

# 197 SCATTERED SITES REDEVELOPMENT PLAN: SIXTH AMENDMENT

Prepared for:  
City of Plainfield

Prepared by:



Nishuane Group, LLC  
105 Grove Street, Suite 3  
Montclair, NJ 07042  
**Amended: March 18, 2021**

# 197 Scattered Sites Redevelopment Plan: Sixth Amendment

City of Plainfield, Union County, New Jersey

Amended: March 18, 2021

**Prepared for:**



City of Plainfield

**Prepared by:**



---

Steven Martini, PP, AICP  
New Jersey Professional Planner  
(PP) License #33LI00633000

---

Michele Delisfort, PP, AICP  
New Jersey Professional Planner  
(PP) License #33LI00615500

The original of this report was signed in accordance with NJSA 45:14A-12.

# 197 Scattered Sites Redevelopment Plan: Sixth Amendment

## Table of Contents

- Introduction* ..... 3
- Overview of 197 Scattered Sites Redevelopment Plan*..... 3
- Amendments Timeline*..... 3
- Amendment to the 197 Scattered Sites Redevelopment Plan* ..... 4
- Appendix*.....11

## Introduction

The following is the Sixth Amendment to the 197 Scattered Sites Redevelopment Plan (“Redevelopment Plan”) in the City of Plainfield (the “City”), Union County, New Jersey. This Redevelopment Plan Amendment specifically involves the following City Tax Blocks and Lots:

- Block 824, Lot 24, 25 and 26: 228-236 East Ninth Street
- Block 111, Lot 13.01: 623-627 South Second Street
- Block 723, Lot 13.01: 1092-1098 Arlington Avenue/1000-1008 Randolph Road

This is the sixth amendment to the formally titled *Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*. All of the statutory requirements of the Redevelopment Plan (N.J.S.A. 40A:12A-7) are provided in the initial Redevelopment Plan.

## Overview of 197 Scattered Sites Redevelopment Plan

### *Amendments Timeline*

On February 1, 1999, the Plainfield City Council adopted Resolution R 080-99 authorizing the Planning Board to undertake a preliminary investigation and hold a public hearing in order to determine whether 453 properties located throughout the City fulfilled the criteria for declaration as an “Area in Need of Redevelopment”, according to the statutory requirements found in the New Jersey Local Redevelopment and Housing Law (“LRHL” codified at N.J.S.A. 40A:12A-1 et seq.).

Pursuant to the City Council, the Planning Board undertook such an investigation and on September 2, 1999, adopted a resolution recommending that 219 properties be designated as an “Area in Need of Redevelopment”.

On September 13, 1999, (Resolution R 390-99) the City Council declared 197 properties located throughout the City collectively as an “Area in Need of Redevelopment” and authorized the Planning Board to prepare a Redevelopment Plan for the designated redevelopment properties.

On December 6, 1999, (Ordinance MC 1999-20) the City Council adopted a Redevelopment Plan entitled “*Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*”.

On May 7, 2001, (Ordinance MC 2001-18) the City Council adopted an *Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*, that reduced the number of townhouse units to 50.

On June 7, 2004, (MC 2004-16) the City Council adopted a *Second Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*. On December 20, 2010 (MC 2010-

36) the City Council adopted a *Third Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*.

On May 12, 2014, (Resolution R 183-14) the City Council authorized the Planning Board to study inactive redevelopment plans, including the *Third Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*.

On October 13, 2015, (Resolution R 404-15) the City Council authorized the Planning Board to conduct an assessment of the Plan to recommend further plan amendments. The Planning Board directed the Planning Division to prepare a Redevelopment Plan for 662-758 South Second Street and 127-141 Grant Avenue that satisfies the requirements under N.J.S.A. 40A:12A-7. This Plan, noted as the *Fourth Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*, was adopted by City Council on March 14, 2016 (MC 2016-07). It clarified goals and amended standards, set forth specific development standards for Block 612, Lots 5, 6, and 7, reduced the number of properties in the Plan to 74 properties, and amended the development regulations for Block 112, Lot 9.01.

