

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, Resolution R00-810 of the City Council of the City of Trenton (the "**City**") determined the North Clinton Avenue Redevelopment Area an area in need of redevelopment; and

**WHEREAS**, by Ordinance O00-101 the City adopted the North Clinton Avenue Redevelopment Area Plan (the "**Redevelopment Plan**") on December 7, 2000, which sets forth the plan for the North Clinton Avenue Redevelopment Area; and

**WHEREAS**, the City desires to amend the Redevelopment Plan; and

**WHEREAS**, this amendment does not seek to add or change boundaries to the existing North Clinton Avenue Redevelopment Area; and

**WHEREAS**, this amendment seeks to allow cultural facilities and accessory parking as a permitted use within the Redevelopment Plan and provides a definition of cultural facilities; and

**WHEREAS**, Resolution 21-033 of the City Council dated February 4, 2021, conditionally designated the 6<sup>th</sup> Regiment United States Colored Troops as the Conditional Redeveloper (the "Redeveloper") of Block 1802, Lots 16 and 17 (the "Project Site"); and

**WHEREAS**, the Redeveloper has proposed to rehabilitate the existing vacant residence adjacent to the historic Locust Hill Cemetery into a small museum and public space that educates people about the role of African Americans and other people of color in military conflicts throughout American history; and

**WHEREAS**, the 6<sup>th</sup> Regiment United States Colored Troops will submit conceptual site and financial plans to the City by and through the Department of Housing and Economic Development, the details of which will be set forth in a future redevelopment agreement between the City and the 6<sup>th</sup> Regiment United States Colored Troops; and

**WHEREAS**, the City by and through the Division of Planning took this amendment opportunity to update the block and lot numbers within the Redevelopment Plan which the City changed in 2005 for all blocks and lots throughout the City; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the proposed amendments to the Redevelopment Plan were referred to the Planning Board for its review and recommendation; and

**WHEREAS**, the City Council has reviewed and considered the recommendations of the Planning Board regarding the proposed amendments to the Redevelopment Plan; and

**WHEREAS**, the within amendments to the Redevelopment Plan meet the statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law; and

**WHEREAS**, upon passage of this Ordinance the Amended Redevelopment Plan shall amend and supersede the Redevelopment Plan.

**NOW THEREFORE BE IT ORDAINED**, by the City Council of the City of Trenton as follows:

I. The above recitals are incorporated by reference as if set forth at length herein.

II.

**Section 1.** The Redevelopment Plan is hereby amended as follows:

- a. Page numbering is added throughout the Plan.
- b. On page 2, Old block numbers prior to tax map update are replaced with the current block numbers.
- c. On page 2, a definition for “Cultural Facilities” and “Accessory Parking” is added.
- d. Section numbers adjusted by adding a “Definitions” section.
- e. On page 3, the Section entitled “Permitted Land Uses” under Section 4 “Land Use Plan” is amended to add “Permitted Land and Accessory Uses” and further amended to add additional permitted use as follows:

cultural facilities; and  
accessory surface parking lots.

- b. On page 4, the Section now entitled “Permitted Land and Accessory Uses” under Section 4 “Land Use Plan” is amended to add an additional permitted accessory use as follows:

Accessory surface parking lots shall be a permitted accessory use.

**Section 2.** The North Clinton Avenue Redevelopment Area Plan as amended in Section 1 above meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7 and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

**Section 3.** The North Clinton Avenue Redevelopment Area Plan as amended in Section 1 above is consistent with the City of Trenton’s Master Plan or is designed to effectuate the Master Plan.

**Section 4.** The North Clinton Avenue Redevelopment Area Plan as amended in Section 1 above shall continue to supersede existing zoning.

**Section 5.** If any provision of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this Ordinance, except so far as the provision so declared invalid shall be severable from the remainder of any portion hereof.

**Section 6.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed.

**Section 7.** This Ordinance shall take effect immediately upon adoption at first and second reading and publication by the City Clerk according to and authorized by applicable law.