

## **LAND USE PLAN ELEMENT**

### **Purpose and Recommended Goals**

The purpose of the Land Use Plan is to provide a six-year long-range policy guide for development and redevelopment in the City of Bordentown based on a vision for the community. The Land Use Plan element of the master plan creates the blueprint and legal basis supporting the city's zoning ordinances by setting forth the framework for the city's development and redevelopment vision and defining land use goals. Recommended land use goals include:

#### **Residential:**

1. The physical condition of the neighborhoods is improved.
2. The historic, small town character of the City is preserved.
3. The City is an attractive place in which to live.
4. Neighborhood character is respected.
5. Adequate air, light, and open space are provided.

#### **Downtown Business District**

1. The City's downtown business district along Farnsworth Avenue is revitalized.
2. Opportunities for existing businesses are strengthened.
3. The downtown area is expanded to incorporate the New Jersey Transit light rail station stop.
4. Restaurants and specialty shops locate in the district.
5. Parking and circulation in the downtown business district is improved.
6. The business community is growing.
7. Apartments above businesses are encouraged.

#### **Historic Preservation:**

1. The heritage and historic character of the City is preserved.
2. Neighborhood beauty, property values and community pride are maintained.
3. The historic district within the City is preserved and expanded.
4. Non-traditional building facades on buildings in the downtown district, i.e., storefronts and apartment buildings, should be renovated to provide a traditional look that fits the period of time when the downtown district was developed.
5. The architecture of buildings developed as infill on vacant and underutilized lots should conform to the character of the surrounding neighborhood.

#### **Circulation and Parking:**

1. Traffic circulation and parking throughout the City is improved through public/private partnerships.
2. Pedestrian safety and quality of life is enhanced.
3. Pedestrian walkways link open spaces, parks, transit stops, neighborhoods and the downtown business community.

4. The use of alternate modes of transportation, e.g., pedestrian, bicycling, bus and light rail, should be encouraged.

**Commercial and Industrial:**

1. A balance exists among residential, commercial and industrial uses in the City.
2. Well-regulated “home-based occupations-businesses” create mixed-use neighborhoods revitalizing the City’s business and residential community.
3. Vacant and underutilized commercial sites are redeveloped or reused.
4. Existing industrial businesses in the City are strengthened.
5. Business incubators and artisan studios flourish in the City.

**Tourism:**

1. The City’s waterfront is revitalized.
2. Lodging is available for more visitors to Bordentown City.
3. Tourists are aware of and visit Bordentown City’s historic places.
4. Economic development in the City complements tourism.
5. Promote the Delaware River Heritage Trail.
6. Install signage to identify historically significant buildings, structures and features in Bordentown City.

**Open Space and Recreation:**

1. Open space is preserved in appropriate places.
2. Parks, recreation areas, and community facilities in the City of Bordentown are rehabilitated.
3. The Delaware River Heritage Trail links the City with surrounding communities.

**Environmental Preservation:**

1. Redevelopment and revitalization complements and creates opportunities for environmental preservation.
2. “Environmentally sensitive areas” are protected and prioritized.
3. Encourage the creation and preservation of greenways along stream corridors, e.g., Blacks Creek, Thornton Creek, Ridgeway Brook, Crosswicks Creek, Love Bridge Run, and Mile Hollow Run.

**Recommended Strategy**

The above land use goals should be achieved using the following strategy:

**Residential:**

1. Use the Neighborhood Preservation Program and other innovative programs to improve the physical condition of neighborhoods.
2. Carefully retain and rehabilitate the City’s housing stock protecting its historic character.
3. Establish and maintain land use patterns and appropriate zoning that respects and reflects existing neighborhood residential densities and character.

**Downtown Business District:**

1. Facilitate the continued revitalization of the City's downtown business district along Farnsworth Avenue.
2. Investigate the needs of existing businesses in the City and examine ways to help strengthen opportunities for these businesses.
3. Investigate opportunities available for expanding the downtown area to support the presence of the New Jersey Transit (NJT) light rail station stop that serves the RiverLine light rail system.
4. Revisit zoning requirements to encourage restaurants and specialty shops to locate in the downtown business district.
5. Promote coordination of efforts among merchants.
6. Improve and expand parking and circulation in the downtown business district.
7. Promote growth in the business community.
8. Investigate the possibility of establishing a new redevelopment district in the downtown business district.
9. Investigate opportunities to provide shared parking for the downtown business district at the new light rail station stop, which has two hundred parking spaces.
10. Seek cooperation from downtown businesses and NJT to allow employees to park their vehicles in the light rail station parking lot in order to free up parking spaces in the downtown district.
11. Investigate ways to achieve traffic calming in the downtown business district.
12. Encourage the creation of formal bicycle parking areas in the downtown business district.

**Historic Preservation:**

1. Revisit earlier historic preservation plans and efforts and investigate new methods and opportunities for historic preservation.
2. Develop and implement a plan to educate City residents and businesses about the importance of preserving the City's history and historic neighborhoods and structures.
3. Develop and implement a historic preservation plan that will be acceptable for adoption into local codes by the City's Commissioners.
4. Examine and if necessary update the historic district portion of the zoning ordinance to ensure it preserves the City's heritage.
5. Continue the efforts to maintain property values, to promote community pride, and to beautify neighborhoods.
6. Preserve and expand the historic district within the City.

**Circulation and Parking:**

1. Examine and analyze demands for improving circulation and parking throughout the City.
2. Investigate and study opportunities to develop and/or expand pedestrian walkways which link open space and parks, transit stops, neighborhoods, and the downtown business community.

3. Prepare and adopt a circulation/transportation plan element addressing needs for improved parking and circulation, enhanced pedestrian safety and quality of life, and for integrating and making compatible multiple modes of transportation (such as motor vehicles, bicycles, public transportation and pedestrians). An inventory of sidewalk conditions and recommendations for improving sidewalks should be included in the circulation/transportation plan element.

**Commercial and Industrial:**

1. Create a balance between residential, commercial and industrial uses in the City.
2. Ensure that adequate regulatory controls are established to accommodate the demand for home-based occupations and businesses by creating opportunities for mixed uses within the City's business and residential neighborhoods.
3. Identify opportunities for redeveloping vacant and underutilized commercial sites.
4. Investigate the needs of existing industrial facilities in the City and examine ways to help strengthen business opportunities on their existing sites.
5. Facilitate the adaptive reuse of empty industrial buildings located throughout the City.
6. Explore the potential for business incubator uses and artisan studios.
7. Seek the formation of a public/private partnership to restore and reuse the old city hall building that has been vacant for many years.
8. Investigate the possibility of establishing a new redevelopment district in the highway commercial district.

**Tourism:**

1. Explore opportunities to revitalize the City's waterfront.
2. Explore opportunities to address the increased demand for lodging from visitors to Bordentown City.
3. Promote awareness of Bordentown City's historic places.
4. Encourage economic development compatible with tourism.