On December 19, 2019, the City Council adopted an ordinance (MC 2019-28) reducing the number of properties to 50 properties. This fifth amendment to the Plan, entitled "*Redevelopment in Plainfield- Fifth Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*", indicated that 147 of the 197 properties have been developed, auctioned to developers, sold to adjacent property owned, or added to the City Recreation Open Space Inventory in accordance with the Plan and therefore no longer can be considered blighted or in need of redevelopment.

On October 13, 2020, (Resolution 295-20) the City Council authorized the Planning Board to study Block 824, Lot 25 to determine where it meets the statutory criteria to be designated as a non-condemnation redevelopment area. Resolution (R 107-21) was adopted by City Council on February 16, 2021 designating Block 824, Lot 25 as a non-condemnation "Area in Need of Redevelopment".

#### Amendment to the 197 Scattered Sites Redevelopment Plan

##### ***Block 824, Lots 24, 25 and 26: 228-236 East Ninth Street***

This Amendment effectively adds Block 824, Lot 25 to the Redevelopment Plan. Contiguous properties, Lot 24 to the south and Lot 26 to the north, are currently in the Plan. All three lots are vacant with no buildings or structures present and are located in the City's 2<sup>nd</sup> Ward. With the inclusion of Lot 25 in the Plan, cohesive residential development can be constructed on these properties. Located within the Crescent Area Historic District, the overarching goal is to improve the streetscape along East Ninth Street and provide quality housing development that is consistent with the historic context of this district.

The following standards apply to Block 824, Lots 24, 25, and 26 and supersede and replace all other development standards:

**Permitted Uses**

The permitted principal uses for these properties shall consist of the following:

- Single-family dwellings
- Two-family dwellings
- Three-family dwellings
- Multi-family dwellings
- Townhouse dwellings

**Accessory Uses:**

- Detached garages or sheds
- Surface parking
- Home occupations
- Electric vehicle charging stations
- Any accessory use customarily incidental to a permitted principal use

**Bulk and Area Standards**

<b>Regulation</b>	<b>Existing Crescent Area Historic District Requirement</b>	<b>Proposed Requirement</b>
Minimum Lot Area	10,125 square feet	10,000 square feet
Minimum Lot Width	75 feet	65 feet
Minimum Lot Depth	150 feet	--
Minimum Front Yard Setback	30-50 feet*	30 feet
Minimum Rear Yard Setback	30 feet	30 feet
Minimum Side Yard Setback	10 feet	10 feet
Combined Minimum Side Yard Setback	20 feet	20 feet
Maximum Building Height (feet)	35 feet	35 feet
Maximum Building Height (stories)	3 stories	3 stories
Minimum Number of Stories	2 stories	--
Building Coverage Maximum (percentage)	25%	30%
Impervious Coverage Maximum (percentage)	35%	55%

Maximum Floor Area Ratio (FAR)	N/A	1.15
Maximum Density	4 dwelling units per acre	16 dwelling units per acre
Minimum Improvable Area (M.I.A. in square feet)	2,100	--
M.I.A. –Diameter of Circle (feet)	32	--
Minimum Common Open Space (percentage)	--	25%

\* Variable Front Yard Setback–Front yard setback shall occur within the given range and shall be determined by the HPC for visual compatibility with the front yard setbacks of contributing buildings on the same side of the street in the same block. (MC 2007-04 Exh. A, June 20, 2007; MC 2012-20, November 26, 2012; MC 2013-13, December 9, 2013; MC 2013-15, December 9, 2013)

Additional Standards shall consist of:

