



MASTER PLAN

CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY



The City of Plainfield Planning Board

Adopted
December 10, 1998

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INTRODUCTION

As the City of Plainfield enters the Twenty First century, it is important that the City articulate its plans for the future. Investment decisions and public policy need to be guided by goals and policies that achieve multiple objectives and address a variety of community needs.

A municipal master plan is a document that provides a vision for the future growth of a community. The master plan analyzes statistics, trends, issues, problems and opportunities and then concludes with policies and recommendations that are to be followed in achieving desired results. In doing so, a community defines a sense of itself and its future. The City's master plan is intended to provide a framework for decision making that achieves both short term and long term goals.

The City adopted its last comprehensive Master Plan in 1970. The 1970 Master Plan was prepared by Raymond, Parish and Pine and included a description of Plainfield's regional setting and physical features, an existing land use analysis, a discussion of problems and opportunities, demographic information and master plan elements relating to land use, community facilities, the central business district, and transportation.

The 1970 comprehensive Master Plan remained as the City's principal planning document until 1987 when the City adopted its 1987 Land Use Element. Louis Berger and Associates prepared the 1987 Master Plan Land Use Element and established master plan objectives and policies related to land use. The adoption of the land use element was subsequently followed in 1988 by the adoption of the Master Plan Housing and Historic Preservation Elements.

The 1988 Housing Element was prepared by Mary Windor, AICP, P.P., and Roberta Nalven Burke, AICP, P.P., and addressed the housing element requirements specified under the Fair Housing Act of 1985 including an assessment of the City's fair share housing obligation. The City received substantive certification from the Council on Affordable Housing (COAH) on May 15, 1989 based upon its 1988 Housing Element.

The 1988 Historic Preservation Element was prepared by the City of Plainfield Division of Planning and Community Development and addressed the preservation of historically significant areas within the City. The adoption of the Historic Preservation Element subsequently led to the adoption of a historic preservation ordinance that created historic preservation districts and development controls under the jurisdiction of a Historic Preservation Commission.

In addition to these planning documents, the City also adopted redevelopment plans for the following areas:

Arlington Avenue: November 30, 1978 as amended on July 10, 1997;
South Second Street: April 11, 1991;
Park Madison/Teppers: February 13, 1986 as amended August 3, 1989.

In 1993, the Planning Board conducted its Periodic Reexamination review of the City's planning documents as required by the Municipal Land Use Law, N.J.S.A. 40:55D-89. The Planning Board adopted a reexamination report on July 8, 1993, which acknowledged that:

- a. The City of Plainfield had not prepared a comprehensive master plan addressing land use, housing, economic development, transportation, community facilities and recreation since 1970;
- b. Many of the recommendations and policy objectives of the 1987 Land Use Element were never implemented by the City.

The Reexamination report recommended that the Planning Board prepare a new comprehensive master plan.

The City of Plainfield Master Plan is intended to guide the development policies of the City into the next millennium. It is the culmination of years of effort on behalf of the Planning Board and community residents. This Master Plan replaces all previous planning documents and is intended to be comprehensive in nature. The plan therefore, includes the following master plan elements: land use, housing, historic preservation, circulation, community facilities, and open space/recreation.



Library Park

PLANNING ANALYSIS

REGIONAL SETTING

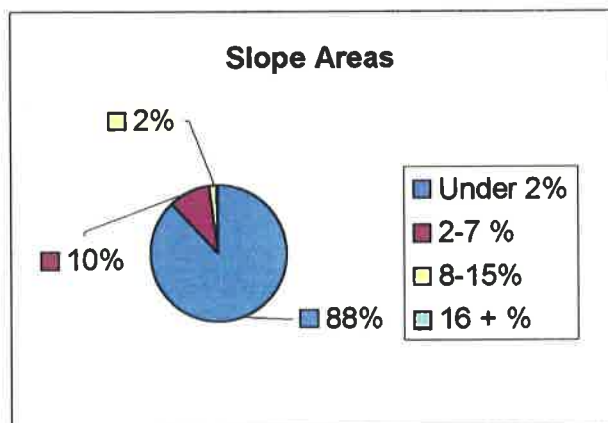
The City of Plainfield is located in the westernmost portion of Union County. The City of Plainfield maintains borders with Middlesex County and Somerset County. Municipalities adjoining the City are North Plainfield, South Plainfield, Scotch Plains, Fanwood, Dunellen, Piscataway, Watchung and Green Brook.

Access to Plainfield is provided by a number of County and Regional Roadways, as well as regional rail. Major highway access to Plainfield, although not direct, is provided by State Highway Route 22. State Route 22 provides important linkages with Interstate Highways Routes 287 and 78. The Garden State Parkway is accessible further east also via Route 22. The NJ TRANSIT Raritan Valley Line provides rail service to Newark, with connections to Hoboken and New York.

PHYSICAL FEATURES

Topography & Soils

The City of Plainfield is located in the Piedmont Plateau geologic region between the Highland region to the northwest and Coastal Plains region to the southeast. The City's is relatively flat and offers little relief (hence the name Plain Fields).



Source: 1998 Union County Data Book.

The City's topography generally ranges from 60 to 140 feet above sea level and peaks around 200 feet at the Scotch Plains border. Consistent with a relatively flat topography, the majority of the City, 87.9 percent falls within a level slope category of less than 2 percent. Typically, only slopes in excess of 16% pose a constraint to development.

Soils in the city have largely been disturbed through years of development. The glacial and alluvial base soils types indicated in soil surveys do not pose a constraint to development.

The combination of acceptable soils and flat topography make Plainfield an ideal location for development.

Wetlands

The National Wetlands Inventory prepared by the Federal Department of Interior, Fish and Wildlife Service indicates the presence of isolated pockets of wetlands generally associated with the flood plain areas of the City. As a matter of State policy, with the passage of the Wetlands Protection Act, development within designated wetland areas is now exclusively a State regulated activity. The New Jersey State Department of Environmental Protection enforces permit requirements for developments within and adjacent to wetland areas.

Flood Plain

The City of Plainfield Flood Insurance Rate Map (FIRM) was published in July, 1983 by the Federal Insurance Administration of the Department of Housing and Urban Development as part of the National Flood Insurance Program. The flood plain mapping presented in the FIRM delineates the 100-year flood plain within the City limits.

The flood plain areas of the City are associated with the Green Brook and the Cedar Brook. Although much of the impact associated with the flood plain is isolated to Green Brook and Cedar Brook Parks, the flood plain area associated with these brooks does extend to already developed residential areas. Structures that fall within the flood plain are required to obtain flood insurance and their modification is subject to specific additional regulations. A comprehensive list of structures subject to flood plain restrictions in the City will become part of this Master Plan, and subsequent implementing ordinances.

NJDEP regulations also place limitations on the amount of fill that may be used to develop a site so as not to exacerbate existing flood conditions. Consequently, the master plan states the Planning Board's intent to preclude further development in floodplain areas, and closely monitor redevelopment to ensure compliance with applicable regulations.

Conclusions- Physical Features

With the exception of the flood plain areas, the physical characteristics of the City do not present any significant impediments to development on a citywide basis. The development of parcels of land containing environmental constraints, including issues such as wetlands and flood plains, does present a significant concern to the City. Development of this type should be discouraged to the greatest extent possible through the adoption of a critical features ordinance, which restricts development of parcels of land containing environmental constraints to those portions of a parcel of land not subject to such constraints.

It should be noted that the Army Corps of Engineers is presently engaged in the Green Brook Flood Control Project. The Army Corps has authored a report entitled "Green Brook Flood Control Project Final Revaluation Report" dated May, 1997. The report identifies Army Corps of Engineer

remedies to the flood problems associated with Green Brook. The Army Corps proposes channel modifications and stabilization for that portion of the Green Brook that flows through the City. The plan anticipates removing natural vegetation along the bank of the brook.

The City should become a more active participant in the project to ensure that the solutions offered by the Corps are consistent with the goals and objectives of the master plan. Of particular concern are engineered remedies such as dikes and levees that drastically alter the natural configuration of waterways but often do not offer a long-term flood control solution for the tremendous public investment that is required. The following steps are necessary for the City to take in advancing this project;

- A member of the Planning Board should be appointed to the Steering Committee for the Green Brook Flood Control Project to specifically monitor the progress of the project as it relates to the future growth of the city and the project's impact on the quality of life of City residents and businesses.
- Efforts should be made to ensure that the channel modifications proposed for the Plainfield portion of the project be properly revegetated to maintain the natural characteristics of the Green Brook.
- The Army Corps of Engineers should be encouraged to investigate all possible alternative means of dealing with flood control issues within the region.

POPULATION CHARACTERISTICS

An analysis of demographic, income, employment and housing characteristics was undertaken utilizing United States Bureau of Census data to identify trends that may impact planning policies. Tables highlighting these characteristics are provided in the appendix. A detailed discussion is provided in the Housing Element.

Historic Trends

The City of Plainfield has experienced demographic changes over the past decade. A review of the most recent US Census data reveals a number of interesting shifts in population and housing statistics indicative of some of the changes have occurred within Plainfield's otherwise well-established community.

Population

Plainfield has experienced a low rate of population growth since 1940 reflecting the developed character of the City. The City's population increased a modest 2.2 percent in the period from 1980 - 1990. Although the City's population grew by only 2.2 percent in that time it is noteworthy that with the exception of only two other towns, all the other municipalities in Union County have experienced a decline in population for the same period. The City's population has held steady (less than a 0.6% decline) in the period from 1990 - 1995.

Population Growth 1940-1995

Year	Population	Change	% Change
1940	37,469		
1950	42,366	4,897	13.0
1960	45,330	2,964	7.0
1970	46,862	1,532	3.4
1980	45,555	(1,307)	(2.8)
1990	46,567	1,012	2.2
1995	46,286	(281)	(0.6)

Source: US Census

Age

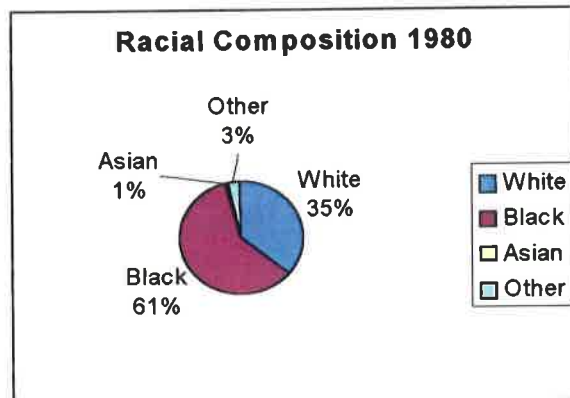
The median age of City residents has declined from 32.2 to 31.3 years reflecting a slightly younger population. This is partly due to the reduced proportion of City residents who are 60 years and older and the slight increase in the 5 years and younger population.

Household Size

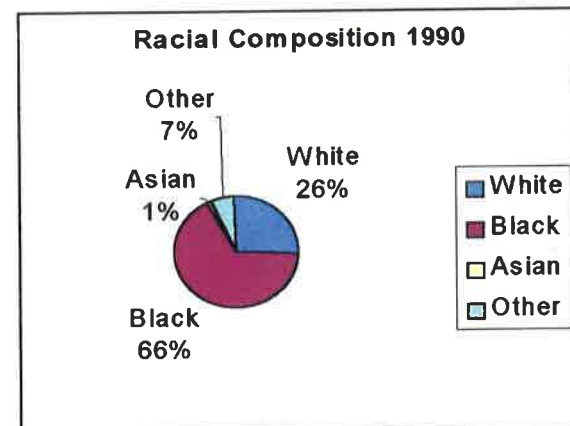
Household size has also increased slightly from 2.98 persons per household in 1980 to 3.07 persons per household in 1990. This reflects the larger family sizes that are associated with a younger population.

Racial Composition

Plainfield is a culturally diverse community, comprised of Black Americans (65 percent) of several origins, Whites (27 percent), "Other" (7 percent) and Asians (1 percent).

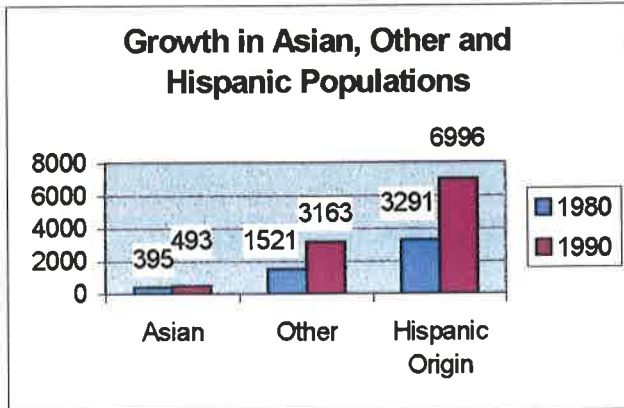


Source: US Census



Source: US Census

The community is continuing to change as evidenced by the period from 1980-1990. Asian and the "Other" categories experienced significant increases over 1980 levels. Additionally, persons of Hispanic origin, represented the fastest growing (+112%) component of the City's population since 1980.