**Open Space and Recreation**

1. Preserve open space in appropriate places through acquisition or the development review process.
2. Continue to rehabilitate parks, recreation areas, and community facilities in the City of Bordentown.
3. Accommodate and promote the Delaware River Heritage Trail, which is being planned by the Delaware River Greenway Partnership, Burlington County, and other riverfront communities, and which links the City to Bordentown Township.
4. Develop a relationship with the Delaware and Raritan Canal Commission to pursue the redevelopment of lock number one on Duck Island.
5. Work with Green Acres Program in the New Jersey Department of Environmental Protection and the Delaware Greenway to acquire and develop parkland, specifically along the City's stream corridors.
6. Promote the development of linkages between existing and proposed open spaces.

**Environmental Preservation:**

1. Search for ways to achieve redevelopment and revitalization opportunities for environmental preservation.
2. Open discussions to address “environmentally sensitive areas.”
3. Establish and prioritize environmental assets in the City.
4. Work with the New Jersey Department of Environmental Protection to protect stream corridors.
5. Seek public and private sector funds to preserve open space in the City.
6. Require as part of development applications the preservation of open space where appropriate.

**Additional Recommendations**

1. Prepare an economic development plan element for Bordentown City.
2. Encourage “green building” standards be developed for and applied to residential and nonresidential construction, including renovation and rehabilitation, in Bordentown City.
3. Recommend City Commissioners establish an arts council to improve quality of life and encourage tourism and economic development in Bordentown City.
4. Encourage City Commissioners explore the ability to assess a one percent (1%) surcharge on the value of new development for public arts projects in Bordentown City.

## Land Use Recommendations

The Proposed Land Use Map (Map 3) delineates Bordentown City's land mass into different use categories based upon land use development/redevelopment recommendations contained in this master plan. Table 1 summarizes the proposed changes in land coverage designated to the different use categories in the city.

Table 1: Proposed Re-Distribution of Land Uses

<u>Land Use Categories</u>	<u>Existing Acres</u>	<u>Existing % of City</u>	<u>Proposed Acres</u>	<u>Proposed %of City</u>	<u>Change Acres</u>
Residential	210.4	27.6	250.4	32.9	+40.0
Commercial	38.5	5.1	52.1	6.8	+13.6
Mixed Use*	3.5	0.5	**	--	0.0
Industrial	32.5	4.3	150.5	19.8	+118.0
Public/Quasi-Public	42.5	5.6	***	--	0.0
Open Space/Parks	33.0	4.3	40.8	5.4	+7.8
Vacant	133.4	17.5	0.0	0.0	-133.4
Road/Railroad	109.8	14.4	109.8	14.4	0.0
Water bodies	<u>157.6</u>	<u>20.7</u>	<u>157.6</u>	<u>20.7</u>	0.0
Total	761.2	100.0	761.2	100.0	--

\* Mixed Use includes residential and commercial uses coexisting on a parcel of land.

\*\* Mixed Use is not eliminated in the Proposed Land Use Categories; it is subsumed into corresponding Proposed Land Use Categories, e.g., mix of residential and commercial uses are permitted in the Downtown Commercial Land Use District that falls within the Commercial Land Use Category.

\*\*\* In a manner similar to Mixed Use, Public/Quasi-Public is subsumed into corresponding Proposed Land Use Categories.

## **Residential Uses**

The Land Use Plan recommends maintaining, revitalizing and selective infill of existing development while not increasing existing residential densities. Vacant lots scattered within existing residential blocks should be used for open space such as parks and gardens, or for residential infill development consistent with permitted zoning uses and densities for the site.

Demands placed upon land by society are changing or on the verge of change. Of particular concern are changes in the work place and in the rise of home-based occupations and businesses, a result of economic restructuring and of advances in communication and electronic technologies. With proper guidance these changes can strengthen the viability of communities. Therefore, the Land Use Plan recommends that home-based occupations and businesses that are not detrimental to the neighborhood and that will not degrade the residential appearance and character of the neighborhood be permitted uses in residential districts in the City of Bordentown.

Home-based occupations and businesses should not generate excessive amounts of parking that congest and choke residential neighborhoods. Specifically, vehicles for home-based businesses vehicles should not exceed the size of a one-ton truck. Home-based businesses should not exceed thirty percent (30%) of the total floor area of a dwelling. The number of employees other than residents of the dwelling should not exceed one full-time individual or two part-time employees working at staggered hours. Business related signage should be similar to the type and size of signs permitted in the residential zone. Home-based occupations should not generate light, smoke, glare and noise at levels that are obnoxious and a nuisance to residential neighbors. Business hours and days of operation for home-based occupations should be limited so as to avoid disturbing neighboring residents. Average daily visitor traffic should generally not exceed that of the surrounding residences.

Examples of home-based occupations and businesses that should be encouraged to locate in the City of Bordentown include, but are not limited to: professional service offices for attorneys, accountants, bookkeepers, management consultants, architects, engineers, surveyors, planners, financial service consultants, computer programmers, data processing consultants, and similar professionals; medical offices for doctors, dentists, physical therapists, psychiatrists, psychologists and other medical practitioners; and personal service businesses such as graphic design, video editing, telecommunication technology services, hair care, tailors, catering and photography. Businesses such as automobile repair and body shops, welding shops, carpentry and cabinetmaking, and trades such as electricians and plumbers, should be prohibited in residential districts. Laboratories and other research-related uses, veterinary clinics, kennels, and raising of animals and livestock should also be prohibited.

Historically, Bordentown City has provided a wide range of housing types for a variety of household income levels. In the days of having a mix of manufacturing facilities and mercantile establishment, housing was available to a broad range of residents from the owner of a mill or store to the laborers and clerks in the mills and stores. Over time, garden

apartments and age-restricted units in multifamily buildings were constructed in Bordentown City, thus maintaining a diverse housing stock. Opportunities exist to continue this progressive approach toward providing diverse housing types, particularly affordable housing as defined by the New Jersey Council on Affordable Housing (COAH). Accessory apartments, which are ancillary to a principal dwelling that is owner-occupied, is one such alternative to providing affordable housing. Further, the provision of this housing type offers a way for Bordentown City to obtain credit for meeting its COAH-calculated fair share of affordable housing. To that end, accessory apartments should be permitted as conditional uses in residential districts R-1, R-2 and R-3. Conditions, such as adequate lot area, off-street parking, bulk and setback standards, must be developed.

The City of Bordentown has a rich supply of historic and older homes that could possibly be converted into bed-and-breakfast facilities in which owner-operators occupy the facilities. Permitting bed-and-breakfast operations in the City provides an opportunity to diversify the local economy and bring additional income to pay for the expensive upkeep and maintenance of historic and older homes. Bed-and-breakfast facilities should be permitted as conditional uses; conditions, such as minimum lot area, minimum gross floor area of buildings, off-street parking, bulk and setback standards, must be developed.