- a) Any proposed building must be consistent with the existing architectural style and building design of the Crescent Area Historic District, especially in terms of material and finishes.
- b) A redeveloper shall adhere to the applicable portions of Article X (Historic Preservation Controls) of the City’s Land Use Ordinance, relevant to new construction.
- c) A redeveloper must obtain a Certificate of Appropriateness from the Historic Preservation Commission.
- d) Parking spaces requirement: Minimum of 1.5 spaces per dwelling unit.
- e) Parking areas shall be located at the rear yard of the site.
- f) Parking compliance may be achieved across all three lots through cross-access easements.
- g) Open space amenities, such as plazas, community gardens, and patios, are encouraged.
- h) Roof top gardens can contribute towards the open space requirement.
- i) Architectural features, such as balconies, awnings, and sloping roofs, are encouraged.
- j) Refuse areas must be located at the rear of the site.
- k) Lighting, landscaping, buffering and screening, and signage shall comply with the City’s Land Use Ordinance (unless otherwise noted). If a standard does not exist in this Plan, then the City’s Land Use Ordinance shall control.
- l) The Redevelopment Area may be subdivided. A redeveloper shall adhere to Article XI (Site Plan and Subdivision Design and Performance Standards) of the City’s Land Use Ordinance.
- m) Minimum side yard setback and rear yard of accessory structures shall be 5 feet each.
- n) All parking facilities within the Redevelopment Area shall at least one (1) electric car charging station as well as the infrastructure necessary to support additional car charging facilities to accommodate future demand. The car charging facilities shall be the responsibility of the redeveloper.
- o) Residential dwellings may be arranged among more than one (1) principal building on the lot or newly created lot.
- p) Dwelling Unit Sizes: The following minimum dwelling unit floor areas shall be applied to the dwelling unit types listed below:

- 1) Studio/efficiency unit: 500 square foot minimum floor area
- 2) One-bedroom apartment: 750 square foot minimum floor area
- 3) Two-bedroom apartment: 1,000 square foot minimum floor area

**Block 111, Lot 13.01: 623-627 South Second Street**

Block 111, Lot 13.01 is a vacant property situated in the City’s 4<sup>th</sup> Ward. The following standards apply to Block 111, Lot 13.01 and supersede and replace all other development standards:

**Permitted Uses**

The permitted principal uses for these properties shall consist of the following:

- Single-family dwellings
- Two-family dwellings

**Accessory Uses:**

- Detached garages or sheds
- Home occupations
- Electric vehicle charging stations
- Any accessory use customarily incidental to a permitted principal use

**Bulk and Area Standards**

<b>Regulation</b>	<b>Proposed Requirement</b>
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	25 feet
Minimum Rear Yard Setback	10 feet
Minimum Side Yard Setback	8 feet
Combined Minimum Side Yard Setback	16 feet
Maximum Building Height (feet)	35 feet
Maximum Building Height (stories)	2.5 stories
Building Coverage Maximum (percentage)	25%
Impervious Coverage Maximum (percentage)	40%

Maximum Floor Area Ratio (FAR)	1.11
Maximum Density	17.4 dwelling units per acre
Minimum Common Open Space (percentage)	40%

Additional Standards shall consist of:

- a) Parking space requirement shall follow Residential Site Improvement Standards (RSIS).
- b) Lighting, landscaping, buffering and screening, and signage shall comply with the City’s Land Use Ordinance (unless otherwise noted). If a standard does not exist in this Plan, then the City’s Land Use Ordinance shall control
- c) A redeveloper shall adhere to Article XI (Site Plan and Subdivision Design and Performance Standards) of the City’s Land Use Ordinance.
- d) Minimum side yard setback and rear yard of accessory structures shall be 5 feet each.

***Block 723, Lot 13.01: 1092-1098 Arlington Avenue/1000-1008 Randolph Road***

This property is located in the City’s 3<sup>rd</sup> Ward and is vacant containing an area of approximately 20,508 square feet. The following standards apply to Block 723, Lot 13.01 and supersede and replace all other development standards:

**Permitted Uses**

The permitted principal uses for these properties shall consist of the following:

- Single-family dwellings
- Two-family dwellings
- Three-family dwellings
- Multi-family dwellings
- Mixed-use structures containing commercial uses on the ground floor and residential, parking or office uses on the upper floors.