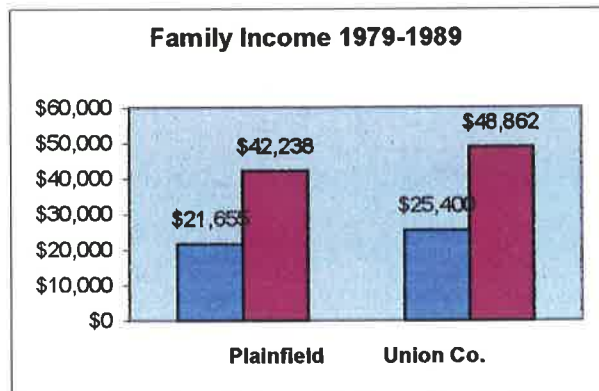


Source US Census

The City's racial and ethnic composition indicates growing cultural diversity within the City's population.

Family Income

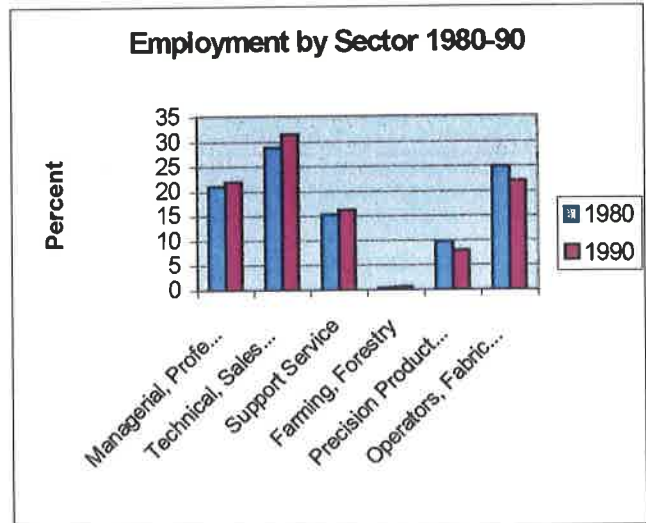
The median annual family income of City residents increased between 1979 and 1989 from \$21,655 to \$42,238. The growth in income for Plainfield families outpaced inflation for the period by 2.3%. This compares favorably to the growth in countywide family incomes, which only exceeded the rate of inflation by 1.3% for the same period.



Source: US Census

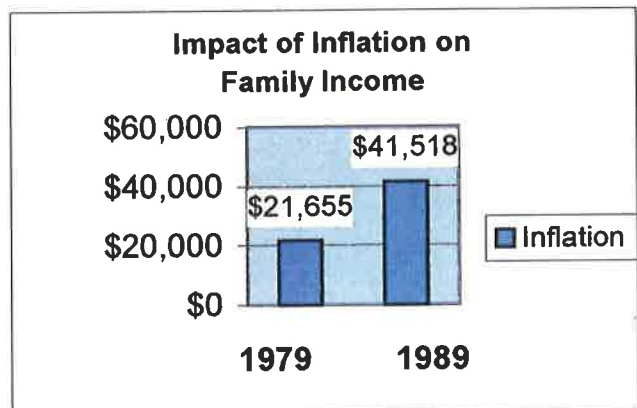
Employment

The City's workforce, defined as Plainfield residents who are employed, is increasingly employed in managerial, technical and support service professions, with a corresponding decline in manufacturing, and other industrial-type employment sectors. The decline in manufacturing companies in the City has mirrored trends for the county and the state.



Source US Census

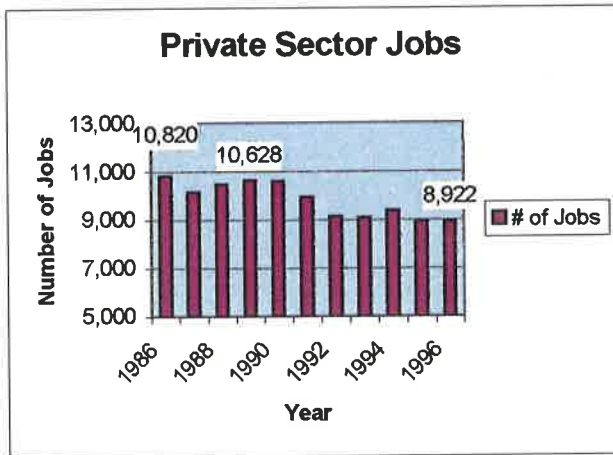
The chart below indicates the impact of inflation on family income. The left column shows the actual 1979 median family income in Plainfield, with the 1989 column showing how that income would have grown by inflation alone. This compares favorably with the actual 1989 family income of \$42,238.



Source: US Census

Private Sector Employment

A trend that has evidenced itself is the decline in private sector employment within the City, particularly over the past 6 years.



Source: NJ Dept of Labor

This decline is related to changes in manufacturing economies and the migration of manufacturing companies to other portions of the state and country in search of lower operating and labor costs. Of some concern is the comparative loss of jobs from the manufacturing sectors of the economy, without the corresponding growth in other employment (technical, managerial and sales) sectors, as the sites are reused for other commercial uses.

The effect is two-fold. First, the loss of any jobs from the City is detrimental to the local economy for workers and area businesses. Secondly, the presence of fallow industrial and manufacturing sites can have a negative impact on adjacent properties and neighborhoods. They do, however, provide excellent opportunities for new start-up ventures and other small business entrepreneurial enterprises. Capitalizing on these opportunities for redevelopment will be an integral part of the initiatives in this plan.

EXISTING LAND USE

Introduction

City planning staff completed an updated land use survey utilizing recent tax assessment records and field surveys.

The City of Plainfield is a developed community with well-established patterns of development. Primarily a residential community, the single largest land use category is single family residential. However, a variety of residential land uses can be found within the city including two family residential, three to four family residential as well as low rise garden apartments and high rise senior apartments. Other land use categories included in the existing land use survey include commercial, industrial, public, farm and vacant.

Existing Land Use

Use	Number	%
1 Family Residential	7,030	71%
2 Family Residential	1,400	14%
3+ Family Residential	455	5%
Commercial	667	7%
Industrial	58	1%
Farm	1	0%
Other/Institutional	229	2%
Public	38	0%
Vacant	93	1%
Total	9,971	100%

Source: City of Plainfield Planning & Economic Development, 1997

The existing land use inventory in the City shows some changes since the last adopted land use plan in 1987. Single family and two-family uses have declined by 6% (7512 to 7030) and 4% (1465 to 1400) respectively, while lots in multi family use have increased by 11% (410 to 455).

The changes in the number of the each of the various uses suggest a combination of changes in the patterns of land use in the City. These include the demolition of single family uses, conversions of single family

uses to higher intensity residential uses and the conversion of single family residential uses to commercial uses, such as office conversions along Park Avenue, South Avenue and East and West Front Streets. Total land area in industrial uses has remained relatively stable.

The existing land use survey details the location of each individual land use in the City. The survey shows the predominant single family character of much of the south and northeast portions of the City. Commercial uses are clustered along the spine of Front Street and the NJ Transit Rail Line, with the Central Business District (CBD) providing the link to another commercial corridor extending south along Park Avenue.

The 8 Historic Districts of the City are also noted in the survey, in addition to the Urban Enterprise Zone. The special designations provide for additional regulations that protect the character of the Historic Districts, while the Urban Enterprise Zone provides for special tax incentives to encourage economic development and the creation of jobs in the zone.

The character of the existing land use inventory presents the challenge to the City of Plainfield of controlling residential density in a developed City, particularly in areas of significant existing density. Additionally, the presence of a number of exempt properties, though not extreme, does present a burden in terms of revenue generation for the City, in addition to the nature of the exempt uses. The Community Facilities/Social Service Element will be an important tool for the City to address this issue. It will provide an opportunity to specify appropriate locations for social service uses to adequately meet the needs of Plainfielders, without negatively impacting residential and business areas.

ISSUES AND OPPORTUNITIES

The planning analysis of existing City conditions reveals a number of policy concerns that need to be addressed by the Plainfield Master Plan.

Housing

Rehabilitation and maintenance issues in a community with a housing stock the age of the historic homes in Plainfield will continue to grow as time moves on. The City should take a number of steps to aggressively preserve the existing housing stock in Plainfield. These include:

- Aggressive code enforcement;
- Programs and policies to encourage an increase in the number of owner occupied units in relation to rental units;
- Rehabilitation of vacant and boarded-up structures consistent with preservation policies. Demolition remains an option of structures that are unable to be rehabilitated;
- Construction of density appropriate housing on vacant lots in residential areas;
- Efforts toward increasing home ownership opportunities both as a way of elevating the economic conditions of Plainfield residents and as a means of maintaining the City's housing stock.

Growing Cultural Diversity

The City needs to show more awareness and sensitivity to the fact that the City is becoming more culturally diverse, even within the standard racial classifications used for US Census purposes. City policies and programs need to be carefully assessed and implemented to insure that all segments of the City's population are being adequately served. Economic development efforts should identify types of businesses that can benefit from the multicultural markets and environment.

Economic Development

The City has a number of areas where it can capitalize on a combination of existing assets and facilities to improve the economic conditions in Plainfield. These include the presence of the Urban Enterprise Zone and the benefits of the designation in terms of employment opportunities and reduced costs for business, the City's location within a growing area and a favorable economy to improve economic opportunity for residents and businesses.

The master plan can and does provide a structure to enable the City to join in the economic recovery experienced in other cities and benefit from a more favorable climate for investment. Current real estate conditions present the types of high return opportunities that are not present in other markets for property owners. Additionally, lower comparative rents and prices provide opportunity for small business, entrepreneurs and start-up industries. The multi-cultural nature of the Plainfield consumer market provides opportunities to service growing ethnic markets, the source of much of the economic growth experienced throughout northern New Jersey.

The presence of a major health care provider and one of the 10 largest employers in Union County, at Muhlenberg Regional Medical Center, provides an opportunity to welcome health care related businesses and industries to the City, in addition to the existing employment base. While changes in the health care industry will require the City to continue to adapt to the needs of providers and patients, the presence of a major facility insures a role for the City in the industry.

The City's railroad stations provide a link to large employment markets in Newark, the Hudson Waterfront and New York City. These areas are opportunities for transit-related development that capitalizes on this market, while also becoming destinations of their own within the City.

The City of Plainfield has historically served as the center of commerce for the western portion of Union County. In accordance with this role, the County can also be encouraged to locate more of its office-based operations in Plainfield to serve this government service market.

Economic policies and actions centered around some of the issues above need to be implemented in order to promote development that will lead to economic growth, jobs and business opportunities for Plainfield residents. The objectives and policies of the Master Plan serve as the basis for this effort.



North Avenue Station

MASTER PLAN OBJECTIVES AND POLICIES

INTRODUCTION

The driving principles behind the master plan objectives are twofold. First, to protect the integrity of residential neighborhoods and secondly, to promote development in targeted areas in conformity with specific development plans. This approach seeks to provide guidance to developers and policy makers in rendering development decisions while reassuring the public of the City's commitment to balance economic development objectives with neighborhood preservation.

The City of Plainfield is a developed urbanized community. Consequently, the development that is anticipated to occur in the city will take the form of redevelopment and density-appropriate infill activities. Redevelopment activities anticipated by the plan include property acquisition, demolition of obsolete or substandard buildings, new construction, infill of vacant lots and substantial rehabilitation of existing structures.

OBJECTIVES AND POLICIES

The City of Plainfield Master Plan proposals for the physical, social and economic development of the community are predicated upon the following general objectives and policies.

OBJECTIVE 1 - Existing residential neighborhoods will be preserved to protect and enhance their character.

Policy 1.1 - Neighborhood Preservation and Targeted Development. The master plan's land use recommendations are designed to protect and reinforce the prevailing residential development patterns in the community, preclude the introduction of incompatible non-residential uses in these neighborhoods and reinforce or reduce prevailing densities of use.

Geographic Areas have been identified where targeted redevelopment activities will occur. Existing residential areas outside of targeted areas are to be maintained at existing residential housing types and densities.

Policy 1.2 - Housing Development. Insure the density and design of the housing development strives to reduce occupancy levels for new and existing units. The overall density and design must be consistent and compatible with the residential characteristics of the existing neighborhood in which the development is located.

Policy 1.3 - Zoning, Housing and Property Maintenance Code Enforcement.

Improve and intensify enforcement of zoning, housing and property maintenance codes as they apply to all parts of the city and most particularly in residential neighborhoods. Provide for appropriate due process in the enforcement to ensure consistent enforcement on a continuing basis.

Policy 1.4 - Housing Intensity. Existing residential densities will be maintained and/or reduced by discouraging conversion of existing dwellings to more intensive residential or commercial uses by zoning regulation and aggressive code enforcement.

OBJECTIVE 2 - Development and redevelopment will be responsive to the needs of the Plainfield community. Redevelopment programs are to be implemented in specified redevelopment areas.

Policy 2.1 - Targeted Redevelopment Areas. The master plan identifies specific redevelopment and development areas where future development and growth is to be targeted. City activities and resources are to be directed to these areas that include, but are not limited to the South Avenue and West Front Street Development areas. Development activities will incorporate new construction and rehabilitation as called for in the plan for the specific areas.

Policy 2.2 - Residential density. Residential redevelopment shall be of a scale that promotes appropriate neighborhood densities and reinforces existing neighborhood character.

Policy 2.3 - Urban Design Principles. Urban design guidelines for all development should be developed to insure proper scale and quality of development projects. The City will actively promote architectural and design excellence in buildings, open spaces and urban design through appropriate design standards for all uses, districts and right-of-ways.

OBJECTIVE 3 - Housing redevelopment and rehabilitation will be consistent with the City's Housing Element.

