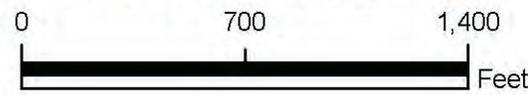




Subarea #7 Aerial Photo



- #7a
- #7b

SUBAREA

Subarea 7a & 7b - Prospect Park Districts

Intent

Sub-area 7 is known as the Prospect Park section of Ewing Township. It is currently heavily developed for residential uses as it is for commercial uses, as the workforce for the local businesses traditionally lived in the same neighborhood. An exception to this land use pattern occurs along Prospect Street, where the properties fronting Prospect Street include Business Highway uses even though a majority of the properties are residential homes. Sub-area 7 lies within the “area in need of rehabilitation” designation.

Sub-area 7A- Prospect Park Small Business/Light Industrial

North of Weber Avenue is intended to enhance the environment for business and business services. to reduce the impacts of noise, odors and other land use conflicts, residential landowners are encouraged to sell their properties to adjacent businesses. The Agency will be available to assist and encourage these property owners relocate to new in-fill housing opportunities on existing vacant lots within Prospect Park between Weber and Homestead Avenue (Sub-area 7B- Prospect Park Neighborhood.)

Sub-area 7B - Prospect Park Neighborhood

The intent of Sub-area 7B is to provide a residential context that can facilitate mortgage financing for existing homeowners along Dryden, Hazel and Robbins Avenues while still allowing for commercial uses and to use property tax incentives to encourage uses as permitted in the Light Industrial zoning for the area along Dryden, Hazel and Robbins Avenues north of Weber Avenue.

The use of property tax incentives within Sub-area 7B to facilitate rehabilitation and new construction of housing within the area between Weber Avenue and Homestead Street will support the stabilization of the neighborhood while allowing the private marketplace room to continue transforming abandoned and underutilized industrial

properties in this area into a true residential neighborhood. Furthermore, the extension of the Sub-area boundary into the neighborhood bounded by Ingham and Calhoun Streets will work to improve the quality of life throughout the Sub-area. Connecting these two areas through street extensions and streetscape improvements is envisioned to complement industrial re-use efforts and make this area a better place to live, work and play.

Objectives

Sub-area 7A- Prospect Park Small Business/Light Industrial

- Facilitate the expansion of commercial uses along Dryden, Hazel and Robbins Avenues north of Weber Avenue.
- Mandate better site design through increasing landscape provisions that work toward reducing the “heat island” effect and decreasing stormwater run-off.
- Improve access to and from industrial land uses while reducing the impact of truck traffic on surrounding neighborhoods.
- Capture and re-use greywater to the extent feasible.

Sub-area 7B - Prospect Park Neighborhood

- Encourage the rehabilitation of existing industrial uses in the area while promoting a neighborhood friendly design approach.
- Provide for new infill housing opportunities on existing vacant lots within Prospect Park between Weber and Homestead Avenue.
- Work with the Township’s Housing Plan to promote homeownership and neighborhood stabilization from Weber Avenue south through to the Ingham and Calhoun Street neighborhood.

Land Use

Permitted Uses—7A

- Manufacturing, processing, producing, fabricating or warehousing operations
- Research, experimentation or engineering involving scientific investigation, engineering study, project development and similar activities.
- Motor vehicular sales and services. (No junk or long-term storage or salvage)
- Office; executive, administrative, educational or professional and medical services.
- Warehousing.
- Public facilities.

Permitted Uses—7B

- One and Two- family dwellings
- Residential Townhomes
- Multifamily residential (including 55 and older residents)
- Artists lofts
- Private and Public schools and satellite learning centers

Conditional Uses in 7B

1) *Mixed Use (residential above retail and business services). Conditioned Upon location along key roadways intersections of;*

- Calhoun Street & Ingham
- Parkway & Prospect Street

2) *Light Industrial- In accordance with area 7A Permitted Uses above. Conditioned Upon;*

- No front yard storage of any kind.
- Side Yard storage shall be screen and landscaped.
- Vegetative Buffering from all residential land uses.
- Street trees and 5' minimum sidewalks.