General Residential Recommendations:

1. Densities of the existing residential housing stock should not increase.
2. The 17.0 acres of vacant/abandoned sites in this zone should be evaluated for open space, park, and/or mixed-use commercial/residential infill development opportunities.
3. Home based occupations and businesses should be permitted as conditional uses in all residential districts.
4. Design guidelines should be prepared for all residential districts to ensure that new development and redevelopment comports with the character and design arrangements of existing neighborhoods throughout the City of Bordentown.
5. Regulations for permitting accessory apartments as conditional uses in all three residential zoning districts should be established.
6. Regulations for permitting bed-and-breakfast facilities as conditional uses in all three residential zoning districts should be established.
7. Houses of worship should be permitted as conditional uses in all residential zones. Requirements that set forth conditions for houses of worship should be established.
8. Since the greatest asset that Bordentown City has is its historic character that is created by the mix of historic and older housing stock, buildings and structures, the City should be develop regulations that restrict maximum intensity of development, e.g. maximum floor area ratio, building coverage and impervious coverage, for residential districts in order to prevent “tearing down” buildings and structures in residential neighborhoods. These regulations must be developed for each residential district.

Proposed Residential Zoning Designations:

- R-1 Single-Family Detached Residential: Low Density

- R-2 Single-Family Detached and Attached Residential: Low-Medium Density
- R-3 Multi-Family Residential: Medium-High Density

**R-1 Single-Family Detached Residential: Low Density**

Bordentown City’s existing R-1 zone, designated primary for single-family detached residential uses, covers 77.1 acres and is characterized by lots of 12,000 square feet, lot frontages of 80 feet and lot depths of 150 feet. Large lots do not only characterize the existing R-1 zone, R-1 forms the outer ring of Bordentown City. From northwest to southeast the R-1 zone borders Crosswicks Creek, Blacks Creek and Love Bridge Run, which provide foliage and open space as natural buffers and a framework to one side of the R-1 zone. Thirty seven percent (37%) of the lots identified in the existing R-1 zone conform to these standards. The remaining lots, although falling below the minimum lot area, still constitute large lots with single-family residences. The existing R-1 zone on the outer edges of Bordentown City has lot sizes more accurately conforming to the area, bulk and width minimum lot standards for R-1. Although R-1 is designated primary for single-family detached residences, the lots in R-1 represent only six percent (6%) of the single-family detached dwellings in Bordentown City. The other ninety-four percent (94%) are found in other zones, with approximately eight percent (8%) of lots in other zones meeting the required lot size for R-1 and the great majority of lots more accurately conforming to R-2 area and bulk requirements. The conditional uses that exist in the R-1 zone represent only nine percent (9%) of the conditional uses allowed in Bordentown City.

R-1 Recommendations:

1. The existing R-1 zone delineation should be reduced to include those blocks and lots that more accurately meet the R-1 lot requirements. The Proposed Land Use Map shows the recommended changes to the R-1 zone.
2. No changes in area, bulk and yard requirements for the R-1 zone are recommended, except in the case of new construction of a dwelling on a vacant parcel of land or an addition to an existing dwelling, front yard setbacks must conform to the average front yard setback of existing dwellings and structures that surround the new construction or new addition. When preparing the new zoning ordinance for Bordentown City, new maximum floor area ratio, building coverage and impervious coverage regulations must be included.
3. No changes to the principal uses permitted in the R-1 zone are recommended.
4. The 16 lots identified as vacant should be evaluated for open space purposes.

**R-2 Single-Family Detached and Attached Residential: Low-Medium Density**

The existing R-2 zone includes eighty-six percent (86%) of the single-family residential dwellings in Bordentown City. Forty-two percent (42%) of the lots identified as residential meet the required minimum lot area of 7,500 square feet and minimum lot width of 60 feet. Currently, 12 percent (12%) of the single-family detached dwellings in Bordentown City are in the R-2 zone compared to the six percent (6%) found in R-1. The conditional uses found in R-2 represent three percent (3%) of all conditional uses in Bordentown City and nine

percent (9%) of the identified land uses in R-2. Conditional uses are your public facilities and utilities.

R-2 Recommendations:

1. The R-2 zone delineation should be expanded to include some blocks and lots found in the current R-1 and R-3 zones that more accurately meet R-2 zone lot requirements. The Proposed Land Use Map shows the new delineation recommended for the R-2 district.
2. No changes in area, bulk and yard requirements for the R-2 zone are recommended, except in the case of new construction of a dwelling on a vacant parcel of land or an addition to an existing dwelling, front yard setbacks must conform to the average front yard setback of existing dwellings and structures that surround the new construction or new addition. When preparing the new zoning ordinance for Bordentown City, new maximum floor area ratio, building coverage and impervious coverage regulations must be included.
3. No changes to the principal uses permitted in the R-2 zone are recommended.

**R-3 Multi-Family Residential: Medium-High Density**

The existing R-3 zone consists of mixed-use commercial, residential multi-family, and some single-family residential, light industrial, and public/quasi-public uses such as churches, government offices and various non-profit tax-exempt properties.

The intended uses in the R-3 zone are: 1) single-family detached dwellings, 2) single-family semidetached dwellings of not more than two (2) units, and 3) single-family attached dwellings of not more than six (6) units. The minimum lot sizes are respectively five thousand (5,000) square feet; six thousand (6,000) square feet and three thousand (3,000) square feet. The minimum lot widths vary, from fifty (50) feet to twenty (20) feet, based on housing type.

The existing R-3 zone contains forty-eight percent (48%) of the single-family detached dwellings in Bordentown City. Fifty-two percent (52%) of the residential uses in R-3 consist of single-family detached dwellings. Forty-eight percent (48%) consist of single-family attached and multi-family units. A revised designation of R-3 Multi-Family Residential: Medium-High Density would reflect more accurately the existing land use density currently assigned to R-1, R-2, and R-3 zoning districts in Bordentown City.

R-3 Recommendations:

1. R-3 should be changed to R-3 Multi-Family Residential: Medium-High Density to reflect a gross density of 2.00 dwellings per acre for single-family semidetached and a maximum gross density of 6.00 dwellings for single-family attached.
2. The existing boundaries for R-3 should be reduced in size, shifting blocks and lots that are currently in the R-3 zone to zoning designations that more accurately reflect existing housing types, lot sizes and future intended uses. The new R-3 zone should incorporate the R-3 housing types found between West Burlington Street, West Pine,

Brooks Avenue, and Oliver Street. The Proposed Land Use Map shows the recommended changes to the R-3 delineation.