Policy 3.1 - Eliminate all vacant and boarded up structures within the City of Plainfield. It is the policy and top priority of the City of Plainfield to eliminate the presence of all vacant and boarded up structures within the next five-(5) year period through demolition, rehabilitation and redevelopment. It is recognized that the presence of vacant and boarded up structures contributes to declining property values, property disinvestment and neighborhood decline severely impacting the quality of life of city residents.

Policy 3.2 - Expand home ownership opportunities to Plainfield residents. The City will actively promote opportunities to increase home ownership within the City. Pride of ownership will encourage maintenance of the City's housing stock and help build strong residential neighborhoods.

Policy 3.3 - Promote new housing construction. The City is extremely proud of its historic housing stock and neighborhoods, which lend a unique character to the City. The City's policy is to preserve its existing housing stock primarily through the actions described in the Housing Element. There is a recognition, however, given the age of its housing stock, that there is a need to infuse new housing into neighborhoods to replace housing units lost over the years.

Accordingly, infill development of residential housing at appropriate densities is to be encouraged, subject to specific community design guidelines. It is further the policy that infill development shall be permitted only in a manner that is compatible with and sensitive to existing neighborhood conditions. New residential construction occurring in redevelopment areas must be consistent with the policies outlined under Targeted Redevelopment Areas.

OBJECTIVE 4 - The City's historically and architecturally significant buildings and neighborhoods will be preserved and protected in accordance with the Plan's Historic Preservation Element.

Policy 4.1 Update the Historic Sites Inventory. The 1985 citywide inventory of historic resources should be updated by the end of 1999 to reflect changes in inventoried resources since 1985, to add resources previously not included, and to recommend designations of new historic districts and sites as well as expansion of existing historic districts.

Once the historic sites inventory is updated, the master plan should be amended to incorporate the revisions.

Policy 4.2 Identify new Historic Sites and Districts. The City should commit to an active program of evaluating new historic sites and districts for designation under the City's historic preservation ordinance. The City should also support and undertake nominations of historic sites and districts to the New Jersey and National Registers of Historic Places. Evaluations should include all areas of the City, and should represent the history of the City's diverse population.

Policy 4.3 - Historic Preservation Ordinance. The Historic Preservation Ordinance should be revisited by the City Historic Preservation Commission, with a recommendation to the Planning Board and City Council for potential amendments to further protect historic landmarks and neighborhoods, and encourage appropriate complementary land uses with specific design controls.

Policy 4.4 - Enhancement of Historic Districts. Capital improvements within Historic Districts shall be designed and constructed in a manner that enhances the character of the districts and contributes to the quality of life in the districts. City capital improvement and planning projects should include a review for impacts on historic resources prior to implementation.

Policy 4.5 - Improve Administrative Procedures and Code Enforcement. Enforcement of building codes, referrals of applications to the Historic Preservation Commission, and records on historic resources must be systemized and strengthened in support of the City's historic preservation program. A mechanism is needed to make sure that all municipal agencies and boards are aware of Plainfield's historic resources and historic preservation regulations.

Policy 4.6 - Review Zoning in Existing Historic Districts. With the assistance of the Historic Preservation Commission, the City shall undertake a comprehensive review of zoning regulations in all historic districts. The review shall include, but not be limited to permitted uses, bulk and lot area requirements, parking, lighting, signs and landscaping.

Policy 4.7 - Review Zoning for all New Historic Districts. The City shall undertake review and appropriate revision of zoning regulations for any new historic districts to be designated. Zoning review should parallel the designation process.

Policy 4.8 - Seek Funding for Historic Preservation. The City should aggressively seek grant support and funding sources for the restoration and rehabilitation of structures, neighborhood preservation, National Register nominations, educational outreach and other projects that support historic preservation.

Policy 4.9 - Develop an Educational Outreach Program. The Historic Preservation Commission should initiate an educational outreach program, both inside and outside the City, to increase awareness of and pride in Plainfield's historic resources and the benefits of historic preservation.

Policy 4.10 - Support Community Organizations. The City should encourage and actively support nonprofit and community-based organizations that demonstrate promise and ability to assist the City in achieving historic preservation objectives.

OBJECTIVE 5 - The City shall seek to promote a diverse and strong economy.

Policy 5.1 - Business Expansion and Growth. The City shall support the continuation or expansion of existing businesses in harmony with their surroundings and provide new areas for growth within targeted areas. Business activity, including activities with changing business requirements, should also be encouraged in areas identified and defined in the master plan as "nodes of economic opportunity."

Policy 5.2 - Industrial Business Growth. The City shall promote appropriate industrial development within designated industrial areas by protecting existing industrial districts and encouraging new environmentally sound industrial employers to relocate to the City.

Policy 5.3 - New Businesses. The City shall actively recruit businesses to provide retail and other services, and expanded employment opportunities for city residents. Special attention should be paid towards promoting technology and incubator centers for business expansion and growth within designated commercial areas.

Policy 5.4 - New Jobs. The City of Plainfield should take proactive steps to increase the number of jobs in the City by 5% over the next 5 years to replace job loss since 1989.

OBJECTIVE 6 - The Central Business District (CBD) will be the primary economic development area of emphasis for the City of Plainfield.

Policy 6.1 - Zoning. The City should prepare land development/zoning ordinances that promote the CBD and nodes of economic opportunity as the primary area for commercial activity in the City. This policy includes encouraging appropriate uses for the CBD while

discouraging similar activity-generating uses from locating in areas of the City, where they negatively impact existing neighborhoods.

Policy 6.2 - Promote high quality design. Design Guidelines for the CBD should be prepared to encourage development in a manner that respects and enhances the pedestrian nature of the CBD and improves the viability of nodes of economic opportunity.

Policy 6.3 - Develop a Targeted Growth Plan for the Central Business District The City, in concert with City merchants and business persons, will develop a plan to address issues impacting the growth of business within the district including:

- Parking availability, location and appearance;
- Viability and impacts of "big box" retail uses;
- Retail and Service market-capture within the region;
- Transit-related development;
- Viability and impact of additional residential uses in the CBD;
- Creation of events that attract potential customers.

OBJECTIVE 7 - Preserve and protect environmental resources.

Policy 7.1 - Establish an Environmental Commission in the City of Plainfield The City should reconfigure the existing Beautification Committee to incorporate in its mission the protection of environmental resources and the quality of life for Plainfield residents. The Commission could then serve as the Environmental Commission and Shade Tree Commission for the City as an enhancement to their current activities.

Policy 7.2 - Identify environmentally sensitive lands The new commission should prepare a natural resource inventory that identifies existing areas of environmentally sensitive lands and resources.

Policy 7.3 - Protect and enhance environmentally sensitive areas The City should prepare a Critical Areas Ordinance and Design Guidelines to protect and preserve environmentally sensitive areas within the authority provided by the Municipal Land Use Law.

Policy 7.4 - Identify and remediate contaminated sites The new commission should maintain an inventory of identified contaminated sites and aggressively monitor clean up status with the NJDEP and USEPA.

OBJECTIVE 8. The City shall seek to preserve and acquire open space in order to enhance the quality of life in the City of Plainfield in a manner consistent with the Open Space/ Recreation Element.

Policy 8.1 - Development of park and open space facilities. The City shall seek to develop open space corridors, easements and acquisition programs as identified by the Open Space/Recreation Element.

Policy 8.2 - Upgrade of parks and recreational facilities. The City recognizes that the city's park and recreational facilities are aging and in need of maintenance and modernization. The City shall continue its capital investment in upgrading its park facilities through a two-step process:

1. Complete facility and needs inventory currently being conducted by the City Department of Parks & Recreation;
2. Develop a 6-year Capital Improvement Program to meet the identified needs.

Policy 8.3 - Provide appropriate maintenance. The City, through its parks and recreation and public works departments, will maintain the City's parks and open spaces in a state of cleanliness and good repair.

Policy 8.4 - Identify needs of residents. The City will continue to examine the evolving needs of its residents of all ages to identify necessary changes in facilities and programs.

Policy 8.5 - Provide geographic balance for parks and open spaces throughout the City. The City will evaluate the location of each publicly owned open space to determine its proper function to serve the needs of the immediate neighborhood and the City as a whole.

Policy 8.6 - Encourage appropriate open spaces in all land use districts. The City should seek to provide appropriate open spaces in its residential, commercial, industrial and mixed-use areas to serve the needs of residents, employees and visitors. ✓

OBJECTIVE 9 - The City of Plainfield shall seek to promote the arts as an important element of the city's culture and character. The City recognizes that it is a culturally rich and diverse community and acknowledges the benefits of expanding the arts as a means of enriching the City's quality of life.

Policy 9.1 - Promotion of the Arts in Redevelopment. Redevelopment shall seek to incorporate cultural activities whenever feasible, particularly for the downtown area.

Policy 9.2 - City Support for the Arts. The City will support the efforts of the New Audiences for Plainfield Project and Heritage and Cultural Affairs Commission in order to promote and develop the arts within the City.

Policy 9.3 – Partnerships The City should encourage the use of public-private partnerships and interagency partnerships to increase access to the arts for City residents.

OBJECTIVE 10 - Traffic and circulation policies shall support land use objectives, while facilitating economic development and improving the quality of life for residents and visitors.

Policy 10.1- Street Classification City streets shall be classified according to their function and use in a manner that respects all users of these important public spaces.

Policy 10.2- Identify infrastructure improvements to support investments. The presence of existing infrastructure is an advantage for the City to capitalize on in attracting new investment. Existing infrastructure must be maintained in such a manner to support additional economic development.

Policy 10.3 – Support existing mass transit services. Transportation and land use policy should support existing mass transit facilities and services, while encouraging additional facilities and services through policies and actions that provide sufficient and growing ridership bases, encourages pedestrian access for transit and accommodates automobile access for residents and visitors at transit facilities.

Policy 10.4 - Promote investment that recognizes the needs of pedestrians, bicyclists and the handicapped The City should ensure that all streets and public spaces invite access and use by pedestrians, and other non-motorized

travelers. This includes providing appropriate facilities and encouraging vehicular operations at speeds that do not preclude use by pedestrians and bicycles sharing the public right-of-way.



Park Avenue Streetscape

Policy 10.5 – Implement the objectives of the Circulation Element. The Circulation Element shall serve as additional guidance for transportation investments.

OBJECTIVE 11 - Capital investments by the City shall be consistent with and specifically designed to implement elements of the City's Master Plan.

Policy 11.1 - Annual Capital Improvement Plan. The City shall prepare a Capital Improvement Plan annually for review and recommendation by the Planning Board. Projected capital improvements shall take into consideration anticipated revenues, the City's ability to fund capital projects given projected revenue streams, the expected return on investment for the improvement and the relative costs and benefits of each investment. The annual capital improvement program should be reviewed and adjusted as necessary. The focus of each year's review should be year 2 of the 6 year cycle to allow time for appropriate planning and modifications prior to final funding approval.

Policy 11.2 - Consistency with Master Plan. The Capital Improvement Plan shall be consistent with the City's Master Plan. The Capital Improvement Plan shall encompass a full 6-year period as provided for in the Municipal Land Use Law to provide for adequate financial planning and facility implementation.

OBJECTIVE 12 - The City supports the State's redevelopment goals as expressed in the State Development and Redevelopment Plan as currently being revised.

Policy 12.1 - Cross-Acceptance. The City will be an active participant in the cross-acceptance process to ensure that the City's interests are fully represented.

Policy 12.2 - State fiscal policy. The City recognizes that the goals and objectives of the State Plan for urban areas will not be realized without a significant investment of state resources in urban areas. The City will seek to promote policies at the State level to insure that adequate resources are allocated to achieving state planning objectives for urban areas.

OBJECTIVE 13 - Areas identified in the Land Use Plan as transitional areas will be closely monitored and specific actions will be taken to prevent further decline.

Policy 13.1 - Targeted Activities. Transitional areas will be targeted for increased code enforcement activities to maintain properties, as well as vigilance by police, fire and public works departments. Additionally, programs to assist property owners to maintain their properties and City investments will be targeted to transitional areas to prevent neighborhood decline.

Policy 13.2 - Monitoring. Transitional areas will be monitored and annually assessed to determine the extent to which

the City has addressed blighting influences including noise, litter and garbage. This assessment is to be performed by the Planning Division and incorporated as part of the annual master plan report.

OBJECTIVE 14 - Social services will be directed to meet specific community needs.

Policy 14.1 - Citywide assessment. The City should update the citywide survey of social services to assess community social service needs on an annual basis.

Policy 14.2 - Community Facilities. Community facilities intended to meet social service needs should be located in areas that provide easy access, such as in the CBD, or in other commercial districts on or near transit routes. Policies set forth in this land use and community facilities elements of this master plan are designed to protect residential neighborhoods. They preclude the location of inappropriate social services in residential neighborhoods in the City.

OBJECTIVE 15 - The City Master Plan shall be monitored annually and evaluated for relevance and success against stated goals and objectives.

Policy 15.1 - Annual review. Although the Municipal Master Plan calls for a periodic re-examination of its master plan every six (6) years, it is the policy of the Planning Board and Zoning Board of Adjustment to prepare an annual report on the status of the master plan for the benefit of providing the community current information on the City's planning efforts.

With the assistance of the Planning Division, the Board will review planning activities to gauge the consistency and/or success of various plan elements compared to a checklist developed from the actions recommended in the master plan.

Recommendations for needed changes will be presented at a public hearing and adopted if necessary in accordance with the provisions of the Municipal Land Use Law and forwarded to the City Council for action.

OBJECTIVE 16 – The City Land Development Ordinance and Zoning Code will be rewritten to implement the objectives and polices of the Master Plan.