**Accessory Uses:**

- Detached garages or sheds
- Surface parking
- Home occupations
- Electric vehicle charging stations
- Any accessory use customarily incidental to a permitted principal use

**Bulk and Area Standards**

<b>Regulation</b>	<b>Proposed Requirement</b>
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	5 feet
Minimum Rear Yard Setback	20 feet
Minimum Side Yard Setback	10 feet
Combined Minimum Side Yard Setback	20 feet
Maximum Building Height (feet)	35 feet
Maximum Building Height (stories)	3 stories
Building Coverage Maximum (percentage)	30%
Impervious Coverage Maximum (percentage)	55%
Maximum Floor Area Ratio (FAR)	3.5
Maximum Density	25 dwelling units per acre
Minimum Common Open Space (percentage)	25%

Additional Standards shall consist of:

- a) Parking space requirement:
  - 1) Residential dwellings: 1 space per dwelling unit
  - 2) Non-residential uses: 1 space per 300 square feet of gross floor area
- b) When abutting a residential property, a 6-foot board-on-board fence shall be constructed along the lot lines abutting these residential properties.
- c) Lighting, landscaping, buffering and screening, and signage shall comply with the City’s Land Use Ordinance (unless otherwise noted). If a standard does not exist in this Plan, then the City’s Land Use Ordinance shall control.
- d) A redeveloper shall adhere to Article XI (Site Plan and Subdivision Design and Performance Standards) of the City’s Land Use Ordinance
- e) Open space amenities, such as plazas, community gardens, and patios, are encouraged.
- f) Roof top gardens can contribute towards the open space requirement.
- g) Minimum side yard setback and rear yard of accessory structures shall be 5 feet each.
- h) Parking areas shall be located at the side or rear yards.
- i) Refuse areas shall be located at the rear yard and away from public view.
- j) All parking facilities within the Redevelopment Area shall have at least one (1) electric car charging station as well as the infrastructure necessary to support additional car charging

facilities to accommodate future demand. The car charging facilities shall be the responsibility of the redeveloper.

k) Dwelling Unit Sizes: The following minimum dwelling unit floor areas shall be applied to the dwelling unit types listed below:

- 4) Studio/efficiency unit: 500 square foot minimum floor area
- 5) One-bedroom apartment: 750 square foot minimum floor area
- 6) Two-bedroom apartment: 1,000 square foot minimum floor area