3. No changes in area, bulk and yard requirements for the R-3 zone are recommended, except in the case of new construction of a dwelling on a vacant parcel of land or an addition to an existing dwelling, front yard setbacks must conform to the average front yard setback of existing dwellings and structures that surround the new construction or new addition. When preparing the new zoning ordinance for Bordentown City, new maximum floor area ratio, building coverage and impervious coverage regulations must be included.
4. No changes to the principal uses permitted in the R-2 zone are recommended.

## **Commercial Uses**

The existing commercial uses within Bordentown City are located in mixed-use areas and three zoning districts:

- Local Commercial District (LC)
- Highway Commercial District (HC)
- Commercial/Industrial (C/I)

The current Local Commercial District is 18.8 acres in size and includes Bordentown's historic and commercial district. The existing Highway Commercial District (HC) encompasses 19.7 acres located along the major highway arteries of Routes 206 and 130. Combined these two districts account for a total of 38.5 acres, or five percent (5%) of Bordentown City's land mass. The Commercial/Industrial zone includes commercial and industrial activities located in the City comprising approximate ninety-eight (98) acres. Although mixed-use properties are not considered as a zoning designation, mixed-use residential and commercial areas exist throughout Bordentown City with their highest concentrations in the downtown historic local commercial area.

### **DC Downtown Commercial**

The DC district contains a rich mix of commercial and residential land uses. For the most part, commercial uses occupy the first floor of buildings with apartments on the upper floors. In some instances, commercial uses occupy entire buildings including upper floors. In other instances, apartments occupy entire buildings. Providing on-street and off-street parking is at a premium. The downtown infrastructure, e.g., sidewalks, street trees and furniture, and street lighting, was upgraded more than 20 years ago and is now showing its age. There is a need to establish design guidelines to preserve and enhance the historic character of the downtown area. Providing adequate parking, on-street and off-street, in the downtown area has become a problem.

#### DC Recommendations:

1. The current Local Commercial (LC) zone should be changed to a Downtown Commercial District (DC) designation to implement master plan recommendations for

- the downtown district. The DC covers approximately 5.3 acres of which 3.5 acres consist of mixed-use commercial and residential. It is recommended that this area expand to include all the lots in Blocks 1001 and 1002 between Prince Street and Farnsworth Avenue near the RiverLine light rail transit station at the end of West Park Street. The Proposed Land Use Map shows these recommended changes.
2. The uses permitted in the DC should be expanded to include various types of medical and professional services. Gun shops should be permitted. Uses expressly prohibited should include sexually oriented businesses, adult bookstores, tattoo parlors, body piercing establishments, arcades, check cashing facilities, firearms dealers, and pawn shops.
  3. Restaurants and cafes should be permitted to have live entertainment as a conditional use. Such live entertainment should exclude sexually oriented entertainment. The requirements for permitting live entertainment as a conditional use must be developed and adopted in the zoning ordinance. These requirements should limit the amount of floor space dedicated to the live entertainment including the area in which patrons are seated. Parking requirements should be established for the live entertainment as well.
  4. Single-family detached dwellings should be prohibited in the DC. Pre-existing single-family detached dwellings should be permitted in the DC; however, they should be discouraged from expanding as only a dwelling and encouraged to be converted into permitted commercial uses *in toto* or, at a minimum, on the first floor.
  5. Houses of worship should be prohibited in the DC. Pre-existing houses of worship should be permitted in the DC; however, they should be discouraged from expanding .
  6. A parking plan should be prepared to develop strategies to alleviate parking problems occurring in the DC. Methods of requiring new commercial development to provide off-street parking, i.e., a parking fund to create public parking lots, should be explored.
  7. Apartments over the first floor of a commercial establishment should be permitted as a principal use. The number of bedrooms per apartment dwelling should establish minimum gross area requirements for apartments. Off-street parking requirements should also be established and should be considered when developing methods for providing such parking, e.g., public parking lots.
  8. Prepare design guidelines that preserve and enhance the historic and aesthetic nature of the DC district.
  9. Outdoor sidewalk dining should be permitted in the DC district. Design guidelines should be established for the layout and arrangement of tables, chairs and other appurtenances. An annual permit for outdoor sidewalk dining, which would be obtained from Bordentown City at a nominal fee that would cover expenses for review of the design and layout for the dining area, should be required.
  10. On-street parking for entertainment uses in the DC district should be permitted. When preparing the new zoning ordinance for Bordentown City, regulations controlling such on-street parking must be included

## **HC Highway Commercial**

The HC district is located along Bordentown City's highway frontage, which traverses sections of Routes 130 and 206, and is shared with Bordentown Township's commercial district along the same highways. Within these districts in both municipalities is a mix of highway-oriented uses including, but not limited to, gasoline service stations, convenience stores, sit-down restaurants, used car dealers, professional offices, etc. The condition of the existing uses is also mixed – some are maintained and others have the appearance of deferred maintenance and disrepair. Since the highways serve as gateways into Bordentown City, efforts should be made to coordinate planning, zoning and redevelopment along Routes 130 and 206 with Bordentown Township.

### HC Recommendations

1. No changes to the current boundary of the HC zoning district are recommended. Gun shops should be added as permitted uses.
2. Residential uses, except hotels and motels for the traveling public, should be prohibited in the HC district.
3. Sexually oriented uses, e.g., adult bookstores, adult motion-picture theaters and adult mini-motion-picture theaters, should be limited to only the HC district as a conditional use. Specific conditions should be established in the zoning ordinance for sexually oriented uses.
4. Self-storage facilities should be permitted as a conditional use. Specific conditions should be established in the zoning ordinance for self-storage facilities.
5. Veterinarian facilities should be permitted as a conditional use. Specific conditions should be established in the zoning ordinance for veterinarian facilities.
6. Dog kennels should be eliminated as a conditional use in the HC district. However, dog kennels that are ancillary to a veterinarian facility should be permitted with the provision that such kennels are limited to no more than ten percent (10%) of the gross floor area of the entire veterinarian facility and under no circumstances should they exceed 200 square feet in total.
7. Amusement arcades should be permitted as a conditional use. Specific conditions should be established in the zoning ordinance for amusement arcades.
8. Houses of worship should be permitted as a conditional use. Specific conditions should be established in the zoning ordinance for houses of worship.
9. The area and bulk requirements should be changed in the following manner:
  - a. The front yard setback for principal buildings should be established as a minimum of fifteen (15) feet and a maximum of twenty (20) feet with parking in the front yard prohibited.
  - b. The side yard setback for principal buildings should be decreased to fifteen (15) feet where no access drive is located, held at twenty-five (25) feet where an access drive is located, and increased to thirty-five feet (35) where parking and an access drive are located in the side yard.
  - c. The maximum height for principal buildings should be increased to three (3) stories and forty-five (45) feet.
  - d. All parking and loading should be restricted to side and rear yards.