Policy 16.1 – New Land Development Ordinance. The City will write and adopt a new land development ordinance to implement the objectives and polices of the Master Plan. Specific attention shall be paid to providing zoning designations that do not exceed existing residential densities and that closely correspond with the proposed land use designations of the land use plan element.

Policy 16.2 – Design Guidelines. The City will incorporate design guidelines prepared for residential, commercial and mixed-use development and redevelopment in the new Land Development Ordinance to provide specific recommendations to reviewing boards on site plan elements and design.

Policy 16.3 – Critical Areas Ordinance. The City will incorporate a critical areas ordinance in the new land development to restrict development in areas subject to environmental constraints.

Policy 16.4 – Historic Preservation. The City will incorporate the Historic Preservation Ordinance in the new Land Development Ordinance with appropriate use and bulk regulations for each historic district.

LAND USE ELEMENT**Introduction**

The Land Use Element seeks to promote master plan objectives and policies that are intended to protect existing residential neighborhoods of the City, and to promote development in specific targeted areas determined to be in need of directed City efforts to foster revitalization. Development will be of high quality and reflect the historic development patterns that characterize the City of Plainfield. Design standards for infill development will further insure compatibility with existing neighborhoods

The Land Use Element's categories of land use reflect the objectives and policies of the master plan and provide guidance for determining the appropriate distribution of land use throughout the City. Permitted land uses may be further modified by other policies in other elements of the plan or by specific plans that are recommended for certain areas of the City.

LAND USE PLAN

The Land Use Plan Element provides for various categories of land use relating to residential, commercial, industrial, institutional, public and recreation/open space uses. The master plan also delineates designated historic preservation areas, includes a mapping of transitional areas in danger of becoming blighted thereby requiring special attention by the City, as well as nodes of economic opportunity.

Residential Land Uses

The proposed Land Use Plan indicates proposed residential land use areas in the City. The districts identified respect existing residential densities, preserving the integrity of the neighborhoods. The plan also strives to reduce residential intensity where possible, in accordance with the stated objectives and policies of this plan.

1. Very Low Density Residential. This is a new category of land use that corresponds to an area that borders the Township of Scotch Plains in the vicinity of Woodland Avenue and Rahway Road. This category calls for single family development at a density not greater than 1.0 dwelling unit per acre.
2. Low Density Residential. This category encompasses the southern portion of the City that roughly corresponds to the neighborhood area referred to as Sleepy Hollow and the other historic districts. The plan calls for single family development at a density of 2.0 dwelling units per acre.
3. Low-Moderate Density. This category provides for single family development at a density of 3.5 dwelling units per acre.
4. Moderate Density. This category provides for single family residential development at residential density of 5.3 dwelling units per acre.
5. Medium Density. This category provides for one and two-family residential development at residential density of 7.5 dwelling units per acre.
6. Medium - High Density. This category provides for multifamily dwelling units at a residential density of 10 -12 dwelling units per acre. This area includes residential properties just south of the City's central business district.
7. High Density. This residential density is established at 18-24 units per acre. This designation includes the multifamily apartment development located along East Front Street.

Commercial Land Uses

1. Neighborhood Commercial. These are commercial areas that are intended to serve the specific surrounding neighborhoods. The scale and intensity of development should not intrude into but complement the character of the residential neighborhoods they serve. Consequently, the land uses to be permitted in neighborhood commercial areas are limited to general retail and business uses according to specific standards. The South Avenue Corridor is an area to be designated Neighborhood Commercial. Higher intensity uses such as auto repair shops, auto body shops, light manufacturing etc. are not to be permitted in these areas.
2. Central Business District. This area serves as the City's downtown retail center and also serves a broader population. Recommended land uses include retail, commercial service establishments, offices, institutions, schools and mixed-use residential dwellings. Like the Neighborhood Commercial district, higher intensity uses such as auto repair shops, auto body shops, light manufacturing etc. are not to be permitted in the CBD.
3. Mixed Use, Professional, Commercial & Residential. This designation recognizes those areas of the City that are developed with retail/commercial uses on the first floor with apartment units above. The present commercial zoning of these areas is inconsistent with this land use and creates a large degree of nonconformity. It is recommended that these areas be rezoned to permit this mixed-use pattern.

This designation will also encompass many of the transition areas in the City and is intended to foster redevelopment by permitting a broad palette of compatible uses, including uses not previously considered such as assisted living facilities. This mixed-use designation will also serve as a buffer between commercial districts and the adjacent lower density residential neighborhoods.

4. Professional Office. This new designation seeks to recognize the existing land use pattern resulting from the conversion of residential housing to professional office space along Park Avenue from East Ninth Street to Randolph Road. The plan recommends that the conversion of residential uses to professional office space be permitted subject to supplemental regulations. Muhlenberg Medical Center is also accommodated in this district.
5. General Business This designation applies specifically to the commercially developed areas along the borders of the City on West Front Street and Terrill Road. The designation responds to land use patterns in adjacent communities of Scotch Plains, Dunellen and Piscataway. Recommended land uses include uses traditionally associated with high volume roadways such as car washes, drive-through restaurants and auto sales. Specific design standards however, are recommended to maintain an architecturally attractive appearance.

Industrial Land Uses

The industrial land use categories refer to areas currently zoned Economic Development I and Economic Development II. These areas include North Avenue from Richmond Street to Leland Avenue and the south side of North Avenue to Terrill Road, the South Second Street Industrial Area from Grant Avenue to Rock Avenue and West Front Street from Rock Avenue to the Dunellen municipal border.

The proposed industrial classification continues to call for industrial and economic development activities to occur in these areas. Uses requiring rail access are appropriate for this designation, as well as uses that may impact adjacent properties and that would not be acceptable in mixed-use areas. Uses not previously considered for the City that may be appropriate for this district include telecommunications facilities on existing buildings and structures.

Open Space/Recreation

Publicly owned park and recreation parcels are indicated and intended to remain as open space for active and passive recreation.

Targeted Plans for Development

Specific areas are delineated for special consideration as areas targeted for development. The objective of the plan is to target specific City actions to foster development or redevelopment of these areas as called for in the plan.

Some areas, like the South Avenue Corridor, are identified for improvement to enhance their existing qualities. Locations designated as development areas do not fit within the criteria as redevelopment areas. These areas are critical, however to the economic growth and improvement in quality of life for the City's residents and are identified for the implementation of specific improvements and development policies. The other areas targeted for development are designated as "Development Areas".

*Central Business District Development Area
South Avenue Corridor Development Area
North Avenue Development Area
West End Development Area
West Front Street Development Area
East Second Street Development Area
West Third Street Development Area
East Fifth/Sixth Street Development Area*

Targeted Areas for Redevelopment

Areas identified as redevelopment areas are generally characterized by the poor structural condition of buildings, the evident lack of investment, lack of maintenance and abandonment. These areas satisfy statutory criteria as "redevelopment areas" under the New Jersey Redevelopment Act. They include the following areas:

*South Second Street Redevelopment Area
Arlington Avenue Redevelopment Area
Park Madison/Teppers Redevelopment Area*

Redevelopment Plans have been adopted for the following locations:

Arlington Avenue: November 30, 1978 as amended on July 10, 1997;

South Second Street: April 11, 1991;

Park Madison/Teppers: February 13, 1986 as amended August 3, 1989.

Plans need to be prepared for each of the areas targeted for development to provide the framework for improvements in the areas and to enable access to the various beneficial provisions of the NJ Redevelopment Law. Priority should be given to plans for the Central Business District, South Avenue Corridor and North Avenue Development Areas in an effort to provide immediate momentum to the plans and their implementation. A summary for each development area is provided as follows:

Central Business District Development Area

The master plan calls for substantial streetscape and other infrastructure improvements to the Central Business District. It is recommended that a detailed improvement plan be developed incorporating a specific theme to identify the downtown as a unique and pedestrian friendly place. Design standards should also be developed and enforced through the planning process to maintain the downtown as an attractive shopping center.

Accommodating parking and providing better accessibility by car and transit is an important issue to be addressed by the Circulation Element of this plan and subsequent design standards. The Plan should also provide for a mix of uses consistent with the residential uses in transition areas leading to established neighborhoods.

South Avenue Corridor Development Area

The South Avenue Corridor extends from Terrill Road to Woodland Avenue. Streetscape improvements are proposed for this corridor and are funded through New Jersey Department of Transportation funds and federal ISTEA programs. The improvements call for new sidewalks and curbs, architecturally attractive lighting, and landscaping improvements. The plan also includes designated pedestrian crosswalks with bump outs for mid block crossings and a narrowing of the travel lanes.

One of the objectives of the master plan is to create a sense of community in this particular commercial neighborhood and to make the area more pedestrian friendly by incorporating traffic calming devices into the streetscape design. In order to fully achieve this objective, it is recommended that the area be rezoned from Arterial Commercial to Neighborhood Commercial to preclude the development of intensive auto dependant uses that conflict with the general design and objectives of the master plan.

West Front Street Development Area

The West Front Street development plan calls for upgrading existing neighborhood commercial nodes and promoting residential rehabilitation of existing residential neighborhoods. The master plan recommends that the zoning for this area be changed to neighborhood commercial to better reflect community desires for the area. It is also recommended that this area be targeted for intense code enforcement activities to discourage the illegal conversion of housing units that tend to contribute to conditions of overcrowding and blight.

West End Development Area

The master plan recommends continued industrial development of this area. Similar to the North Avenue Industrial area, development activities occurring in this area should be permitted to occur within the guidelines of specific performance standards. It is further recommended that the lot size requirements for this area be increased from 5,000 square feet to a minimum of 20,000 square feet to facilitate larger scale development and to discourage the subdivision of properties that would make industrial development difficult or not feasible.

North Avenue Industrial Development Area

The master plan recommends this area for industrial redevelopment. This is generally in conformity with the existing land uses in the area as they extend from Richmond Street to Terrill Road. The Plan encourages manufacturing, assembly uses and warehousing to locate and develop in this area. It is recommended however, that due to the proximity of this area to residential areas that performance standards, including appropriate buffers, be developed and enforced to insure that impacts associated with these types of activities are minimized.

It is noted that waste hauling operations are locating or are seeking to locate in this particular area. This plan seeks to discourage these types of operations from locating in this area due to the presence of nearby residential neighborhoods.

It is further recommended that the lot size requirements for this area be increased from 5,000 square feet to a minimum of 20,000 square feet to facilitate larger scale development and to discourage the subdivision of properties that would make industrial development difficult or not feasible.

South Second Street Redevelopment Plan

The redevelopment plan for the proposed South Second Street neighborhood seeks to create a viable community by addressing, in a comprehensive fashion, those factors that define a healthy and safe neighborhood. Redevelopment options addressed in the plan include new construction, economic development initiatives, recreational development, demolition and rehabilitation of abandoned structures and community resources that bring all these factors together. The implementation of this plan should be a priority for the City.

West Third Street Development Area

The West Third Street Development Area is adjacent to the South Second Street Redevelopment Area. The area is targeted for intense housing rehabilitation and infill development consistent with the general objectives and policies of the Master Plan's Land Use and Housing Elements.

Arlington Avenue Redevelopment Plan

The amended Arlington Avenue Redevelopment Plan was adopted by the Planning Board on July 10, 1997. The amended plan reduced the boundaries of the originally delineated redevelopment area to better recognize existing neighborhood conditions. The plan also was revised to permit single family attached housing as a redevelopment option.

It is recommended however, that due to the proximity of this area to residential areas, that performance standards including appropriate buffers, be developed and enforced to insure that impacts that may result from the plan's development activities are minimized.

Park Madison/Teppers Redevelopment Plan

The master plan continues to recommend mixed use development of the Park Madison/Teppers Redevelopment Area as the best development option. The plan calls for specific density requirements and seeks to impose design guidelines to promote an attractive development that will enhance the quality of the City's downtown area.

East Fifth/Sixth Street Development Area

The master plan seeks to target this area for residential redevelopment at prevailing residential densities and housing types. Specific actions include packaging vacant and boarded up structures for redeveloping individual lots and targeting this area for housing rehabilitation.

East Second Street Development Area

The master plan recommends preparing a development plan for this area including mixed-use, neighborhood commercial and residential uses. The plan also should provide for the possible development of a neighborhood community center.



Teppers Park/Madison Redevelopment Area

AREAS OF SPECIAL PLANNING CONCERN

The master plan recognizes that particular areas within the City require special planning attention. The master plan seeks to create two particular categories of land use that fall within this designation. These two areas are referred to as Transitional Areas and Nodes of Economic Opportunity. This Master Plan provides the following recommendations for these areas.

Transitional Areas

Transitional areas are otherwise stable residential neighborhoods that are beginning to exhibit a general trend of disinvestment. Transitional areas border upon blighted areas or commercial strips. Housing conditions evident in these areas may include peeling exterior paint, sagging porches, missing roof shingles, broken windows and sidewalks and curbs in a state of disrepair. These are areas of special concern because they require direct intervention in order to avoid further deterioration leading to wholesale blight and property abandonment, as well as the need to arrest any potential for negative impacts to adjacent, stable residential neighborhoods.

The Master Plan recommends that areas designated as transitional areas be targeted for increased code enforcement activities to maintain property appearances. It is further recommended that such areas be constantly monitored by code enforcement, police, public works and fire departments to assess the need for further intervention as needed to prevent blight. These areas should also be prioritized for rehabilitation programs and neighborhood activities designed to maintain neighborhoods.

