whether Connaught Hill should be delineated as an area in need of rehabilitation or redevelopment.

STATUTORY AUTHORITY AND PROCESS

Under New Jersey's Local Redevelopment and Housing Law (N.J.S. 40A:12A-1 et seq.), municipalities are empowered to determine whether an area is in need



Connaught Hill
Redevelopment Investigation Area
 April 4, 2001



of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects.

To determine whether an area is in need of rehabilitation or redevelopment, the governing body of the municipality must adopt a resolution providing for an investigation by the Planning Board of a particular area within the municipality. The Planning Board was authorized by City Council on February 20, 2001 to undertake the preliminary investigation of the need for redevelopment or rehabilitation in the area. This preliminary investigation is the subject of this document.

The Planning Board had the map on page 2 prepared to show the boundaries of the proposed redevelopment or rehabilitation area, along with a statement that set forth the basis of the investigation. These were transmitted to the City Clerk's Office on April 5.

REHABILITATION COMPARED TO REDEVELOPMENT

Rehabilitation and redevelopment are defined terms in the Local Redevelopment and Housing Law. *Rehabilitation* is:

An undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate structural or housing conditions and arrest the deterioration of that area.

In contrast, *redevelopment* is defined as:

Clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Significant deterioration of housing has been found among other, well-maintained properties. Rehabilitation of these structures will be necessary to arrest the deterioration found in the area and the blighting effects that come from substandard and obsolete housing. However, making a determination that the Connaught Hill area is in need of rehabilitation, rather than redevelopment, would not enable the City to fully address existing conditions either from a practical or statutory basis. In particular, the area has many scattered vacant lots, some with unknown ownership or constrained titles, many of which are undersized. Additional infrastructure improvements for storm water management, roads, and public water would not be possible under a determination of rehabilitation. Accordingly, for the existing conditions to be remedied, a determination that the area is in need of redevelopment instead of just rehabilitation is indicated.

DETERMINATION IN NEED OF REDEVELOPMENT

For an area to be found to be in need of redevelopment, existing conditions must meet any of the criteria that specified under *N.J.S. 40A:12A-5*. These include:

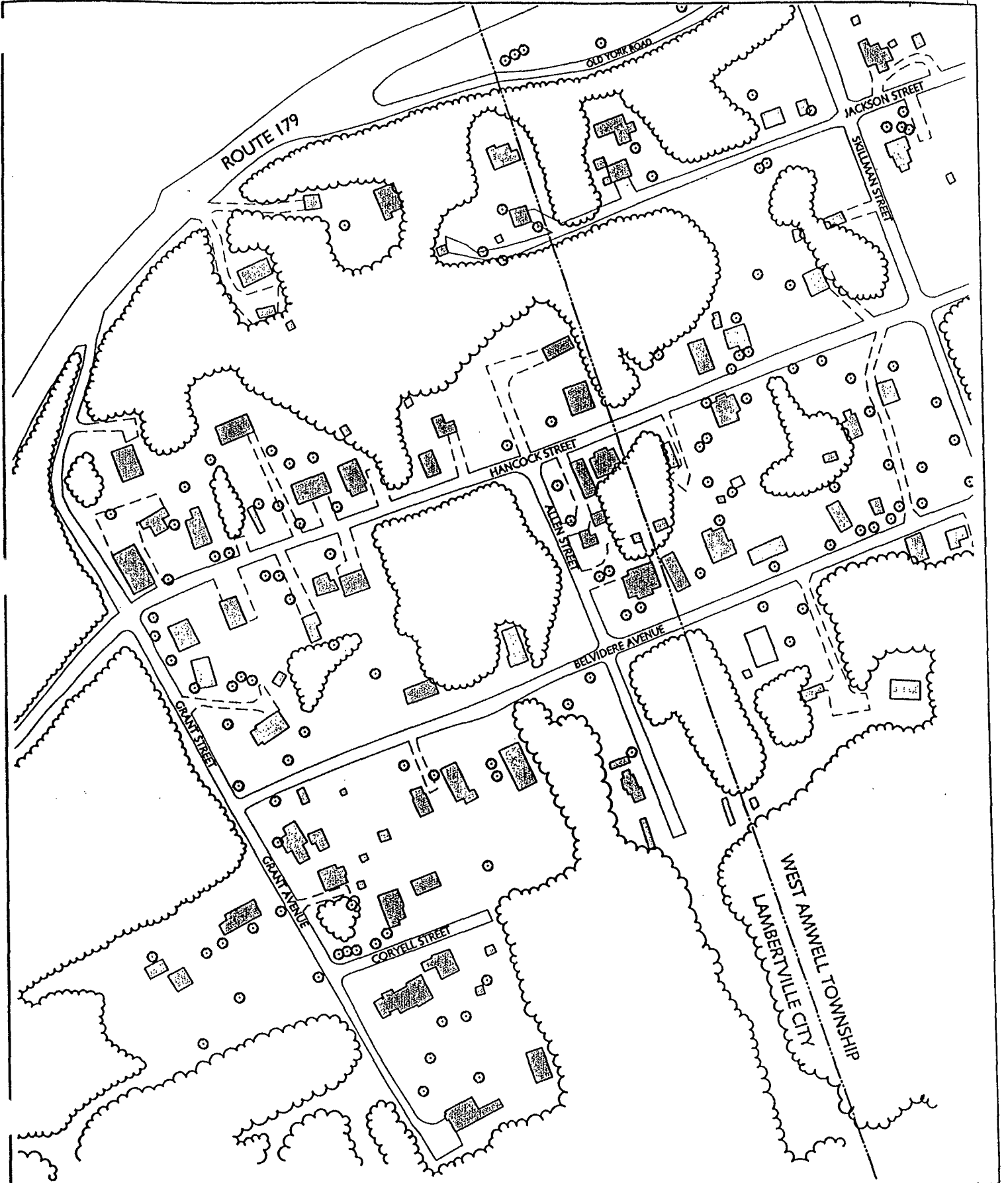
- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair so as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of title, diverse ownership of the real property caused therein or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.