10. Prepare design guidelines that enhance the aesthetic nature of the HC district.

### **WC – Waterfront Commercial**

The waterfront of Bordentown City is blessed with impressive views along Crosswicks Creek and the Creek's confluence with the Delaware River. The Bordentown Yacht Club and the City's public boat launch and beach area occupy a significant amount of the waterfront. The new RiverLine light rail system traverses the waterfront. The Delaware River Heritage Trail, which runs from Trenton City to Palmyra Borough, provides pedestrian access through the waterfront. The newly reconstructed wooden trestle over Crosswicks Creek, which was built for the RiverLine, was built with an attached pedestrian walkway. This pedestrian bridge, which is part of the Delaware River Heritage Trail, provides pedestrian access to both sides of the stream. A light rail station stop with parking is located in the waterfront. Several industrial-type buildings exist in the waterfront area between the foot of the bluffs and the railroad tracks and the yacht club. A communications/video studio occupies one of the buildings. The waterfront holds tremendous potential for being redeveloped into a marine-oriented commercial district that has a mix of marina, marine-service, and commercial uses and provides pedestrian access throughout.

#### WC Recommendations:

1. The WC district should be created along the bottom of the bluffs beginning in the vicinity of the Bordentown City boat launch and extending to the vicinity where the railroad trestle spans Crosswicks Creek. This area is currently zoned R1 and should be changed to WC. The Proposed Land Use Map shows these recommended changes.
2. The following uses and types of uses should be permitted as principal uses in the WC district:
  - a. Marinas and marine-services, including boat and marine engine repair and maintenance, boat fueling, boat storage, sail making and repair, retail sale of marine supplies, boat launches, and marina administrative offices.
  - b. Fishing piers.
  - c. Sit-down restaurants and cafes with indoor and outdoor dining. Outdoor entertainment should be prohibited.
  - d. Snack bars and ice cream stands, excluding drive-through eating establishments.
  - e. Public parks and recreation facilities.
3. The following uses and type of uses should be permitted as conditional uses in the WC district:
  - a. Communications/video production studios. Specific conditions should be established in the zoning ordinance for such studios.
  - b. Artist and artisan studios with a retail area of no more than 200 square feet and one owner-occupied dwelling unit in which the artist or artisan and his/her family resides. Specific conditions should be established in the zoning ordinance for such studios.
  - c. Accessory apartments above the first floor of a commercial use that is permitted in the WC district.

4. Houses of worship should be prohibited in the WC district.
5. Bulk and area requirements should be established for the permitted principal uses. The preparation of a separate study and plan of the WC is recommended. The size, scale and proportion of any developments must be harmonious with the waterfront setting and the residential neighborhoods that adjoin the waterfront area. Lot size, area and coverage must be established in a manner that retains the openness and vegetated state of the area and protects and preserves the environmental sensitivity of the area. Setback distances from lot lines that are formed by the edge of waterlines should be encouraged to be zero (0) feet where environmentally suitable in order to provide public access and views to the water. Views must not be blocked from atop the bluffs; therefore, maximum building heights should be no more than thirty-five (35) and two-and-one-half (2-1/2) stories. The WC district should be investigated to determine whether it qualifies as a redevelopment area under New Jersey law, and if so, a redevelopment plan for the WC district should be prepared.
6. Prepare design guidelines that enhance the preserve and enhance aesthetic nature of the WC district.

### **OC – Office Commercial**

The opportunities to provide for office commercial uses that are compatible with and blend into surrounding residential neighborhoods exist in Bordentown City. Several areas of the City contain office uses in either converted residential dwelling units or former industrial buildings. In Block 403, Lots 1 and 2 contain an office building that was converted from a residential dwelling. Lots 1 and 2 are currently zoned R1. Entire Blocks 1102 and 1301 and Block 1101, Lot 5 and Block 1103, Lot 1 contain former industrial buildings that are suitable for office commercial uses. These parcels of land are currently zoned R3 and are surrounded by residential neighborhoods on all sides except to the northeast where a portion of the Ocean Spray processing plant is located. Block 1701, Lots 1, 2 and 3 contain office uses and are zoned R1.

#### OC Recommendations:

1. The residential zoning district designations for Block 403, Lots 1 and 2; Block 1102, Lots 1 and 2; Block 1101, Lot 5; Block 1103, Lot 1; Block 13, Lot 1; and Block 1701, Lots 1, 2 and 3 should be rezoned to OC.
2. The following uses and types of uses should be permitted uses in the OC district:
  - a. General business offices.
  - b. Professional offices including, but not limited to, law offices, professional engineering, architectural, planning, landscape architectural and related offices.
  - c. Apartments over the first floor of an office commercial establishment should be permitted as a principal use. The number of bedrooms per apartment dwelling should establish minimum gross area requirements for apartments. Off-street parking requirements should also be established and should be considered when developing methods for providing such parking, e.g., public parking lots.

- d. Existing commercial uses situated along Ann and Spring Streets in the OC district should be permitted uses.
3. Houses of worship should be permitted as conditional uses in the OC district. Specific conditions should be established in the zoning ordinance for houses of worship.
4. Bulk and area requirements should be established for the permitted principal uses. A study of the areas should be performed to determine appropriate levels of intensity for development in OC districts. The ability to satisfactorily handle traffic to the OC districts and provide sufficient off-street parking must be one of the foci of the study. In addition, it is paramount for the study to establish design guidelines that protect and enhance surrounding residential neighborhoods.

### **AR/HC – Age-Restricted/Healthcare**

At 9.4 acres the Saint Claire Monastery (Block 1404, Lot 24), which was converted into an age-restricted residential facility, dominates the AR/HC district. It abuts Gilder Field, which contains a baseball field and stadium and houses the City's Department of Public Works facility, to the east. Compact housing in R-2 and R-3 districts are situated to the north, south and west. The AR/HC district serves as a transition from the HC district, which lies farther east, and Gilder Field to the city proper. The AR/HC is currently zoned R-2.

#### AR/HC Recommendations:

1. The zoning district for Block 1404, Lot 24 should be changed from R-2 to AR/HC. The Proposed Land Use Map shows this recommended change.
2. A mix of age-restricted dwelling units in the form of flats, duplexes and townhouses should be permitted in the AR/HC district. The zoning ordinance should be revised to track the development approvals that were granted a number of years ago permitting the conversion of the monastery into an age-restricted residential facility.
3. A continuum of healthcare should be permitted as part of a mixed age-restricted residential facility. Medical, physical therapy and related healthcare offices and services, which serve the resident population of the age-restricted facility, should be permitted. If it can be demonstrated that the site has adequate parking and can provide safe circulation, these offices and services can be expanded to serve the community at large, provided a development application for this expansion is submitted and approved by the City. Such an expansion will improve the economic viability of the facility, provide new services to the community and increase job opportunities.
4. Bulk and area requirements should be established utilizing the constraints set forth in the resolution of approval for the monastery conversion. Minimum setbacks to adjoining residential properties should be commensurate with the type of dwelling proposed, e.g., age-restricted townhouse should comply with R-3 bulk and area requirements. Setback, height and lot coverage restrictions should be examined closely for the entire site, particularly for any expansion of the main monastery building. Buffers along adjoining residential properties and Gilder Field should be at least twenty-five (25) feet wide. Where proposed dwelling units are similar to existing dwelling units that adjoin the site in the AR/HC district no buffers should be

- required; every effort should be made to make the new development blend in and appear to be an continuation of the city proper.
5. Prepare design guidelines that enhance the preserve and enhance aesthetic nature of the AR/HC district.