Nodes of Economic Opportunity

The master plan recognizes that City efforts to promote economic development may have been disproportionately directed towards redevelopment of the Park Madison/Teppers site. Although the plan acknowledges the need to develop this critical tract of land, the master plan also seeks to recognize the tremendous economic potential of other areas of the City that, if properly promoted, could significantly contribute to the City's economic well being.

Areas designated as nodes of economic opportunity include:

South Avenue Corridor
North Avenue Commercial Historic District
West Front Street Neighborhood
Commercial Districts
Park Avenue Commercial District
Union County College (campus setting)

Areas designated as nodes of economic activity serve particular areas of the City and can become vibrant centers of economic opportunity. They also provide an immediate chance to affect positive change for the City. The master plan recommends that areas identified as nodes of economic opportunity have development plans prepared for each area that identify the following: the types of uses that are appropriate for each area, possible streetscape improvement assistance, sign and facade assistance, business loan assistance and business promotion assistance in a manner that is consistent with the Economic Development Element of the City's Strategic Plan.

HOUSING ELEMENT

Introduction

The City of Plainfield enjoys a rich and diverse housing stock that reflects a wide variety of architectural styles and range of affordability. Included in the City's housing stock is a significant collection of historic structures, mostly but not exclusively, enclaved within specific historic districts. The character of the City is, in large part, defined by its housing. Almost half, and the single largest housing category of housing type, consists of detached, single family residences. This housing feature adds to the City's distinctly suburban character despite its regional setting as the urban center for the westerly portion of Union County.

The City however, has struggled to maintain its housing stock that has suffered, over the years, a period of decline in particular areas. The Master Plan Housing Element provides a specific plan of action to preserve the City's housing stock and promote new housing development within the framework of the master plan's overall goals and objectives.

The Housing Element is also intended to comply with the New Jersey Fair Housing Act and Council of Affordable Housing (COAH) rules and regulations concerning substantive certification of housing plans.

It is noted that as an urban aid city, The City of Plainfield is exempt from Reallocated or Prospective Need requirements for affordable housing units. Consequently, Plainfield is responsible for meeting only the indigenous housing needs of the community. COAH calculates this pre-credited number to be 328 housing units. COAH rules provide that this number may be reduced by the number of housing units that have been rehabilitated since 1980.

The City has already received a prior-cycle credit for 153 units as part of its 1987-1999 obligation. Additional credits are due to the City for housing rehabilitated through its various housing rehabilitation programs, primarily through the Community Housing Assistance Program (CHAP). A detailed accounting of the COAH determination of indigenous need and applicable credits will be presented later in the housing element.

Inventory of Housing Stock and Demographic Analysis

COAH regulations require an assessment of the City's housing stock as well as a demographic and employment analysis. An analysis pertaining to the City's housing conditions as well as demographic characteristics was presented previously in the Planning Analysis section of the Master Plan. A summary of the highlights of this analysis are presented as follows.

Housing

There has been little change in the total number of housing units in the City, as well as in the ratio of home ownership to rental occupancy. There was a reported decline of 89 dwellings from 16,152 in 1980 to 16,063 in 1990. There was a very slight increase in the number of vacant units from 883 to 917. The proportion of vacant units to total number of dwellings however, remains virtually unchanged. Overall, the City's housing statistics reflect a stable, developed community.

The City of Plainfield remains a predominantly single family community with 71% of the total building parcels used for single family detached dwellings. This represents 44.3 percent of the total housing units, with the balance of the units being located in multi-family dwellings.

The proportion of owner occupied versus rental units has remained constant over the years. In 1990, fifty one (51%) of city residents owned their residence while forty-nine (49 %) rented.

It is noteworthy that the number of dwelling units constructed from 1939 and earlier has declined significantly over the past two decades. In 1970, a total of 9,154 dwelling units existed that were constructed during that time frame. By 1990, this figure declined by 35.8 percent to 5,872 dwellings, due to demolition. Despite this decrease, homes constructed prior to 1939 continues to represent the largest proportion of housing units by age.

The median housing unit value increased from \$46,900.00 in 1980 to \$140,000.00 in 1990. This increase represents a positive trend. The City is continuing steps to support this trend. A further analysis of indicators of housing condition suggests that overall, statistically, the City's housing stock improved over the past decade. The number of dwelling units reporting a lack of complete plumbing facilities for exclusive use, complete kitchen facilities or heat has all declined.

The City's housing stock however, continues to reflect overcrowding. The City experienced a 5.5 percent increase in the number of occupied housing units that contained 1.01 or more persons per room between 1980 to 1990. This suggests that pressures are being placed upon the City's housing stock posed by an increase in family size.

A survey of housing structures performed by the Division of Planning and Community Development in 1996 revealed that there were 250 vacant and boarded up structures in the City. The problem of vacant structures is evident throughout the City but is heavily concentrated in the western portion of the City (also known as the Fourth Ward). Although affecting only 1.5

percent of the total number of dwellings, this condition destroys property values and neighborhood cohesiveness and is a substantial issue facing the City.

Population

Plainfield has experienced a low rate of population growth since 1940 reflecting the developed character of the City. It is noted however, that Plainfield is one of only three communities in Union County to experience population growth from the period of 1980 to 1990. Population remained stable for the period to 1995. Household size has increased slightly from 2.98 persons per household to 3.07 persons per household between 1980 and 1990.

Income

Median family incomes for the City increased between 1980 and 1990 in both absolute and inflation adjusted dollars. This rise was accompanied by a significant shift in the distribution of income among various income groups in the City. In 1979, 7.7 percent of the City's families were earning less than \$5,000 per year and only 5.5 percent were earning greater than \$50,000. By 1990, the proportion of families earning less than \$5,000 decreased to 4.5 percent while the proportion of families earning \$50,000 or more increased substantially to 40 percent.

The City has experienced a modest decline in the number of households with incomes that fall below the poverty level. The largest reduction can be found among female heads of households with children which declined from 26.8 percent in 1980 to 19.6 percent in 1990. Although there have been some gains, it is significant to note that poverty still persists as a problem facing the City. Within Union County, the City has the second highest proportion of total persons living below the poverty level (12.2 percent of the City's total population).

Additionally, the number of people 60 years and older living below the poverty level has increased from 1980 levels from 9.2 percent to 13.3 percent.

Workforce Characteristics

Nearly 70 percent of City residents are employed within managerial, professional, sales, administrative and support service jobs. A further breakdown of employment characteristics indicates that the majority of city residents are employed in Technical and Sales occupations (31.5%) followed by Managerial and Professional occupations (21.9%). Both categories are up from 1980 figures. Between 1980 and 1990 the percentage of residents employed in manufacturing or other trade oriented professions declined from 34.6 to 22.9 percent. This reflects the general loss of manufacturing jobs affecting not only New Jersey but the entire nation.

Employment by place statistics indicate that over half (57.3%) of the City's residents work outside Union County. This is a significantly higher percentage than the 40% previously reported in 1980. The mean travel time to work however, has not changed from the average 25 minutes reported in 1980. This suggests that City residents are not commuting far to work and are being attracted by employment opportunities in neighboring Somerset and Middlesex Counties.

The total number of private sector jobs has declined in the City during the past 6 years from 10,628 in 1989 to 8,922 in 1996, the last year for which data is available.

Housing Stock Projections

The Housing Element presents a projection of the City's housing stock, including the probable future construction of low and moderate income housing for the next six years.

Given the developed nature of the community, a significant increase in the total housing stock of the City is not contemplated. There is however, anticipated a resurgence in affordable housing due to recent developments and anticipated redevelopment anticipated by the plan.

Development of the Arlington Avenue Redevelopment tract will yield the construction of 22 affordable housing units. This is an affordable housing single-family townhouse development that is subsidized by an affordable housing grant by the New Jersey Housing Mortgage Finance Agency under the Urban Home Ownership Recovery Program.

An additional 11 units (32 units X .33%) of affordable housing units will be constructed as part of a housing development project to be constructed on West Seventh Street by the Rose of Sharon Church. This project is also funded by NJHMFA grant assistance also under the UHORP program.

Future housing activities contemplated in the various redevelopment areas of the City is anticipated to yield additional affordable housing units. Based upon the rehabilitation of current vacant and boarded up structures as well as redevelopment activities contemplated by the South Second Street Redevelopment Area, a total of 200 additional affordable housing units are anticipated to be constructed. This figure includes approximately 100 new affordable townhouse units anticipated to be constructed within the South Second Street Redevelopment Area and at least 100 units that would be available from the rehabilitation of half of the vacant and boarded up structures that currently exist in the community. It is anticipated that the other 100 or so vacant and boarded up structures will be addressed by current market forces.

Regional Contribution Agreements

The City does not intend to accept Regional Contribution Agreement units at this time.

Determination of Present and Prospective Fair Share

The City of Plainfield has satisfied its obligations to provide affordable housing units in accordance with the State of New Jersey Council of Affordable Housing for 1987-1999. Since the City of Plainfield is designated as an urban aid community, it is exempted from Reallocated or Prospective Need requirements under the Fair Housing Act and COAH rules. Consequently, the City of Plainfield is responsible for satisfying only indigenous need requirements.

Based upon COAH methodologies, the City of Plainfield has an indigenous need 328 affordable housing units. Through redevelopment activities currently under construction as well as the City's housing rehabilitation program under CHAP (funded through the federal Community Development Block Grant Program), the City has surpassed its need and is entitled to credits towards the next affordable housing round.

Summary Calculations
 Housing Need for the City of Plainfield
 Union County, New Jersey

- A. Indigenous Housing Need 328
- B. Reallocated Existing Housing Need 0
- C. Prospective Housing Need 0

Subtotal **328**

- D. Municipal Housing Credits
 - 1. New Construction of Housing Units
 - a. Arlington Avenue 22
 - b. Rose of Sharon 11
 - c. Faith, Bricks and Mortar 3
 - d. Habitat for Humanity 2
 - 2. Prior Cycle Credits 153
 - 3. Rehabilitation 161

Total Credits **352**

Credit **24**

Housing Plan

The Housing Plan seeks to address the City's housing need through both redevelopment and housing rehabilitation through the following actions.

Elimination of Vacant and Boarded Up Structures

1. In order to eliminate its inventory of vacant and boarded up structures, the City shall aggressively acquire substandard and vacant structures through code enforcement measures, donation or tax foreclosure. Once acquired, the City can dispose of these properties in the following manner:
 - a. Creation of a Plainfield home-buyer program in which City acquired properties will be sold to income eligible Plainfield residents for rehabilitation and subsequent owner occupancy. Funding packages will be identified to assist potential homebuyers in obtaining mortgage and rehabilitation financing such as 203k mortgages and HMFA low down purchase programs.
 - b. Donation of property to non-profit entities for development of affordable housing. The City of Plainfield has partnered with Habitat for Humanity and has donated City owned lots for this purpose. The City has partnered with Faith, Bricks and Mortar, a County approved Community Housing Development Organization, for the construction of an affordable two family unit located at 922 West Front Street. The City has also entered into an agreement with the Board of Education that resulted in the creation of a Youthbuild Program, a pilot program where high school students rehabilitate City donated property for affordable housing. The City donated 124 Johnston Avenue for this purpose.

- c. Sale of properties, where appropriate, to private sector investors/developers for rehabilitation or new housing development.
- d. Developing joint ventures among non-profits and private developers to rehabilitate substandard structures or to construct new housing.
- e. The City will continue to vigorously enforce the Property Maintenance Code and recently enacted Continued Certificate of Compliance Ordinance to insure the continued maintenance of the City's housing stock.

Expansion of Home Ownership Opportunities

To elevate the economic status of Plainfield residents and provide expanded home ownership opportunities, it is recommended that the City implement the following programs.

- a. The City will assist eligible home buyers by providing, in conjunction with the New Jersey Housing Mortgage Finance Agency (NJHMFA), low cost housing financial products aimed at reducing down payment and mortgage interest costs. The primary financing vehicle should be provided by the NJHMFA. It should be noted that the City has already embarked on a joint marketing program with the NJHMFA in promoting affordable housing mortgage products to city residents.
- b. The City should aggressively negotiate with area housing mortgage lenders to create and implement below-market rate loan products. The City should seek strict compliance with federal Community Reinvestment Act standards to encourage lending institutions to participate in such a

program. The City should also seek to create a multi-lender consortium or joint partnership to provide an available pool of affordable financing.

- c. The City will provide direct housing counseling services to Plainfield residents to make them aware of existing housing programs and to provide needed guidance in how to achieve homeownership.

Promote New Construction of Housing

Given the age of the Plainfield housing stock, new construction should be promoted in appropriate locations in order to modernize the City's housing stock. This can be accomplished by the following recommendations:

- a. The City of Plainfield will identify City owned properties appropriate for infill development and coordinate redevelopment of these tracts with programs described previously to promote new housing development.
- b. The City of Plainfield will promote the development of affordable housing units as described in the redevelopment plans specified for specific areas of the City.



Crescent Area Historic District

COMMUNITY FACILITIES / SOCIAL SERVICES ELEMENT

The Community Facilities Element is concerned with the current and future capacity of governmental facilities and operations to serve the citizens of the City. In many ways, the quantity and quality of community facilities in a city is the most visible aspect of city government. The presence or absence of high quality community facilities has a direct influence on where people will choose to live, shop, open or locate a business. This element of the master plan provides a framework for understanding the extent of facilities and services offered in the City, and how these facilities may be used and upgraded as a resource that improves the quality of life for current City residents and businesses, while supporting future economic development efforts.

