

# **An AI Assisted Summary of Redevelopment Requirements as Proposed in the Draft Redevelopment Plan for Block 201, Lots 6 and 7 in Pennington Borough**

**(This summary does not obviate the need to carefully read  
the Proposed Redevelopment Plan)**

## **Permitted Uses**

### **Principal Uses:**

- Residential multifamily apartments (maximum 80 units)
- One or more principal structures containing permitted principal uses

### **Accessory Uses:**

- Off-street parking
- Solar panels (roof-mounted)
- Signs
- Fences and walls
- Light fixtures
- Street furniture (planters, tables, chairs, umbrellas, benches, trash receptacles)
- Masonry and fenced trash enclosures
- Electrical transformers and utility equipment
- Electric vehicle charging stations and infrastructure
- Swales/rain gardens and stormwater management facilities
- Temporary construction trailers (during construction)
- Emergency backup generators
- Uses customarily incidental to permitted principal uses

## **Area, Yard and Bulk Requirements**

- **Minimum lot area:** 2 acres
- **Minimum lot width:** 250 feet
- **Minimum lot frontage:** 250 feet
- **Front yard setbacks:**
  - Route 31: 35 feet minimum
  - West Delaware Avenue: 25 feet minimum
- **Side yard setback:** 25 feet minimum
- **Maximum building coverage:** 30%
- **Maximum impervious coverage:** 75%
- **Maximum building height:** 48 feet, 4 stories
- **Parking setbacks:**

- Western property line: 5 feet minimum
- All other property lines: 25 feet minimum
- **Drive aisle setback:** 10 feet minimum from property line

## Parking Requirements

- **Rate:** 1.5 spaces per unit (regardless of bedroom count)
- **Stall dimensions:** Minimum 9 feet wide × 18 feet long (except handicapped-accessible stalls)
- **Drive aisle width:** Minimum 24 feet

## Affordable Housing Requirements

- **Rental units:** Minimum 15% affordable housing setaside
- **For-sale units:** Minimum 20% affordable housing setaside
- Must comply with Borough's affordable housing ordinance and Uniform Housing Affordability Controls
- Professional management required for income qualification and reporting
- Units must be integrated with market-rate units with same amenities
- Deed restrictions must comply with NJ Fair Housing Act

## Design Standards

### Lighting:

- Downward-focused illumination only
- Maximum height: 18 feet
- Shielded with 150-degree maximum cone angle
- Ground level: 0.5-1.0 footcandle minimum
- Property line: 1.0 footcandle maximum (3.0 at driveways)
- Reduced intensity 10 PM - 5 AM
- LED fixtures: 3000 kelvin color temperature
- Bollard-style walkway lighting preferred

### Landscaping:

- Native species required
- Street trees every 30-50 feet (based on tree size)
- Landscape buffering between buildings and roadways
- 60% evergreen trees/shrubs minimum
- 85% larger trees/shrubs minimum
- Foundation plantings required
- Irrigation system recommended

### Architecture:

- Flat roofs or low-profile treatments preferred
- HVAC equipment must be screened
- Building facades articulated (no section longer than 50 feet)
- Enhanced building entrances required
- Materials compatible with area buildings

### **Signs:**

- One monument sign: 40 sq ft maximum, 5 feet height maximum, 8 feet width maximum
- Facade signs: 12 sq ft maximum per street-facing facade
- Building address identification: 6 sq ft maximum
- Directional signage: 2 sq ft maximum (Planning Board approval required)
- EV charging signage permitted per state regulations

### **Other Requirements:**

- Fences/walls per Borough Code §215-24
- Canopies/awnings limited to 5 feet into yard areas
- Centrally-located refuse/recycling enclosure (masonry construction, screened)
- Electric vehicle charging infrastructure required
- Compliance with stormwater management regulations

## **Administrative Requirements**

- Site plan review by Planning Board
- Bulk variance relief through Planning Board if needed
- Design exceptions require demonstration of impracticality or undue hardship
- Major modifications (uses, density, height >10%) require plan amendment by Borough Council