## **Industrial Uses**

### **PC/I – Planned Commercial/Industrial**

Growth can be expected in several locations within the City of Bordentown. One such area with significant development potential is situated in the northern portion of the city between Park Street and the bluffs overlooking the confluence of Crosswicks Creek and the Delaware River. The area comprises Lots 11-14 in Block 1701 and contains approximately 107.3 acres. Given the amount of environmentally sensitive land existing in the area slightly more than 45 acres are developable. The area is served by utilities and is located less than a mile from U.S. Routes 130 and 206, Interstate 295 and the New Jersey Turnpike, and approximately two miles from Interstate 195.

Currently, a seminary occupies the property. Its setting is picturesque with very large, mature trees and open lawn covering the parcel of land that extends to the edge of the bluffs. The Ocean Spray processing plant is located across Park Street to the east, and the Park Apartments (Lot 15) is adjacent to the site to the north.

With more than 27.6 percent of its land mass occupied by residential land uses, the City of Bordentown needs to improve its ratable base while preserving and enhancing its small-town character. Furthermore, there is a need to preserve the open nature of and views to the area. This area, which is recommended for SRC-Special Restricted Commercial land uses, provides a substantial opportunity to enhance the community while achieving fiscal objectives for the City.

#### PC/I Recommendations:

1. The base zone for the area should be changed from Residential Low Density (PLD) to Planned Commercial/Industrial (PC/I). The developable portion of this area should permit office and light industrial uses, either as a mix of such uses or as a single use. Regardless of the type of permitted use, the development of the area must be accomplished at an intensity that respects and maintains the beauty of the area by preserving open space and views.
2. The following types of uses should be permitted in the PC/I district:
  - a. General business offices.
  - b. Research and development, including laboratories.
  - c. Professional services, i.e., accounting, banking and other fiduciary offices and institutions, law offices, architectural, engineering, surveying and planning offices, and similar professional services.
  - d. “High-tech” services, i.e., computer and business machine sales and service, communication sales, installation and service, and other similar services.

- e. Production and manufacture of “high-tech” products, i.e., computer hardware and software, peripherals and other devices.
  - f. General assembly of products, excluding processing of primary and raw materials.
3. The following bulk, area and yard requirements are recommended for the area developed as a hundred-acre planned office/industrial campus:
- a. Minimum lot size for individually subdivided lots in the campus is two (2) acres.
  - b. Minimum lot width is 200 feet.
  - c. Minimum front yard setback is 50 feet.
  - d. Minimum side yard setback is 35 feet.
  - e. Minimum rear yard setback is 50 feet.
  - f. Maximum floor-area-ratio (FAR) is 0.50.
  - g. Maximum building lot coverage is 35 percent.
  - h. Maximum impervious lot coverage is 65 percent.
  - i. Maximum building height is three (3) stories or 45 feet whichever is the lesser of the two restrictions.
  - j. Prohibition against parking and loading the front yard.
  - k. Minimum open space setaside for the entire campus (not individually subdivided lots) is 55 percent. The preservation of as much land around archeological sites, e.g., Carriage House and old driveway entrance from Park Street near Thornton Creek and along the bluffs, should be encouraged.
  - l. Stormwater and water quality management basins and facilities may be located in the common open space.
  - m. New buildings and structures should be located on lots clustered near the Park apartments property situated next to the northeastern portion of the PC/I district.
4. The following uses should be permitted as conditional uses:
- a. Hotel/conference center.
  - b. Public and private schools.
  - c. Museums, art centers, sculpture parks, and similar public uses.
5. The bulk, area and yard requirements recommended for a planned office/industrial campus in the PC/I district should apply to conditional uses permitted in the district.
6. Design guidelines for developing the PC/I district as an office/light industrial campus should be prepared to ensure that the picturesque and aesthetic qualities of the area are preserved.

### **CI – Commercial Industrial**

The City has one primary industry, Ocean Spray Cranberry, that utilizes 49.8 acres (6.5% of the city’s land mass) in the northern section of the city extending east and southeast from East Park Street to Mary, Elizabeth and Lucas Drives. To the north are open lands on which a monastery is located overlooking Crosswicks Creek. Residential neighborhoods are situated to the east, south and west. Highway commercial uses are also located to the east along Route 130. Railroad tracks, which are used at a very low frequency, traverse through the CI district. This area is currently zoned CI Commercial/Industrial.

CI Recommendations:

1. Changes to the boundary of the CI zone are recommended. The environmentally sensitive area located in the southwestern area along Thornton Creek is recommended to be changed to CR2 Conservation Restricted (CI Overlay).
2. All primary intended uses permitted in the Highway Commercial zone should be eliminated from the permitted principal uses for the CI zone. Commercial uses limited to retail stores and service establishments, commercial printing plants and publishing houses, and lumber and building material yards should be permitted principal uses.
3. No changes in area, bulk and yard requirements for the CI zone are recommended.

**Conservation Restricted Districts**

Bordentown City contains unique environmental features throughout the community. Six (6) waterways flow through the City, not including the Delaware River to which these waterways empty. Heavily wooded areas remain in the City, located primarily along stream corridors and embankments. Wooded bluffs, some in excess of thirty (30) feet exist along the southern side of Crosswicks Creek. Many of the areas along the streams have freshwater wetlands and land with high water tables. More discussion about these areas is provided in the section entitled Environmentally Sensitive Lands. The flora and fauna living in these environmentally sensitive areas should be protected, conserved and preserved.

General Conservation Restricted Recommendations

1. An overlay zone should be created for lands identified as Conservation Restricted for the purpose of permitting environmentally sensitive development to occur on these lands. The overlay zone should be designed to restrict develop to a lesser intensity.
2. Three (3) overlay districts are recommended: CR1 Conservation Restricted (R-1 Overlay); CR2 Conservation Restricted (CI Overlay); and CR3 Conservation Restricted (PC/I Overlay).

**CR1 – Conservation Restricted (R-1 Overlay)**

The CR1 Conservation Restricted district is located in the stream corridors of Blacks Creek and Thornton Creek. These areas are highly sensitive to development and should be preserved. If development is to occur in these areas, it should be undertaken with great care to protect the environment.