The City of Plainfield also supports a large and diverse array of social service programs and agencies operated by an equally large and diverse array of providers. The presence of these social service agencies provides valuable programs and services that are sometimes needed by some residents of the City, as well as surrounding communities. The presence of these agencies also has an impact on the ability of the City to deliver high quality services to its residents and businesses. This element will also address the quantity of social services available in the City and what positive and negative impact these services have on the quality of life in the City of Plainfield.

Existing Community Facilities

Board of Education

The Plainfield Board of Education operates 14 schools. There are 10 elementary (K-6) schools, 1 special education school, 2 middle schools (7-8) and the Plainfield High School (9-12). The Board of Education also owns and operates the Hub-Stine Athletic Facility.

Barlow Elementary School

The Barlow Elementary School is located on East Front Street in the northeast portion of the city. The school has 13 classrooms, a library, computer room, special instruction areas, a multi-purpose room, administrative offices and faculty facilities. Its most recent capacity was 348 students, with additions and renovations planned to increase capacity by 125 students to 473 for grades K-5 with full-time kindergarten.

Cedarbrook Elementary School

The Cedarbrook Elementary School is located on Central Avenue in the southwest corner of the City. The school has 22 classrooms, a library, computer room, special instruction areas, a multi-purpose room, administrative offices and faculty facilities. The school has the capacity to accommodate 569 students, with planned additions to accommodate full-day kindergarten in four new classrooms, new music and arts rooms, a new instructional media center and a new cafeteria. The additions would add new instructional space for 39 students, bringing total future capacity to 608 students.

Clinton Elementary School

The Clinton Elementary School is located on Clinton and West Fourth Streets. The school contains 14 classrooms, an instructional media center, a multi-purpose room, special instruction areas, administrative offices and faculty facilities. The school has a capacity of 347 students.

Cook Elementary School

The Frederick W. Cook Elementary School is located on Leland Avenue. The school provides 14 classrooms, 3 special education classrooms, a cafeteria, multi-purpose room, resource room and library, in addition to administrative offices and faculty facilities. The school has capacity for 360 students.

Emerson Elementary School

The Emerson Elementary School is located on Emerson Avenue on the eastern edge of the city. The school contains 28 classrooms for pupil instruction, 2 special education areas, a resource room, multi-purpose room, auditorium, computer room, library, administrative offices, and faculty rooms. The school has a capacity of 660 students.

Evergreen Elementary School

The Evergreen Elementary School is located on Evergreen Avenue near Park Avenue. The school provides 22 classrooms, 2 special education rooms, multi-purpose room, auditorium, library, administrative offices, and faculty rooms. The school has a capacity of 649 students.

Jefferson Elementary School

The Jefferson Elementary School is located on Myrtle Avenue on the northwestern edge of the City. The facility includes 20 classrooms, 2 special education spaces, a resource center, multi-purpose room, auditorium, gymnasium, computer room, science laboratory, library, administrative offices, and faculty rooms. The school has a capacity of 482 students.

Lincoln Elementary School

The Lincoln Elementary School is the Special education School for the district. It contains 7 classrooms for special education instruction, a cafeteria, playroom, computer room, administrative offices and faculty facilities. The school has a capacity for 78 students.

Stillman Elementary School

The Charles H. Stillman Elementary School is located on East 4th Street, near the CBD. The school contains 12 classrooms, a library, multi-purpose room, resource center, computer lab, and administrative offices. The school has a capacity of 275 students.

Washington Elementary School

The Washington Elementary School is located on Darrow Avenue. The school contains 21 classrooms, a cafeteria, library, music room, multi-purpose room, computer room, faculty facilities and administrative offices. The existing school has a capacity of 571 students.

Plans have been prepared for a new Washington School, to replace the existing school. The new facility would have space for 600 students, a gymnasium, childcare center, instructional media center and computer training room, faculty facilities and administrative offices.

Woodland Elementary School

The Woodland Elementary School has a capacity of 324 students. The school contains 12 classrooms, 3 special education rooms, a computer room, multi-purpose room, a resource room, a library, faculty rooms and administrative office space. The school is located on Woodland Avenue, adjacent to the Maxson Middle School.

Hubbard Middle School

The Hubbard Middle School is located on West Eight Avenue. The school provide 33 classrooms for 7th and 8th grade instruction, 6 special education areas, a cafeteria, gymnasium, library, wood shop, storage rooms, teacher facilities and administrative offices. The school has a capacity of 972 students.

Maxson Middle School

The Maxson Middle School is located on Seventh Street, adjacent to the Woodland Elementary School. The school provides capacity for 1,121 students in grades 7 and 8. The school contains 41 specialized classrooms for subject instruction, 5 special needs areas, a multi-purpose room, a cafeteria, auditorium and library. Additionally, the school contains a resource room, administrative offices, locker room facilities, and faculty facilities.

Plainfield High School

The Plainfield High School is located on Park Avenue. The school contains 72 specialized classrooms for subject instruction, a pool, gymnasium, locker room facilities, 4 special education classrooms, vocational labs for auto mechanics, wood shop, metal shop, graphic arts and electronics. The school also contains an auditorium, lecture hall, cafeteria, offices and faculty facilities.

Future Growth

Future demand for classroom space and special services is determined using a combination of cohort survival ratios (the percentage of children from each grade returning for the following year), the number of births in the preceding 5 years and population projections for the overall population. Cohort survival is typically the most accurate method of determining school age populations and future needs. Indeed the counts of students in the schools are often the best indicator of overall community population, as it is documented on a yearly basis.

The table at right indicates excess student capacity at the elementary, middle school and high school grade levels, with the ability to distribute special education students across all of the grade levels.

The following projections were determined for the period from 1997-2000.

Projected Enrollments 97-00

Grade	97-98	98-99	99-00
K-6	4,382	4,364	4,208
7 & 8	975	1,034	1,042
9-12	1,565	1,531	1,572
Special Ed	388	390	392
Total	7,308	7,319	7,214

School Capacity and Enrollment Comparison 1999-2000

School	Capacity 1999-2000	Projected Enrollment 1999-2000	Excess (Deficit)
Barlow	373		
Cedarbrook	594		
Clinton	347		
Cook	360		
Emerson	660		
Evergreen	649		
Jefferson	482		
Lincoln	78		
Stillman	275		
Washington	546		
Woodland	324		
Total Elementary	4,389	3,627	702
Total Special Education		392	(392)
Hubbard	972		
Maxson	1,121		
Total Middle School	2,093	1,623	470
Plainfield High School	1,996	1,572	424
Total	8,478	7,214	1,204

Planned and on-going construction programs including the replacement of the Washington School, additions to Barlow and Cedarbrook Elementary Schools, and renovations to the other elementary schools will permit the conversion to a full day Kindergarten in a K-5 setting, with a 6-8 Middle School setup and a 9-12 High School. The ability to provide for capacity in a number of elementary and middle schools will permit the district to spread the enrollment impact of the "baby boom echo", across the district without necessitating wholesale new construction. This permits the investment of capital funds into upgrading the quality of educational facilities, including the use of technology initiatives in the schools.

1990 Students per Occupied Housing Unit

Housing Units	Occupied	Vacant	Enrolled Student	Students per unit
16,063	15,146	917	6562	0.433

The existing and projected excess capacity of approximately 1,200 student spaces will permit the addition of approximately 2,000 housing units to the City's housing stock without impacting existing and programmed school capacity. This figure represents 0.45 students per housing unit ($0.433 \times 2000 = 866$ students) plus an optimistic absorption of 300 of the 917 vacant units ($300 \times 0.433 = 130$) resulting in an additional 996 students, leaving more than 15% of the excess capacity as reserve.

Knowing the parameters of future capacity in the schools permits the Planning Board to examine development and redevelopment efforts that will result in school children in the district with a basis for considering their community impacts. Of course, the estimates above represent the community's housing stock as a whole. Proposals for some specific unit types, such as age-restricted housing, will result in far fewer school children than generated by the overall housing stock. However, the

parameters presented above, provide a comfortable starting point for redevelopment efforts.

Police Department

The Plainfield Police Department is located in a facility on Watchung Avenue and Court Place. The facility was constructed in 1965 and includes offices for police department use, holding cells, and the municipal court. The City Council also uses the municipal courtroom for their public meetings.

The Police Department employs a complement of 146 uniformed police officers, supplemented by civilian clerical personnel. The City Police Department is taking an active role in creating a feeling of safety within Plainfield, by becoming an active part of the community. Efforts towards this end include the establishment of an outreach house in the 4th Ward to better access the City's and the opening of a police substation on that site.

Fire Department

The Plainfield Fire Department is a 99-member force that operates from 3 fire stations dispersed throughout the City in order to provide adequate response to any emergency. Fire Headquarters is located on West 4th Street and Central Avenue. The station houses two engine companies, 2 ladder companies, the emergency response unit, communications center and 911-dispatch center. The station serves the portion of the City between Richmond Avenue and Spooner Avenue.

Engine Station No. 3

This fire station is located at West 3rd and Bergen Streets and was constructed in 1958. The station houses engine company and fire prevention officers. The station serves the portion of the City west of Spooner Avenue.

Engine Station No. 4

Engine Station No. 4 is located at 1015 South Avenue. The facility houses an engine company and auxiliary equipment. The station serves the portion of the City east of Richmond Street.

Emergency Medical Services

The Plainfield Rescue Squad provides Emergency Medical and Ambulance Services for the City, in conjunction with paramedics from Muhlenberg Medical Center. The rescue squad operates from a facility on West Seventh Avenue. The paramedic unit operates from the Muhlenberg Medical Center on Randolph Road. Together the squad responds to over 4,500 emergency calls per year, in addition to transport calls handled on a contract basis.

Municipal Government

The City of Plainfield City Hall is located on Watchung Avenue in the Central Business District. The facility provides office space for the City Administration, Finance Department, Planning & Economic Development, City Engineer, Personnel, Recreation, Tax Assessor, Tax Collector and the City Clerk. The City Hall Library provides meeting space for Boards and Commissions and the City Council Agenda sessions.



City Hall

The municipal government occupies an annex facility at 510 Watchung Avenue for the Board of Health, Welfare Department and Social Services.

The Municipal Government also uses the Municipal Courtroom located at police headquarters on Watchung Avenue, between 4th Avenue and Court Street for City Council hearings and hearings of some Boards and Commissions. This facility was recently renovated to remove hazardous materials, while improving lighting and sound systems.

Public Works

The City of Plainfield Public Works Department provides maintenance, repair and renovation services for the City's streets, parks, buildings and vehicles. The department has 54 employees and operates from a facility on South Street, adjacent to the NJ Transit Raritan Valley Line.

Public Library

The Plainfield Public Library is located on Park Avenue between 8th and 9th Avenues. The facility was constructed in 1968 and is the 9th largest library in the state. The library contains reading rooms, meeting rooms, a 250-seat auditorium, audiovisual facilities, office and storage space. The library has an overall capacity of 200,000 volumes, in addition to periodicals, microfilm and computer storage.



Plainfield Public Library

Parks & Recreation

Plainfield Parks and Recreation provides year round recreational programs throughout the City. The department uses Board of Education Facilities for the majority of its programs. A complete discussion of the parks and recreation system is provided in the Open Space and Recreation Element.

Agency Review

City agencies should review their facilities in conjunction with the annual master plan review and make recommendations for future improvements to the Planning Board for inclusion in the annual report.

Social Services

The City of Plainfield hosts numerous social and community health services within its borders. These include senior citizen centers, alcohol and drug treatment facilities, group homes for the developmentally disabled, community health centers, job-training facilities, family planning clinics, childcare centers, and shelters for the homeless and other human service agencies.

The presence of these agencies also has an impact on the ability of the City to deliver high quality services to its residents and businesses. This element will also address the quantity of social services available in the City and what positive and negative impact these services have on the quality of life in the City of Plainfield.

Hospitals

The Muhlenberg Regional Medical Center is located on Randolph Road and Park Avenue. This 396 bed regional medical facility provides comprehensive emergency medical services, cardiac, maternity and neonatal care as well as a variety of specialized diagnostic services including radiology, mammography and magnetic resonance imaging.

The center also provides specialized programs for mental health facilities, substance abuse treatment, diabetes, osteoporosis, rehabilitation services and schools of nursing and allied health, radiography and nuclear medicine. Muhlenberg also provides Mercy 6 & 7 paramedic services to the surrounding three county area. This service responded to 4,900 emergency calls in 1997.

The presence of a major regional medical center in the City has a significant impact on land use and economic development policies for Plainfield. The medical center is the City's largest employer, with over 1,600 employees, as well as providing additional secondary employment through the various contractors and business that provide goods and services to the hospital.

The presence of the hospital does affect localized land use decisions in the neighborhood around the hospital, through its operations, and the desire of other health care providers to be close to the hospital for convenience of their patients and staff. The Professional Office/Medical Land Use designation provided in the Land Use Element seeks to permit the continued growth of this facility in the City. The designation also proposes to limit the future growth of ancillary facilities and new office uses to the south of the medical center along Park Avenue. Instead the designation looks to encourage such activities to locate toward and within the Central Business District and associated transition areas.

Other Social Services

The inventory of social services located within the City of Plainfield is provided in Appendix B. Through this inventory, the City will better be able to provide adequate locations for the operation of necessary social services, optimizing economies of scale for the operation of the facilities and providing a measure of convenience to the clients of the agencies.