Upon investigation, it was found that subsections 'c', 'd' and 'e' of the statute apply to Connaught Hill.

Under subsection 'c', the area has significant areas of vacant, unimproved land, obsolete for modern building construction. Difficult topographic conditions also exist on the perimeter of the bluff that contribute to the underutilization of the land. Poor access from other parts of Lambertville and West Amwell to Connaught Hill is present due to these difficult topographic constraints. The grid pattern of streets is ill-suited for the steep slope areas where access must be gained. The significant areas of vacant land, overgrown and straggly vegetation, and gerrymandered lot access can be viewed in the survey¹ on the following page. This may also be compared to the map on page 9 which indicates the diverse nature of land ownership on Connaught Hill and existing land use.

¹ - Retraced from *Topographic Mapping, Lambertville Drainage Project, NJ*
Department of Transportation, Bureau of Preliminary Engineering, June 30, 1994, sheets 14 and 19.



CONNAUGHT HILL
REDEVELOPMENT INVESTIGATION AREA
APRIL 2001

Subsection 'd' conditions were found among a number of residences that are dilapidated and obsolete. These conditions are depicted in the following representative photographs:



The land ownership patterns on Connaught Hill, when ownership can be determined, are highly mixed. Land use and the ownership pattern of lots in the study area are depicted on the following page. There is a wide difference between the largest and smallest parcels. Differing and unknown ownership with clouded titles make the utilization of land inefficient and unproductive. This situation is endemic to Connaught Hill and this pattern of ownership, vacant and underutilized land has endured for at least thirty years. The diversity of ownership, lack of infrastructure, and a checkerboard pattern of blight have prevented the acquisition and development of vacant lots with modern, well-designed housing.

In summary, the investigation of Connaught Hill has discovered conditions under *N.J.S. 40A:12A-5c, -d and -e*, sufficient to consider the area as in Need of Redevelopment and recommends that the City Council be so informed.