CR1 Recommendations

1. Only detached single family dwellings should be permitted as principal uses in the CR1 district. Accessory uses, such as detached garages, pools, decks, etc., typically permitted in residential zones in Bordentown City should be permitted.

2. The maximum gross density for development of single-family dwellings should be one dwelling unit per acre.
3. The following area, yard and bulk requirements are recommended:
  - a. Minimum lot area should be one (1) acre.
  - b. Minimum lot width and depth should be two hundred (200) feet.
  - c. Minimum front yard setback should be twenty (20) feet.
  - d. Minimum side yard setbacks should be twenty (20) feet.
  - e. Minimum rear yard setback should be thirty (30) feet.
  - f. Maximum lot coverage of all impervious surfaces should be twenty percent (20%).
4. An R-1 Overlay should be permitted if the following requirements are met:
  - a. The residential lots on which single-family detached dwellings are built should be clustered so that the maximum gross density on the tract of land does not exceed one (1) dwelling unit per acre.
  - b. Only detached single family dwellings should be permitted as principal uses in R-1 Overlay. Accessory uses, such as detached garages, pools, decks, etc., typically permitted in residential zones in Bordentown City should be permitted.
  - c. For the R-1 Overlay the area, yard and bulk standards for the individual clustered lots on which single-family detached dwelling units are built should conform to the R-1 Single-Family Detached Residential district.
  - d. The lands not used for housing development should be preserved as open space with conservation easements running with the land. In order to maximize the conservation of lands and minimize disturbance to the open space, stormwater detention and retention basins should be excluded from the open space. Notwithstanding, outflows from stormwater control structures, e.g., headwalls, flared end sections, riprap channels, grassed swales and other similar stormwater outflow structures, should be permitted in the open space, given that their design complies with sound engineering practice.

## **CR2 – Conservation Restricted (CI Overlay)**

The CR2 Conservation Restricted district is located along both sides of Thornton Creek. This environmentally sensitive area should be preserved and conserved. Development in this area should be undertaken with great care.

### CR2 Recommendations

1. The same principal uses permitted in the CI district should be permitted in the CR2 district.
2. Development should occur no closer than 30 feet to the top of slope along the stream corridor in order to protect and preserve the heavily wooded, environmentally sensitive stream corridor. The lands located between the 30-foot distance from the top of slope to the opposing 30-foot distance from the top of slope (the other side of the stream) should be preserved as open space with a conservation easement running with

the land. In order to maximize the conservation of lands and minimize disturbance to the open space, stormwater detention and retention basins should be excluded from the open space. Notwithstanding, outflows from stormwater control structures, e.g., headwalls, flared end sections, riprap channels, grassed swales and other similar stormwater outflow structures, should be permitted in the open space, given that their design complies with sound engineering practice.

3. The area on which development is to occur outside of the open space area should comply with the area, yard and bulk standards for the CI district.
4. A CI Overlay should be permitted if the following requirements are met:
  - a. The floor area of CI development that would be permitted to occur in the CR2 district should be permitted to be transferred to other CI lands adjoining the CR2 district. In essence, the amount of floor area should be permitted to increase on a square foot-by-square foot basis on lands located in the CI district (non-CR2 district lands). CI area, yard and bulks requirements should not be relaxed; however, the amount of lot coverage, in terms of square footage, should be permitted to increase by the same amount of floor area being transferred.
  - b. The CR2 lands from which the development potential is transferred should be preserved as open space in accordance with the recommendations set forth above in paragraph 2.

### **CR3 – Conservation Restricted (PC/I Overlay)**

The CR3 Conservation Restricted district is located along Crosswicks and Thornton Creeks and the bluffs along these bodies of water. This environmentally sensitive area should be preserved and conserved. Development in this area should be undertaken with great care.

#### CR3 Recommendations

1. The same principal uses permitted in the PC/I district should be permitted in the CR3 district.
2. Development should occur no closer than 50 feet to the top of slope along the stream corridor and the bluffs in order to protect and preserve the heavily wooded, environmentally sensitive stream corridor. The lands located between the 50-foot distance from the top of slope to the center line of the stream and/or opposing 50-foot distance from the top of slope (the other side of the stream), whichever is farther, should be preserved as open space with a conservation easement running with the land. In order to maximize the conservation of lands and minimize disturbance to the open space, stormwater detention and retention basins should be excluded from the open space. Notwithstanding, outflows from stormwater control structures, e.g., headwalls, flared end sections, riprap channels, grassed swales and other similar stormwater outflow structures, should be permitted in the open space, given that their design complies with sound engineering practice.
3. The area on which development is to occur outside of the open space area should comply with the area, yard and bulk standards for the PC/I district.

4. A PC/I Overlay should be permitted if the following requirements are met:
  - a. The floor area of PC/I development that would be permitted to occur in the CR3 district should be permitted to be transferred to other PC/I lands adjoining the CR3 district. In essence, the amount of floor area should be permitted to increase on a square foot-by-square foot basis on lands located in the CI district (non-CR3 district lands). PC/I area, yard and bulks requirements should not be relaxed; however, the amount of lot coverage, in terms of square footage, should be permitted to increase by the same amount of floor area being transferred.
  - b. The CR3 lands from which the development potential is transferred should be preserved as open space in accordance with the recommendations set forth above in paragraph 2.

### **Historic Preservation Districts**

Bordentown City is an area of historic significance as shown by its listings on the State and National Registers of Historic Places. Listed on the National Register are the Francis Hopkinson House and Point Breeze Historic District. The Hopkinson House, also listed as a National Historic Landmark, was built in 1750 and is located at Farnsworth Avenue. The Point Breeze Historic District, which is located at Route 206 and Park Street, is the site of Joseph Bonaparte's castle and residence.

The Bordentown Historic District is listed on the State Register of Historic Places and includes Farnsworth Avenue, Second and Third Streets, and Crosswicks, Prince, Walnut, Burlington, and Spring streets, all of which are included in the existing LC/Local Commercial zone.

Although historic sites are located in various locations throughout the City, the Ordinance No. 1983-12 adopted and identified the central business district (Downtown Commercial District-Town Center/TC) as the City of Bordentown's Historic District.

#### Historic District Recommendations:

1. Complete the rezoning designation of the downtown area from Local Commercial (LC) to Downtown Commercial (DC), which reflects the Town Center (TC) designation that is also referred to as the Historic District as adopted by Ordinance No. 1983-12.
2. Preserve the heritage within the City and examine the historic district portion of the Zoning ordinance.
3. Ensure that efforts preserve property values and beautify neighborhoods and promote community pride.
4. Ensure that historic districts are expanded with appropriate official regulations and controls.
5. Create and implement an official Historic Preservation Plan for the City of Bordentown and adopt new ordinances that effectuate the Historic Preservation Plan and set forth design requirements and guidelines.