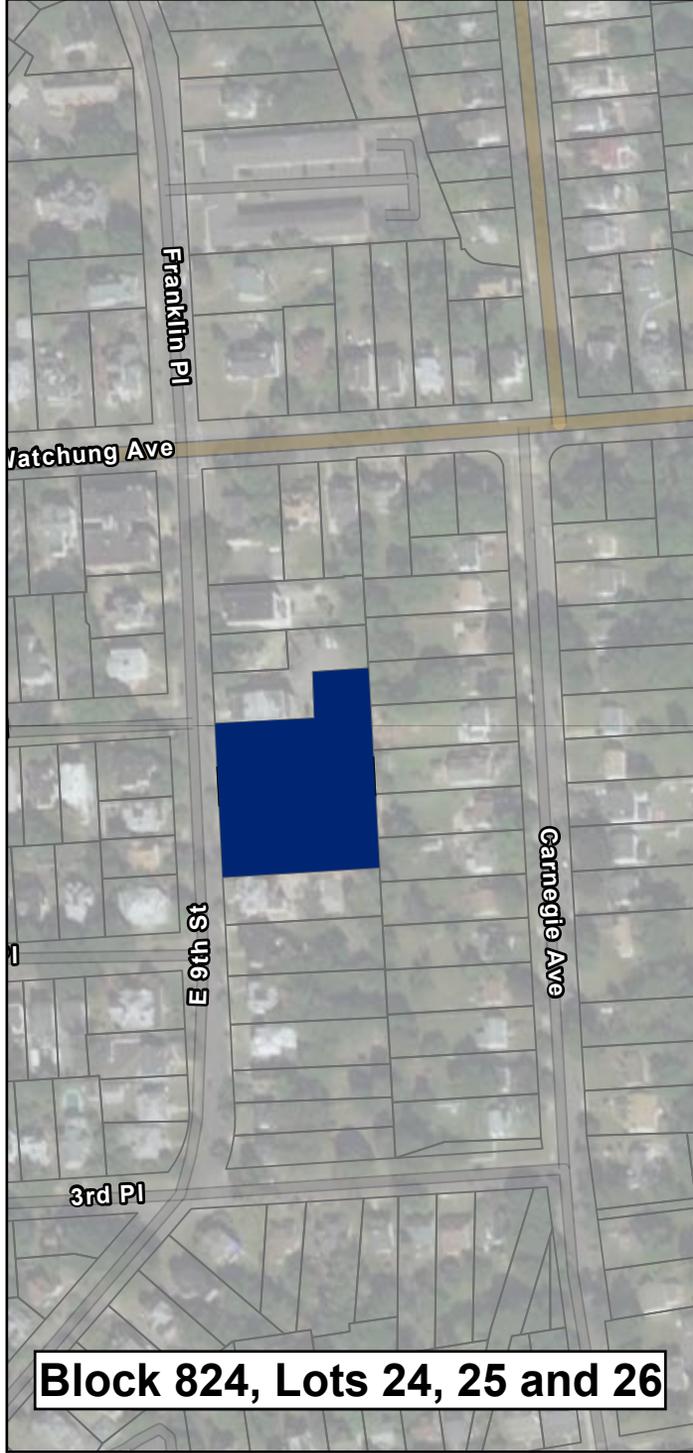
## Appendix

- A. Map 1: Redevelopment Plan Amendment Properties
- B. 228-236 East Ninth Street: Examples of Conceptual Layouts/Diagrams
- C. Resolution R 107-21