3) *Religious Institutions and Houses of Worship.*

Conditioned Upon:

- All ancillary uses require separate use permits (office, classrooms, etc.)
- Meeting all off-street parking requirements
- Establishing a Pedestrian Circulation Plan and installing sidewalks on all street frontages

- Property shall front any existing or new street
- Parking is prohibited in the front yard area

Bulk Standards

-Area #7A

a. *Principal Building.*

1. Lot area: 8,000 square feet minimum
2. Lot Width: 80 feet -minimum
3. Build to Line: 10-15 feet
4. Side yard: each 5 feet - minimum
5. Rear yard: 10 feet - minimum
6. Height: 2 ½ stories or 40' maximum.

b. *Accessory Building.*

1. Distance to side lot line: 5 feet - minimum
2. Distance to rear lot line: 5 feet - minimum

c. *Lot Coverage.*

- 1) Total impervious coverage: 75% maximum. 65% for those properties located adjacent to the Shabakunk Creek.
- 2) Additional coverage up to 10% may be granted for properties located adjacent to the Shabakunk Creek if offset by contributions to other stream improvements such as, but not limited to stream bank stabilization, habitat restoration, or flood storage.

d. *Floor Area Ratio: 0.25 minimum; 0.5 maximum.*

-Area #7B

Single-family, Two-family and Townhouse

a. *Principal Building.*

1. Lot area: 4,000 square feet minimum (6,000 square feet for two-family)
2. Lot Width: 40 feet -minimum (60' for two-family)
3. Front yard: 0-25 feet *
4. Side yard: Five (5'). Twelve (12') feet aggregate
5. Rear yard: 25 feet -minimum
6. Height: 4-1/2 stories or 45' (5 ½ stories or 60' with parking under principal use)

b. *Accessory Building.*

1. Distance to side lot line: 5' feet ~ minimum
2. Distance to rear lot line: 5' feet -minimum
3. Height: 1 story -not to exceed 15 feet -maximum

c. Lot Coverage.

1. Total building coverage shall not exceed thirty-five (35%) percent of total lot area.
2. Total impervious coverage: 70% maximum for all property adjacent to Shabakunk Creek.
3. Additional coverage up to 10% may be granted if offset by contributions to other stream improvements or innovative urban storm water design features.

d. FAR: See FAR Chart.

* Variation in Front yard is dependant on neighborhood character.

Multi-family

a. Principal Building.

1. Lot area: 22,000 square feet minimum
2. Lot Width: 80 feet -minimum
3. Front yard: 0-15' feet (stoops encouraged)
4. Side yard: 15' adjacent to like structures. ½ the height of the structure when adjacent to all other residential types.
5. Rear yard: 25 feet -minimum
6. Height: 4-1/2 stories or 45' (5 ½ stories or 60' with parking under principal use)

b. Accessory Building.

1. Distance to side lot line: 5' feet ~ minimum
2. Distance to rear lot line: 5' feet -minimum
3. Height: 1 story -not to exceed 15 feet -maximum

c. Lot Coverage.

1. Total building coverage shall not exceed sixty (60%) percent of total lot area.
2. Total impervious coverage: 70% maximum for all property adjacent to Shabakunk Creek.
3. Additional coverage up to 10% may be granted if

offset by contributions to other stream improvements or innovative urban storm water design features.

d. Maximum FAR 1.0

Building Placement & Design

- Property in Sub-area #7a shall maintain 30% of lot area for landscaping.
- For industrial property, establish and maintain vegetated buffers of 50' feet minimum from adjacent residential zones including landscaped berms with deciduous and evergreen landscaping.
- For property adjacent to the Shabakunk Creek use alternative paving materials such as "Grasspave TM" or other types of porous paving material agreed to upon negotiation of the Redevelopment Agreement or Planning Board approval and in consultation with the Township Engineer. (refer to Page 45 for an illustration of Grasspave TM)