It is the intent of the master plan to provide clear direction on the location of social service uses within the City. The City is clearly stating its intent to only accommodate its fair share of social services in the City. It is further the intent of the City to accommodate these uses only in commercial and mixed-use districts

around the Central Business District and along principal arterials with transit service. The location of social service uses in these areas only will best provide adequate access for clients of the social service agencies.

The Planning Board is specifying appropriate locations for social service uses as part of a policy to preclude the location of such uses in residential neighborhoods and historic districts that are determined by the Planning Board to be inappropriate locations for these types of facilities and uses. Residential neighborhoods and historic districts are ill-suited to provide necessary access, parking and the ancillary uses necessary for viable operation of social service facilities.

Commercial and mixed-use locations along principal arterials with transit service are better able to provide necessary supporting infrastructure compatible with the character of the commercial and mixed-use areas and are therefore determined by the Planning Board to be more appropriate locations for social service uses.



Plainfield Bi-Lingual Day Care Center

PARK, RECREATION & OPEN SPACE ELEMENT

Open space areas, parks and recreation facilities are an important component in maintaining and improving the quality of life for City residents of all ages. In a developed community such as Plainfield, providing these types of facilities and amenities is often difficult due to the scarcity of available land for parks, open space and recreation purposes, the resulting high cost of such land, and the need for on-going maintenance of existing and future facilities.

The Park, Recreation and Open Space Element provides a basis for the City to understand its current recreational resources that are provided by a number of agencies including the City of Plainfield, Union County and the Plainfield Board of Education. Further, the element paints a picture of current and anticipated future needs for facilities and programs in the city, along with a plan to provide the necessary facilities. The facilities to be considered, in order of increasing size and service area, include miniparks or tot lots, neighborhood parks, playfields, community parks, and regional open spaces.

Objectives and Policies

The Plainfield Master Plan Objectives and Policies include an objective specifically addressing parks, recreation and open space.

Objective 8 The City shall seek to preserve and acquire open space in order to enhance the quality of life in the City of Plainfield in a manner consistent with the Open Space and Recreation Element.

Policy 1 Development of park and open space facilities. The City shall seek to develop open space corridors, easements and acquisition programs as identified by

the park, recreation and open space element.

Policy 2 Upgrade of parks and recreation facilities. The City recognizes that the city's parks and recreational facilities are aging and in need of maintenance and modernization. The City shall continue its capital investment in upgrading its park facilities through the Capital Improvement Program, annual appropriations, county and/or state grants and loans.

Policy 3 Provide appropriate maintenance. The City, through its parks and recreation and public works departments, will maintain the City's parks and open spaces in a state of cleanliness and good repair.

Policy 4 Identify needs of residents. The City will continue to examine the evolving needs of its residents of all ages to identify necessary changes in facilities and programs.

Policy 5 Provide geographic balance for parks and open spaces throughout the City. The City will evaluate the location of each publicly-owned open space to determine its proper function to serve the needs of the immediate neighborhood and the City as a whole.

Policy 6 Encourage appropriate open spaces in all land use districts. The City should seek to provide appropriate open spaces in its residential, commercial, industrial and mixed-use areas to serve the needs of residents, employees and visitors.

Park System Classification System

The primary function of any park or open space is to provide for the basic needs of all users. Park and open space standards provide general guidance to address community-wide spatial requirements, based on differing land use policies. A standard park classification system has been developed to include park function, design and location.

A park and recreation system should provide for varying types of different parks. Facilities in each park should be based on geographic location, demographics, economic base, user preferences and available land of adequate size.

The National Recreation and Park Association suggests a park system be comprised of a "core system" of parks, with a total of 6.25 to 10.5 acres of developed open space for each 1,000 population. For a City the size of Plainfield this establishes a range of parkland acreage ranging from between 310 acres, all the way up to approximately 525 acres. The overall "size" of the park system will vary from place to place, but the range provides a satisfactory initial benchmark for comparative purposes.

The park system should be comprised of a number of different types of parks, each serving a unique purpose and user. A summary of the different types of parks is provided below.

Mini-park/Tot Lot

A mini-park or tot lot is a small recreation area designed for the safe play of pre-school children under the supervision and guidance of an adult. The size area devoted to a mini-park generally ranges from 2,500 to 10,000 square feet, but may range to as large as an acre where land is available.

Mini-parks are intended to serve sub-neighborhood areas and should be located within ¼ mile of the population being served. They may stand-alone or be part of a larger park facility, where they should be sited away from active play areas, and near the park entrance and restrooms. The mini-park should be enclosed with a low fence for the protection of all users, with drinking fountains and benches provided. Separate playground equipment areas geared for pre-school children, age 2-5 and school aged children 5-12, should be provided.

Neighborhood Parks Neighborhood parks may be classified into neighborhood park-school and neighborhood park-playground.

The neighborhood park-school is a combination of elementary school, park and playground designed for the dual purpose of instruction and recreation. The neighborhood park-school should serve an area within a radius of ½ mile and a population of approximately 2,000 to 6,000 people.

The neighborhood park-playground is designed to serve children under 14 years of age, with additional features of interest to teenagers and adults. The trend in recent years is for the neighborhood playground to become the center of activity for a wide variety of community needs. The playground should be designed to serve an area within a ½ mile radius of the park and should be located away from heavily-traveled streets and other barriers to safe and easy access. Neighborhood parks are typically 1 to 5 acres in size, depending on community needs.

Playfields Playfields provide facilities for active recreation, in addition to passive open spaces. They are typically 15-25 acres in size and serve a population of between 6,000 to 15,000 residents. The service radius ranges from 1 to 3 miles.

Although it is preferable to access the park by foot, playfields should be located on accessible roadways with accommodations for on-site parking. Playfields will typically include organized ball fields, court game areas, trails, and accessible restroom facilities.

Community Park A community park is designed to accommodate a population of 30,000 residents and should be utilized on a city-wide basis. The community facility should incorporate both park and playground areas, and include a variety of active and passive recreation uses. Primary requisites are outdoor fields for organized sports, in conjunction with indoor spaces for various sports, activities and programs.

The community park should be located within 1 to 3 miles of residents in the service area, depending on population density and the relative ease of access. Since the park should be located where it will not negatively impact residential areas, access by vehicles will necessitate on-site parking. A community park facility requires 25 acres, of which at least 2/3 should be developed for active recreation purposes.

Regional Parks Regional parks are large scale parks, usually greater than 100 acres, and need not necessarily be located within the City. They provide recreational facilities on a regional basis, to a population located within 30 to 60 minutes travel time to the facility. The facilities typically include water recreation, camping, hiking, and historic resources. The regional park may also include unique functions that are not typical of a local or City Park. These include parkways, waterparks, floodplains and public open space features, which serve and benefit the community-at-large.

Inventory of Existing Facilities

The City Parks and Recreation Department is currently undertaking a complete analysis of all city facilities including their current condition, maintenance issues and future needs. This analysis will be completed in July of 1999. The recommendations of this element of the master plan may be subject to revision at that time or at the time of the initial annual review of the plan by the Planning Board.

The following tables provide an overview of the City's recreation and open space system, compared to national standards established by the National Recreation and Parks Association.

Comparison of City Park Facilities with National Recreation & Parks Association Standards

Facility	Number Population	per	Facilities required For 46,285 people	Facilities present
Basketball	1 / 5,000		9	19
Baseball	1 / 5,000		9	5
Lighted	1/ 30,000		2	0
Little League/Softball	1/5,000		9	6
Lighted	1/ 30,00		2	0
Soccer	1 / 10,000		5	2
Tennis	1 / 2,000		23	13
Football	1 / 20,000		2	3
Swimming Pool	1 / 20,000		2	2
Running Track	1 / 25,000		2	1
Community Center	1 / 20,000		2	1
Neighborhood Park	1 acre / 1,000		46 acres	49.6 acres
Neighborhood Playground	1/ 5,000		9	12
Total Parks, including county facilities	6.5 acres / 1,000		300 acres	316.25 acres

Board of Education Facilities Used for Recreation

School	Use	Facilities	Acres
Barlow School	Playground	Play Equipment, softball	1.9
Bryant Playground	Playground	Basketball, tire climber	0.5
Cedarbrook School	Playfields	Football, softball, climbers	6.0
Clinton School	Playground	Softball, basketball, play equipment	1.4
Cook School	Playground	Basketball, softball, play equipment	2.8
Emerson School	Playfields	Basketball, softball, play equipment	1.5
Evergreen School	Playground	Basketball, softball, play equipment	1.5
Jefferson School	Playground	Basketball, play equipment	1.0
Hubbard School	Playground	Basketball, softball, play equipment, benches	0.8
Lincoln School	Playground	Basketball, softball, play equipment, benches	0.9
Maxson School	Playground/Playfields	2 Baseball, 2 Basketball	6.2
Stillman School	Playground	4 basketball, Play equipment	0.6
Washington School	Playground	Softball, basketball, play equipment	1.4
Woodland School	Playground	Basketball, Tire climbers, swings	Maxson
Hub-Stine Field	Playfields	Football, track, 4 baseball, 9 tennis courts	21.0
Total			47.7 acres

Green Acres Open Space Inventory

DEVELOPED AND PARTIALLY DEVELOPED LANDS HELD FOR RECREATION AND CONSERVATION PURPOSES

Location	Name	Block	Lot	Acres
Rock Avenue	Rock Avenue Playground	208	1-4	8.3
		214	1	
Rushmore Avenue	Rushmore Ave. Playground	144	7	6.4
Mathewson Avenue	Mathewson Playground	123	20	0.9
Plainfield Avenue / West Third Street	Hannah Atkins Playground	107	1-15, 19	6.22
South Second Street	South Second Street Tot Lot	119	19 & 20	0.46
West Third Street	Spooner/West Third Playground	114	15	0.08
West Third Street	West Third Street Park	109	16-18	1.11
Madison Avenue / West Fifth Street	Maple Crest Playground	703	2	0.38
Madison Avenue / South Second Street	Madison Playground	244	1	1.04
Park Ave./Madison Ave	Park-Madison Playground	246	1	4.0
East Sixth Street	Bryant Playground	609	6	1.0
North Ave/Garfield Ave	Seidler Field	403	1	4.2
East Third Street	Milton Campell Park	421	1	34.0
West Eighth Street/ Arlington Avenue	Library Park	718	1	2.54
Sloane Boulevard	Sloane Boulevard Children's Playground	21	3.02	0.25
East Fourth Street	Vest Pocket Park	840	12	0.05
Subtotal	Developed & Partially Developed City Lands			70.93
County Lands				
Green Brook Park				49.8
Cedar Brook Park				85.92
Subtotal				135.72
Total	Land in Plainfield Developed & Partially Developed for Recreation			206.65 acres

WHOLLY UNDEVELOPED LANDS HELD FOR RECREATION AND CONSERVATION PURPOSES

Municipal Location	Name	Block	Lot	Acres
Second Avenue / Jefferson Avenue	Second Street / Jefferson Avenue Park	207	48-52	4.0
Myrtle Avenue	Myrtle Avenue Park	215	4	0.9
Sites Along the Green Brook	Sites Along the Green Brook	213 214 215	1,28 1 2,16,17 35, 36	19.27
South Second Street	600 Block, South Second Street	112	1	0.5
Sites Along Berkley Terrace	Berkley Terrace	435 436 437 440	6,7, 14 & 15 1 26 12, 13	7.54
Cushing Road	Cushing Retention Basin	922	10	14.38
		921	13	15.35
Subtotal	Wholly Undeveloped Lands			61.94

Summary of Developed and Undeveloped Land for Recreation in the City of Plainfield

Type	Owner	Area
Recreation/Education	Board of Education	47.7 acres
Developed	City of Plainfield	70.93 acres
Developed	Union County	135.72 acres
Total Developed		254.35 acres
Undeveloped	City of Plainfield	61.94 acres
Total Parkland		316.29 acres

Recommendations

The above inventory indicates the City does not meet the minimum threshold levels for the provision of active recreation facilities or developed parks and open spaces for a City the size of Plainfield. The completion of the comprehensive analysis by the City Recreation Department in July of 1999 will provide additional insight into future needs for the park system, including the potential for a nine-hole golf facility. At that time, the City should undertake an analysis of the location of each facility relative to its target population being served. This analysis will determine if each neighborhood has appropriate acreage devoted to tot lots, playgrounds, etc.

Acquisition

The City should participate in all funding programs available for the purchase and improvement of parks, recreation and open space lands. Available grant and loan programs may be used to purchase additional park and open space lands for preservation. Priority should be placed on acquiring lands in proximity to underserved neighborhoods, and adjacent or contiguous to existing parks and open spaces, including the flood plains of the Cedar and Green Brooks. Attention should also be paid to providing adequate parks and public open spaces as an integral part of development and redevelopment activities.

CIRCULATION ELEMENT

INTRODUCTION

Providing a good system of internal circulation with connections to the region has always been an important community planning issue. Improving mobility for all City residents to achieve convenient access, public safety, reduced congestion, and an improved quality of life are the benefits of developing and implementing a circulation plan that addresses the transportation needs of the City of Plainfield.

This circulation plan element describes the existing and proposed circulation system within the City, establishes objectives, and makes recommendations for an improved transportation system. The City transportation system has a number of different components that are based on different modes of transportation by rail, bus, automobile, bicycle, and pedestrian movement. The system is maintained by different entities that include the City, the County, and State agencies. By coordinating with the plans of the responsible entities, the City plan is to provide and maintain a circulation network that integrates the different modes of transportation and permits the free movement of goods and people through the City, the County, and the region. A well-planned transportation system should provide safe, convenient, and efficient circulation regardless of the purpose of the trip (home-to-work, home-to-shopping, home-to-school, delivery, emergency service) or its mode (automobile, truck, bus, rail, and pedestrian).