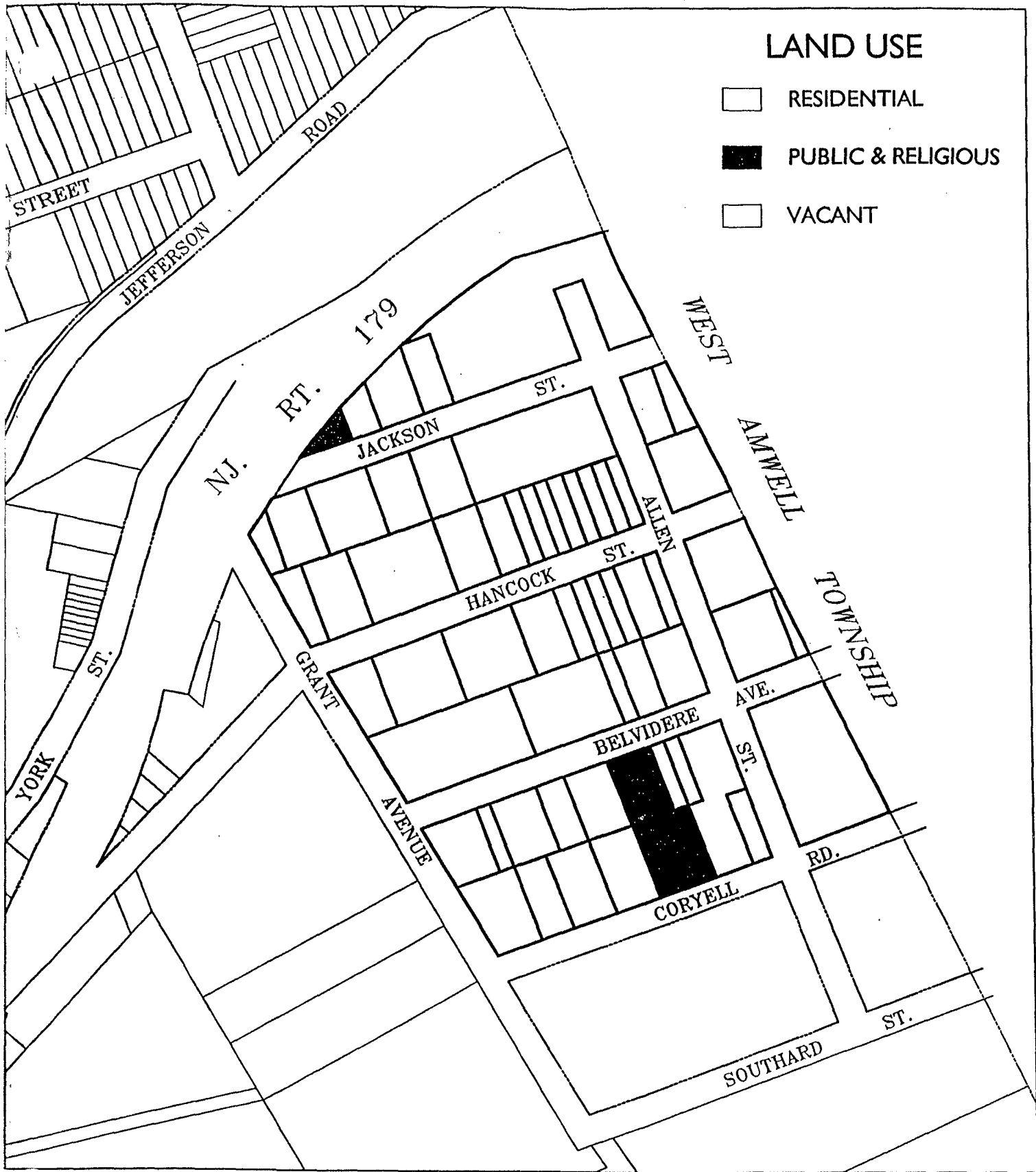
SUBSEQUENT PROCEDURAL STEPS

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the newspaper of record in the municipality once each week for two consecutive weeks and a copy of the notice mailed to the last owner of record of each property within the proposed Redevelopment Area.

Once the hearing has been completed, the Planning Board makes a recommendation to the City Council that the delineated area, or any part, should or should not be determined to be a Redevelopment Area. The governing body may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such a determination is then sent to each objector who has sent in a written protest. The next part of the procedure would be the creation of a Redevelopment Plan for the delineated area.

PREPARATION OF A REDEVELOPMENT PLAN

A Redevelopment Plan must be adopted by an ordinance of City Council before any project is instituted. Under *N.J.S. 40A-7.a*, the Redevelopment Plan is required to address the following:



LAND USE

- RESIDENTIAL
- PUBLIC & RELIGIOUS
- VACANT

CONNAUGHT HILL
 EXISTING LAND OWNERSHIP PATTERN
 APRIL 2001

1"=400'
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1. The plan's relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for temporary and permanent relocation, as necessary, of residents in the project area.
4. Identification of any property within the Redevelopment Area which is proposed to be acquired.
5. The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
6. Pursuant to *N.J.S. 40A:12A-7c*, the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations.

When the Redevelopment Plan is formulated, it must be either substantially consistent with the municipal master plan or designed to effectuate the master plan. The City's *Reexamination of the Master Plan*, dated May 2, 2001, identifies the Connaught Hill area for an investigation into its need for redevelopment. A Redevelopment Plan for The Commons area of Connaught Hill would therefore be consistent with the City's Master Plan.

CONCLUSIONS

The preliminary investigation of the Connaught Hill area has concluded that the statutory basis for determining it to be an Area in Need of Redevelopment is present and that the public health, safety and welfare would be promoted by creating a Redevelopment Plan and implementing redevelopment projects.