6. Encourage tourism through the identification of historic sites and the distribution of publications that promote historic sites.
7. A Historic Preservation Plan should be prepared to protect and preserve the historically important and significant resources in the community.

### **Public/Quasi-public**

Bordentown City is made up of 42.5 acres of public/quasi-public land uses including churches, municipal/government properties, and other tax-exempt properties positioned throughout the City in the various land use zones. A number of Public/Quasi-public properties are undergoing land use changes, including:

- Block 1404 Lot 24, approximately 5.4 acres owned by Saint Claire Monastery presently under redevelopment into mixed-use senior citizen housing, Gilder Field for recreational use and the addition of office space and health care facility development.
- Block 1404 Lot 28, 15.4 acres owned by the City and currently used as a park.
- Several other sites under evaluation including Block 801 Lot 35, 41.01 and 43; and Block 804 Lot 3 (currently Hill Top Park).

#### Public/Quasi-public Use Recommendations:

1. Development and redevelopment efforts should continue to revitalize and/or make better use of some of the public/quasi-public sites in Bordentown City.
2. Identify certain City owned properties as opportunities to develop or redevelop into commercial, parks, and/or open space use.
3. Prepare a comprehensive Community Facilities Plan for public sites in Bordentown City.

### **Open Space/Parks and Recreation**

The City of Bordentown covers approximate 761.2 acres. Of this total, 174.3 acres represent landmass identified as vacant, recreational, wooded/agricultural, parks or open space, and environmentally sensitive.

Vacant Land is not a zoning designation; however, the inventory of vacant/abandoned and environmentally sensitive properties should be addressed for development, redevelopment and/or revitalization efforts.

#### Open Space/Parks Recommendations:

1. Identify, evaluate and target areas, like Blocks 801 and 802, which link to the waterfront and the RiverLine light rail transit station, as sites for development and redevelopment into mixed use, economic, recreational, and open space areas.
2. Identify and evaluate following parcels of land for open space preservation and acquisition:
  - a. Block 202, Lot 4

- b. Block 203, Lots 12 and 13
  - c. Block 204, Lots 1, 35, 37, 42, 43 and 47, and a portion of Lot 37
  - d. Block 205, Lots 15 and 17
  - e. Block 801, Lots 1, 2, 5, 6, 7, and 34, and a portion of Lot 33
  - f. Block 1306, Lot 5
  - g. Block 1601, Lots 2 and 17
  - h. Block 1701, Lot 12
3. Create a pedestrian linkage along Railroad Avenue connecting the RiverLine station stop to the central business district to encourage economic development and open space preservation.
  4. Encourage preservation of open space to create greenways along Blacks Creek, Crosswicks Creek, Thornton Creek and Love Bridge Run.
  5. Create/establish biking and walking trails, improve access to the waterfront for boating opportunities, and provide bicycle parking.
  6. Develop a comprehensive annual maintenance program for all facilities.
  7. Resurface the tennis courts and parking area at Gilder Field.
  8. Illuminate athletic facilities to provide the greatest use potential.
  9. Acquire Ocean Spray Corporation's ball field and open space adjacent to the field.
  10. Upgrade Hilltop Park with landscaping, walkway, fencing, and lighting.
  11. Improve the pocket park on West Street.
  12. Upgrade various planting areas throughout the City.
  13. Continue the efforts and maintenance schedule outlined in the Shade Tree Master Plan.
  14. The parking lot for the light rail station should be utilized for dual-purpose parking, accommodating light rail passengers, residents, and patrons of the Downtown Commercial (TC) District.
  15. Prepare a comprehensive Open Space and Recreation Plan for Bordentown City.
  16. Investigate the possibility of and potential for establishing an open space tax in Bordentown City.

### **Environmentally Sensitive Lands**

Environmentally sensitive areas cover 7.6 acres of which 1.9 acres represent a "brownfield" and 5.7 acres are environmentally sensitive along steep slopes, wetlands and water edges. Wetland and flood prone areas cover 115.5 acres of Bordentown City. Protecting and preserving the City's environmental assets and resources are among the highest priorities for improving quality of life in Bordentown City.

Six (6) waterways flow through Bordentown City: Mile Hollow Brook, Ridgeway Brook and Thornton Creek to the north; Crosswicks Creek to the northwest; and Blacks Creek and Love Bridge Run to the south. These rivers and streams are excellent opportunities for open space, environmental preservation, and/or recreational uses. The Delaware River is to the west where Crosswicks and Blacks Creek meet, furthering the opportunity to develop Bordentown City's waterfront.

Environmentally sensitive areas are not zoning designations; however, it is paramount that they be preserved and protected in all zoning districts.

Environmentally Sensitive Area Recommendations:

1. Develop and implement plans that protect and preserve the City's environmental resources as well as provide public access to such environmental resources.
2. Prepare a Conservation Plan for Bordentown City, and create and adopt an Environmental Management Zone to protect and preserve environmentally sensitive resources and environmental assets located throughout the City.
3. Integrate local environmental preservation and protection efforts with those undertaken by Burlington County and the State of New Jersey.
4. Support a City Environmental Commission, which is charged with preparing a natural resource inventory for the City. Investigate sites for open space preservation, and prioritize sites for open space acquisition.
5. Prepare and adopt regulations that protect such environmental resources as part of land development review process.
6. Evaluate opportunities to create greenways and parks along the Delaware River and its tributaries.
7. Develop inter-municipal agreements to control point and non-point source pollution from site-specific basis to locations overall watershed management.
8. Prepare and adopt an ordinance that protects wetlands, floodplains, steep slopes and other environmentally sensitive areas.
9. Develop a program to educate city residents about the importance of protecting, preserving and using environmentally sensitive areas and open space.

**Roads and Rights-of-Way**

The Bordentown City road and street network covers approximately one hundred twelve (112) acres of total landmass. The RiverLine is operational serving Bordentown City with connections from Trenton City to Camden City. A station stop is located at the end of west Park Street adjacent to Blocks 801 and 802.

Recommendations:

1. Improvements should be ongoing and the creation of new roadways would occur within the planning context of all new development and redevelopment projects. The use of different height utility poles should be evaluated to incorporate into all new developments and redevelopment projects to conform to new zoning and street design ordinances.
2. The potential for higher-density, transit-oriented development in this area should be further explored.
3. Investigate traffic calming methods to improve pedestrian and vehicular safety in Bordentown City; prepare and adopt design guidelines to facilitate traffic calming.

4. Prepare a circulation plan element that plans for infrastructure improvements including, but not limited to motorized vehicular parking and circulation improvements, pedestrian linkages and walkways, and bicycle parking and lanes, and recommends such infrastructure improvements be made as a condition of approval for development and redevelopment in the City.