The last circulation element for the City was compiled in 1970 as part of the comprehensive development plan. The 1970 plan emphasized the need for improvements to the Central Business

District through the provision of short-term parking, development of public transit facilities, and improvements to support pedestrian activity and enhance downtown aesthetics. To improve regional access to the CBD and peak hour internal circulation, the plan recommended a one-way traffic system.

Development of a modern transportation center near the Plainfield Station was also recommended. The plan suggested the City undertake a program of improvements to modernize the 105 miles of streets within the City, noting the need for improvements to pavement, curbing, sidewalk, and drainage as well as street widening and selected intersections.

This element presents an updated set of goals, objectives, and recommendations to serve as the basis for further improvements to the circulation system in Plainfield. The streets within the City have been classified by the element according to their function and jurisdiction and a set of standards for improvement to streets under City jurisdiction has been included. The relevant plans of the County and the State for improvements that impact Plainfield have been reviewed and the City circulation element emphasizes the importance of creating a circulation system that integrates all modes of transportation, regardless of jurisdiction, for the benefit of City residents.

The element identifies the recently completed circulation improvements within the City as well as improvements that are now pending. Finally, the element proposes future activities and projects for the continued improvement of circulation within Plainfield.

CIRCULATION ELEMENT**GOAL AND OBJECTIVES**

The goal of the City of Plainfield is to provide a system of circulation that integrates and coordinates the different modes of transportation to conveniently, efficiently, and safely move people and goods within and through the City while providing appropriate access to the different uses of land and improve economic opportunities for residents.

Objectives

To achieve its circulation goal, the City will pursue the following objectives:

- Establish an ongoing process to identify and implement needed capital improvements that adequately develop, enhance, and maintain City streets and circulation facilities and to provide barrier free design for the disabled.
- Encourage and support the use, enhancement, and improvement of public transportation and its related facilities including, but not limited to, train stations, park and ride lots, bus shelters, and signage.
- Improve bus connections to the Plainfield Station and to the Netherwood Station.
- Encourage and support the use, enhancement, and improvement of pedestrian facilities and sidewalks that link residential neighborhoods with community facilities, parks, schools commercial areas, and public transportation routes.
- Upgrade existing roads to applicable design standards where appropriate.
- Identify and support the use, maintenance and improvement of bicycle paths and lanes and bicycle routes, where appropriate.
- Protect residential neighborhoods from through traffic by maintaining a hierarchical street system and by implementing traffic calming measures, where warranted.
- Incorporate aesthetic treatments into circulation improvements that will enhance the visual environment of the public streetscape through features such as, but not limited to, landscaping, ornamental street lampposts and fixtures, and signage.
- Encourage and support efforts to reduce traffic congestion and improve air quality through measures such as, but not limited to, car-pooling and ride sharing, use of public transportation, and other transportation management techniques.
- Ensure that adequate parking facilities are provided for residential and non-residential uses.
- Ensure that adequate off-street loading facilities are provided.
- Coordinate and target local circulation improvements to support the specific redevelopment and development areas and the nodes of economic opportunity identified in the Master Plan.

THE CITY STREET SYSTEM

The street system is the most extensive component of the City transportation infrastructure. A key planning concept for the street system is the classification of each vehicular right-of-way according to its particular function. Standards for road design for right-of-way, cartway width, shoulders, and travel lanes should be based on the functional classification of the road taking into account the projected average daily traffic (ADT) on the street and the access to abutting land uses. Higher order streets in the hierarchy are designed to carry higher traffic volumes and to conduct and distribute traffic to lower order streets and between major traffic generators.

Because the City is largely developed, the street system in Plainfield is already set and in place. The City is characterized by an interconnected grid of streets with few cul-de-sacs. The advantage to an interconnected street grid is that it provides many alternative paths for vehicular and pedestrian movement, it allows for the dispersal of traffic, and it facilitates the delivery of municipal services and emergency response. The disadvantage to an interconnected grid is that it has a limited ability, when compared to a system of street loops and cul-de-sacs, to direct traffic flow to higher order streets and away from residential areas.

The City street system is classified into principal arterials, minor arterials, collector and local streets. Each of these types of roadways performs a distinctly different function according to its capacity, design and relationship to the overall circulation network. All roadways within the City of Plainfield have been classified by the New Jersey Department of Transportation according to the Functional Classification of Highways developed by the Federal Highway Administration. (revised in 1990).

The Federal Highway Administration functional classification system includes standards for rural and urban areas. The City and all of Union County is entirely within the "Urban Area" which encompasses all of northeastern New Jersey and the New York Metropolitan Area. There are three functional highway categories for "Urban Areas" within the City of Plainfield: principal arterials, minor arterials, and collectors. All other streets and roads are broadly classified as "local roadways". The standards for the Federal roadway functional designations are based upon the character of services they are intended to provide. The functional classification of the streets in Plainfield is shown in Figure 1 and described below.

Principal Arterials. The principal arterial system connects major urbanized centers, serves the high traffic volume corridors and carries a high proportion of the total urban area travel on a minimum of the total mileage within the overall road network. The principal arterial system carries most of the trips entering and leaving urban areas, as well as most of the through movements around urban centers and cities. Because of the nature of the travel served by the principal arterial system, almost all fully and partially controlled access facilities are usually part of this functional class.

There is one principal arterial roadway in the City of Plainfield; Route 28. Route 28 runs east/west through the City between the Borough of Fanwood and the Borough of Dunellen. Although it has a State Route number it is not a State Highway within the limits of the City; it is maintained and operated as a municipal roadway. Route 28 is also known as West Front Street (from Dunellen to Plainfield Avenue), and Fifth Street and South Avenue as it traverses the City.

Bus Service

NJ Transit is the primary bus service provider in Union County. The bus routes and the municipalities they serve are listed below and shown in Table 3, Bus Routes. Bus Routes are mapped on Figure 2. A total of six lines service Union County providing intra-county service and regional service to Newark and New York. The WHEELS bus line is provided by the Suburban Transportation bus line operating in association with New Jersey Transit. WHEELS is a mini-bus line servicing Summit and Plainfield.

The provision of quality bus service in the City of Plainfield is an important objective necessary for increasing economic opportunities for residents. This includes providing access to employment centers in adjacent municipalities and along corridors such as Route 22 in adjacent Somerset County and Route 1 in Middlesex County. Convenient and coordinated connections with regional rail service on the Raritan Valley and Northeast Corridor Lines is also an important objective towards extending the reach of job opportunities for Plainfielders.

**TABLE 5
BUS ROUTES**

BUS LINE Serving
<p>18 & 22 Plainfield/North Plainfield Serving: Green Brook, North Plainfield, US 22 K-Mart, Plainfield Rail Station, Muhlenberg Regional Medical Center, Plainfield, Netherwood Rail Station, Fanwood, Union County Vo-Tech and Scotch Plains</p>
<p>M19 Metuchen Piscataway, Plainfield, Plainfield Rail Station, Muhlenberg Regional Medical Center, South Plainfield, Middlesex Mall, Edison, Metuchen, Metuchen Rail Station</p>
<p>59 Plainfield/Newark Dunellen, Plainfield, Scotch Plains, Westfield, Garwood, Cranford, Union County College, Roselle, Elizabeth, Hillside, Newark</p>
<p>113 Dunellen/New York Dunellen, Plainfield, Scotch Plains, Fanwood, Westfield, Garwood, Cranford, Roselle Park, Hillside, Elizabeth, New York</p>
<p>114 Bridgewater/New York 117 Somerville/New York Bridgewater, Somerville, Bound Brook Dunellen, Plainfield, Scotch Plains, Mountainside, Springfield, Union, Hillside, New York</p>
<p>986 Summit/Murray Hill/Plainfield WHEELS Suburban Transportation Service Summit, New Providence, Murray Hill, Berkeley Heights, Watchung, North Plainfield, Plainfield</p>

COMPLETED CIRCULATION IMPROVEMENTS AND STUDIES

This section summarizes recent action or studies that have been completed to improve circulation and access in Plainfield.

Rehabilitation of Parking Lots 6 & 8. Rehabilitation of City parking lots 6 & 8 were completed during the summer of 1997. The rehabilitation work included pavement repairs, traffic sign installation and driveway and sidewalk repair.

Rehabilitation of Parking Lot 1. A study and recommendations for the rehabilitation of City parking lot 1 has been completed. The recommendations, including repaving, sidewalk repair, restriping and guiderail, have not yet been implemented.

Netherwood Train Station. The existing operations and physical facilities at the Netherwood Station have been studied for compliance with the Americans with Disabilities Act. A report and cost estimate for recommended upgrades to the parking lot and pedestrian tunnel has been submitted to the City. While NJ Transit has completed improvements to the station, the upgrade to the parking lot and tunnel have not been implemented.

Woodland Avenue. The City has reconstructed Woodland Avenue from Watchung Avenue to the South Plainfield border.

East Fifth Street Proposed Circulation. A study was completed that assesses the circulation patterns within the Central Business District area with particular focus on a portion of East Fifth Street (South Avenue) between Roosevelt Avenue and Park Avenue. The study recommended conversion of East Fifth Street to a two-way roadway. This change would:

- Improve access to the Plainfield City Hall for traffic coming from the east on Route 28 or from the north on Roosevelt Avenue.
- Increase safety of traffic operations and reduce congestion and delay by eliminating on-street parking.
- Facilitate street sweeping and cleaning and snow and ice removal.
- Increase safety for pedestrians by increasing visibility of the sidewalks and encourage use of off-street parking in the area.

Figure 3 shows the CBD and the proposed traffic pattern for East Fifth Street.

PENDING CIRCULATION IMPROVEMENTS AND ACTIONS

This section summarizes circulation improvements or actions that are currently underway to improve circulation and access in Plainfield.

Traffic Signal Maintenance Program & Inventory For The 4TH Ward. An evaluation of the signalized intersections in the 4th Ward is currently underway to achieve improved signal maintenance at the lowest possible cost. This evaluation will review traffic signals in accordance with the Manual on Uniform Traffic Control Devices for Streets (MUTCD) and Highways. Cost estimates for updating substandard intersections will be evaluated and will be used in next year's capital improvement budget. In addition, maintenance procedures for traffic signals will also be evaluated.

Clinton Avenue Underpass Signing/Warning System. The Clinton Avenue Underpass signing/warning system is being studied to alert trucks to the clearance limitations. The study includes a conceptual signing and warning plan for the bridge approaches and a cost estimate for implementation.

Pavement Management. The City Engineer's Department has a preliminary plan for street maintenance. This plan should be finalized and updated annually to provide the basis for an annual program of street repairs and pavement management to ensure adequate maintenance of City streets in connection with the Capital Improvement Program.

East Sixth Street Circulation. The City is considering the extension of one-way traffic restrictions for the entirety of East Sixth Street from Central Avenue to Roosevelt Avenue. This change should be implemented at a minimum in the area near Berckman Street.

RECOMMENDED CIRCULATION IMPROVEMENTS AND ACTIVITIES

This section summarizes the proposed actions and studies that are recommended by this circulation element to improve circulation and access in Plainfield and maintain the City's circulation system.

Parking Lot 1. The study recommendation to rehabilitate parking lot 1 and to improve the cribwall at Green Brook Avenue should be implemented.

Capital Improvements Programming. The City should maintain and annually update an ongoing plan for capital improvements to the circulation system. The capital plan should be projected over a six year period and encompass projects which are being undertaken or will be undertaken using City, County, State,

Federal or other public funds. The program should classify projects according to priority, the year the project will be undertaken, and the expected funding sources. The improvements proposed in the capital plan should take into account all elements of the City Master Plan and such other studies of conditions or information that the City has compiled. A program of street improvements that addresses curb replacement and repair; sidewalk replacement and repair; ADA requirements; road resurfacing; intersection improvements; shade tree installation; and drainage should be included as an essential part of the capital plan.

Park Avenue Streetscape. An application was submitted to the NJ Department of Transportation for ISTEA funding to improve the Park Avenue streetscape. The application was not funded. The streetscape improvement is nonetheless a desirable capital project. The City should continue to pursue funding and the Park Avenue project should be included as part of the City Capital Improvements Program.

South Avenue Corridor Study. A study of the South Avenue corridor has been completed by Union County and recommends some improvements affecting Plainfield. This study examines both the North and the South Avenue intersections. It recommends traffic flow improvements in this congested corridor and identifies redevelopment opportunities. The data collected from this study will support the effort to re-establish light rail transit service from Plainfield to Elizabeth and the redevelopment centers in Elizabeth Port. Another contribution to improving the corridor will be the ITS (Intelligent Transportation System) project that will be computerizing the traffic signalization system along South Avenue, including the Terrill Road intersection. Implementation of the study recommendations will require further action by the County.

Conversion of East Fifth Street to Two-Way Traffic. East Fifth Street should be converted to two-way traffic between Park and Roosevelt as recommended in the East Fifth Street circulation study.

Completion of Woodland Avenue Improvements. A portion of Woodland Avenue has been reconstructed and the City Engineer recommends that the segment of Woodland Avenue that runs from Watchung Avenue to South Avenue should be improved. Plans for this improvement are being prepared. Improvements to the segment of Woodland Avenue running from Watchung Avenue to South Plainfield have already been completed. