

City of Trenton

PLANNING BOARD

Conference Session and Public Hearing
(THURSDAY) February 25, 2021
6PM
TRENTON- CITY HALL

TRENTON PLANNING BOARD

PUBLIC NOTICE OF VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act” you are hereby notified of a virtual meeting of the Trenton Planning Board.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Virtual Meeting Access Instructions

The City of Trenton Planning Board is utilizing Microsoft Teams service to conduct regular meetings in compliance with the New Jersey Open Meetings Act.

Join Our Meeting

You can participate in the meeting in Desktops or through a Telephone conference call in. Only participants with a web camera will be able to testify on cases.

PC Login Steps

1. Go onto the City of Trenton website at <https://trentonnj.org>
2. Select the Board or Commission page for the meeting you are looking to join.
3. Once there, you will find a link to the City of Trenton Microsoft Teams public meeting for the Board or Commission of your interest.
 - a. *We would like to recommend that you turn off your video feed to ensure video feeds of Board/Commission members and presenters stream smoothly.*
 - b. *All microphones of public users will be muted, except during the public comment portion of each agenda item.*
4. The meeting can also be accessed directly at the url:
https://teams.microsoft.com/dl/launcher/launcher.html?url=%2f%20%2f%2fmeetup-join%2f19%3ameeting_YWE4MzRmMDAtOTQ4ZC00ZjBjLTlkNzQtNmIxNjlkYmMyOTRj%40thread.v2%2f0%3fcontext%3d%257b%2522Tid%2522%253a%2522f86c5221-bbd6-4070-b193-55d36a0de932%2522%252c%2522Oid%2522%253a%2522001a9d24-1532-4fb4-9bde-b761bed214fa%2522%257d%26anon%3dtrue&type=meetup-join&deeplinkId=8c92bea8-0509-4e28-9812-2f92a549aa62&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true

The Conference ID is 412 046 968#

To listen in on the Telephone

1. Call the listed phone 609-453-2732 and enter the conference ID number.
2. After that, you will be put into a lobby where the public meeting moderator will get you into the meeting.

- **CONFERENCE** **6:00 P.M.**
 - Approval of Minutes
 - Memorialization of Resolution(s)

- **PUBLIC HEARING:**

Item #1

Presentation: Trenton Artwalk – Lauren Otis

The speaker will provide an overview of the current status of the Trenton Artwalk project, collaboration with the State of NJ, and design for the project. There will be opportunities for the board and the public to ask questions.

Item #2

Presentation: Assunpink Daylighting - J.R. Capasso

The speaker will provide an overview of the current status of the project to remove a culvert over the Assunpink Creek in order to restore migratory fish habitat, to improve overall stream ecology, and to enhance urban recreational opportunities. Other brownfields projects in the City may be discussed as well. There will be opportunities for the board and the public to ask questions.

Item #3

2020 Annual Cases Review

The Planning Board will discuss data on planning and zoning board cases that were heard in 2020.

CITY OF TRENTON PLANNING AND ZONING BOARD CASES 2019



DISTRICT
RA/RB-Residential
B1/B2-Residential
MU-Mixed Used
BA-Business A
BB-Business B
IA-Industrial A
IB-Industrial B
PM-Pedestrian Mall
 -- **RAD** Redevelopment Area -
HD Historic Districts
CIP-Capital Improvement Proj.



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BOARD ACTION
FF- Finding of Facts
D-Denied
PP-Postponed
A-Approved
W-Withdrawn
DIS-Dismissed w/o prejudice
DNR-Did not return
AOR-Approved on resubmission
RPB-Referred to Planning Board
ADJ-Adjourned
NEW-New Appeal
C-Carried
CIP-Title 31