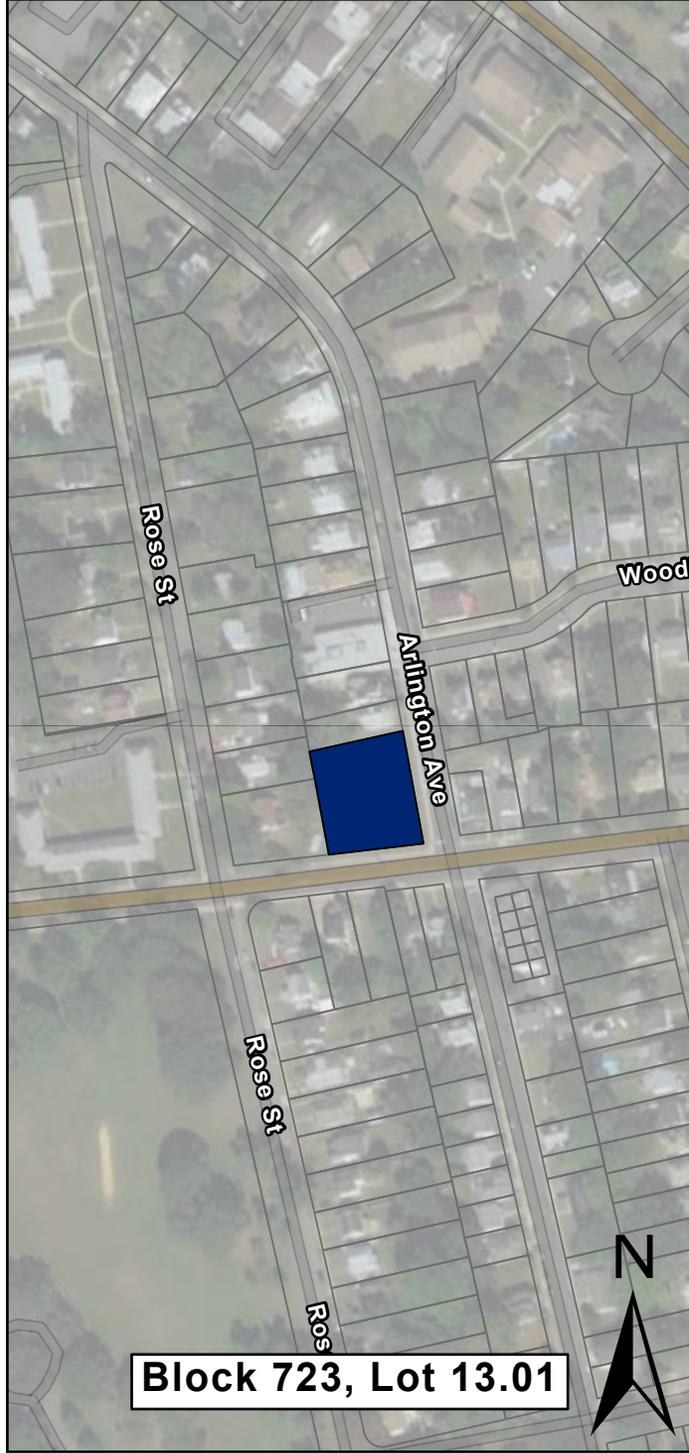
**Redevelopment Area**



**Block 111, Lot 13.01**



**Block 824, Lots 24, 25 and 26**



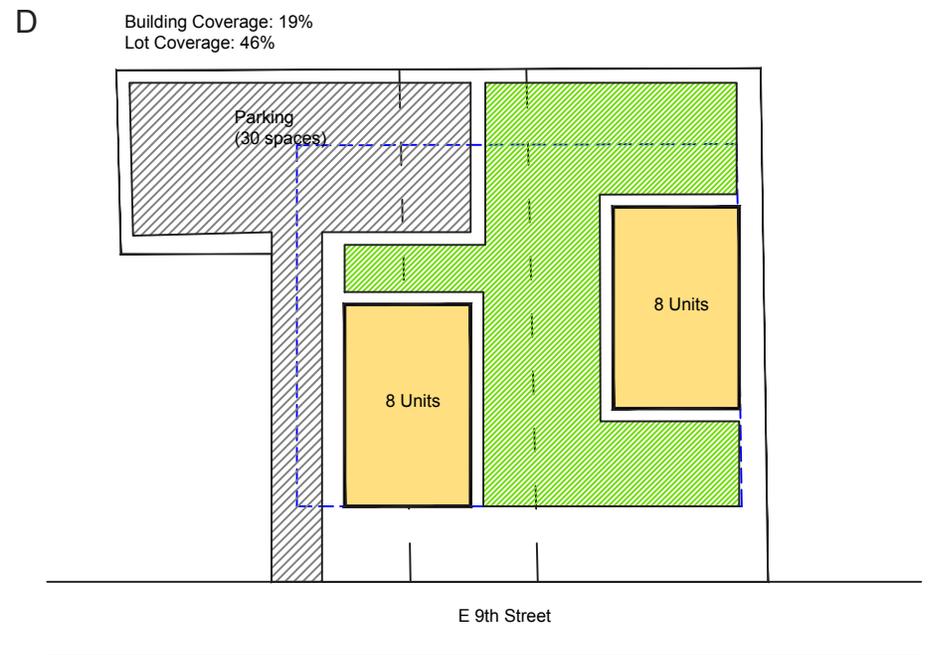
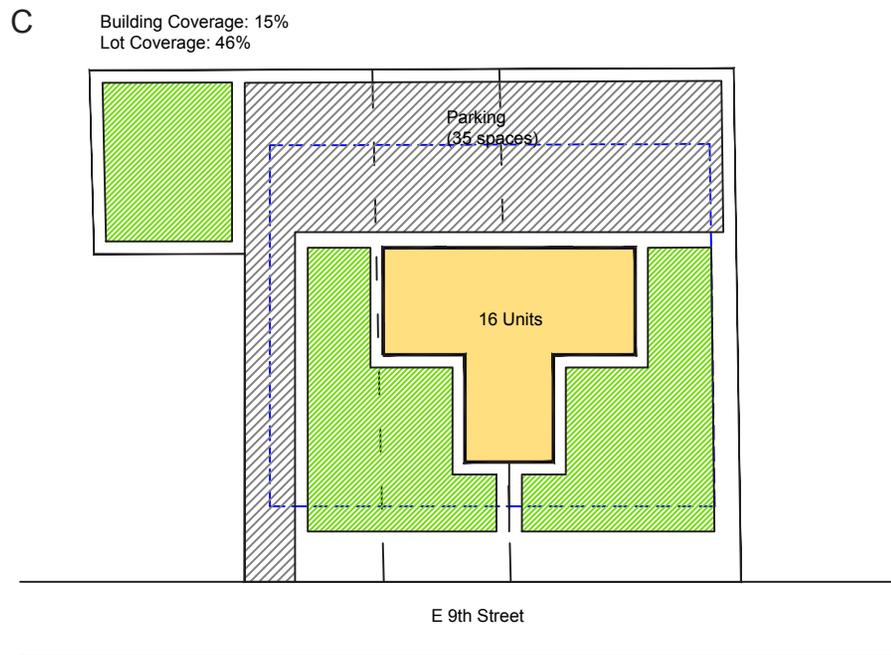
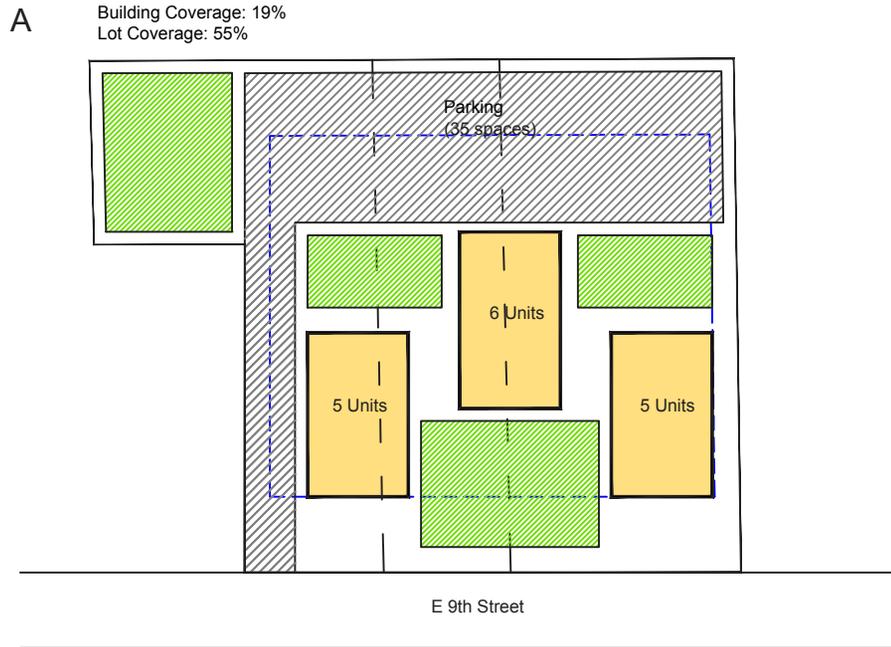
**Block 723, Lot 13.01**

**Map 1: Redevelopment Plan Amendment Area**



# Appendix: Examples of Conceptual Layout Options for 228-236 East Ninth Street (Block 824, Lots 24-26)

FOR REFERENCE PURPOSES ONLY



- Buildable envelope
- Existing lot lines
- Residential dwelling footprint
- Open space
- Impervious coverage

# CITY OF PLAINFIELD

R 107-21

## **RESOLUTION DESIGNATING CERTAIN PROPERTY IDENTIFIED AS BLOCK 824, LOT 25, COMMONLY KNOWN AS 234 EAST 9TH STREET AS A NON-CONDEMNATION REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), authorizes a municipality to determine whether certain parcels of land in the municipality constitute an “area in need of redevelopment”; and