District	OVERVIEW-Planning-2020	Block	Lot	PB/Z	Board Action	Notes	Board Date
	Planning Organizational Meeting-CANCELLED						9-Jan
	Planning Organizational Meeting						30-Jan
	Part 2 Planning Organizational- Professional Consultants re-appointed-TCDI application Proposal review-Transit Center Area Bike/Ped Safety Intersection Improvements-Trenton Cycling Open House.						13-Feb
	2019 Annual Case Report/Trenton Green Team Update/TCDI Grant application Review						26-Mar
	2019 Annual Case Report cont....						9-Apr
	Presentation by Greater Mercer TMA-Regional Trail Plan- Presentation on potential sunseting of completed Redevelopment plans in the City						14-May
BB	212 North Clinton Avenue-Preliminary and Final site plan with bulk variances and associated parking Renovation of a building for small commercial use and one ADA compliant studio apartment on the 1st floor, 1 2 bedroom apartment on each of the 2nd and 3rd floors.			PB	A		11-Jun

CITY OF TRENTON PLANNING AND ZONING BOARD CASES 2019

District	OVERVIEW-Planning-2020	Block	Lot	PB/Z	Board Action	Notes	Board Date
	540 North Clinton Avenue Preliminary and Final site plan the renovate a commercial space on the 1st floor and 1 two-bedroom apartment on each of the 2nd and 3rd floors.			PB	A		
	Presentation by Stephani Register- PART 1- Understanding Plans: Site Plans and Zoning Review			PB			25-Jun
BA	150, 160 & 170 South Board Street-Final Site Plan to construct a mixed use development consisting of 120 dwellings unit with 8 548sqft of commercial space that includes a restaurant. In addition, the project is a 3482sqft fitness center and yoga studio, a community room with 3 private terrace spaces of 7310 sqft; 168 proposed parking spaces located under the mixed use building. Lighting and Landscaped proposed-Mercer -Jackson Redevelopment Area.	9501	17/17.01 &18			Attorney- Frank Petrino-Eckert, Seamans, Cherin & Mellot, LLC	13-Aug-20
	Presentation by Zukhruf Amjad-Environmental Defense Fund-sustainable Jersey Environmental Defense Fund Fellow for the City of Trenton. The focus was to apply energy audits to improve energy efficiency in municipal buildings, energy tracking, fleet inventory and commercial energy outreach.						10-Sep
	Presentation by Stephani Register- PART 2- Understanding Plans: Site Plans and Zoning Review						
	Presentation by Jeffrey Wilkerson-Application to Local Planning Services for redevelopment plans in CCRC area-Update						
BB	333 Adeline Street and 181 Beatty Street-Preliminary and Final site Plan Approval w/ Bulk Variance relief and all required waiver relief for approval of a parking lot to accommodate the existing parishioners. The relief of bulk variance are as follows: the proposal of 48 parking spaces whereas none currently exist a max impervious coverage whereas 45% is permitted and 59.5% exist and 87% is being proposed and working with existing conditions.	17702	18	PB	A		8-Oct-20
IA	1502-08 Lambertson Street- CELL TOWERS-Preliminary and Final Site Plan with a Conditional Use Permit to construct a wireless telecommunications facility consisting of 125-foot-tall AGL monopole tower with antennas at the top inside a 60 x 40 ft equipment and equipment cabinet.	12401	1:01	PB	AOR		

CITY OF TRENTON PLANNING AND ZONING BOARD CASES 2019

District	OVERVIEW-Planning-2020	Block	Lot	PB/Z	Board Action	Notes	Board Date
	Trenton Community Health and Wellness Report- a New draft of the Trenton Community health and Wellness Report. This draft incorporates significant public input and adds several new sections from the previous draft. The Division of Planning will present how the report has changed and seek feedback on completing a new round of public hearing to consider adopting the Community Health and Wellness Report as a element o the Trenton250 Master Plan will beheld on a future date.						22-Oct
	1502-08 Lambertson Street- CELL TOWERS-Preliminary and Final Site Plan with a Conditional Use Permit to construct a wireless telecommunications facility consisting of 125-foot-tall AGL monopole tower with antennas at the top inside a 60 x 40 ft equipment and equipment cabinet.	12401	0	PB	PP/C	This case was postponed to the next scheudled hearing dated November 23, 2020 and carried to the Decemeber 10, 2020 PB Meeting date.	12-Nov
	Trenton Community Health and Wellness Report- The Completed Draft- Opportunity for the public to review and make comment.						23-Nov