**WHEREAS**, on October 13, 2020, the City Council of the City of Plainfield (the “**City**”) adopted Resolution 295-20 authorizing and directing the City’s Planning Board to investigate a certain parcel identified as Block 824, Lot 25 on the tax maps of the City of Plainfield, commonly known as 234 East 9<sup>th</sup> Street, along with all streets and rights of way appurtenant thereto (collectively, the “**Study Area**”) and to recommend to the City whether all or a portion of the Study Area should be designated as a non-condemnation redevelopment area in accordance with the Redevelopment Law; and

**WHEREAS**, the Planning Board caused Nishuane Group, LLC (the “**Planning Consultant**”) to conduct a preliminary investigation of the Study Area in accordance with the Redevelopment Law; and

**WHEREAS**, the Planning Consultant prepared a map of the Study Area and an investigation report entitled “197 Scattered Sites - 234 East 9<sup>th</sup> Street Area in Need of Redevelopment Investigation” dated December 17, 2020 (the “**Study**”); and

**WHEREAS**, on December 17, 2020, pursuant to the Redevelopment Law, the Planning Board held a duly noticed public hearing concerning the Study, giving all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment the opportunity to be heard; and

**WHEREAS**, at said public hearing, the Planning Board considered the Study, heard the comments of the Planning Consultant, opened the meeting for public comments, and deliberated on the matter using the criteria set forth in the Redevelopment Law; and

**WHEREAS**, the Planning Consultant concluded in the Study and testified to the Planning Board that the Study Area satisfies the criteria for redevelopment area designation set forth in the Redevelopment Law, and should be designated as a Non-Condensation Redevelopment Area; and

**WHEREAS**, on January 21, 2021, the Planning Board adopted a resolution memorializing its findings on December 17, 2020, recommending that the Study Area be designated as a non-condemnation redevelopment area and accepting and adopting the conclusions contained in the Study; and

**WHEREAS**, the City Council agrees with the recommendation of the Planning Board and finds that such conclusion is supported by substantial evidence as set forth in the Study; and

**WHEREAS**, the City Council desires to designate the Study Area as a non-condemnation redevelopment area, pursuant to N.J.S.A. 40A:12A-6 for the reasons set forth below,

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Plainfield, New Jersey as follows:

**1. Generally.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**2. Non-Condensation Redevelopment Area Designated.** Based upon the Study and the recommendation of the Planning Board, the Study Area satisfies the criteria for redevelopment area designation as set forth in the Redevelopment Law. Specifically, the Study Area satisfies Criteria E as it is vacant and the parcels directly north and south of the

Study Area have different zoning designations than the Study Area. This regulatory discontinuity impedes land assemblage and discourages investment on the Study Area. As a result, the Study Area remains vacant and unproductive. In addition, the designation of the Study Area as an area in need of redevelopment is consistent with Smart Growth principles as it is located within a half mile of the Plainfield Downtown Train Station and in close proximity to several community amenities. Therefore, Criteria H is also satisfied. For all of these reasons, the Study Area is hereby designated as a non-condemnation redevelopment area.

**3. Transmission of Resolution.** The City Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6b(5)(c) of the Redevelopment Law.

**4. Mailing of Notice.** The City Clerk is hereby directed to serve, within ten days hereof, a copy of this resolution upon (i) all record owners of the Study Area, as reflected on the Tax Assessor’s records, and (ii) any person who filed a written objection with respect to the designation of the Study Area as an area in need of redevelopment.

**5. Severability.** If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this resolution.

**6. Resolution on File.** A copy of this resolution shall be available for public inspection at the offices of the City Clerk.

**7. Effective Date.** This Resolution shall take effect immediately.

ADOPTED BY THE MUNICIPAL COUNCIL

February 16, 2021



Abubakar Jalloh, R.M.C.  
Municipal Clerk

**CLERK’S CERTIFICATION**

I, Abubakar Jalloh, City Clerk of the City of Plainfield do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Plainfield City Council.

Abubakar Jalloh, R.M.C.  
Municipal Clerk

✓ Vote Record - Resolution R 107-21						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Charles McRae	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Joylette Mills-Ransome	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Steve Hockaday	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Ashley Davis	Secunder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Sean McKenna	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consensus	Stacey Welch	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barry N. Goode	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>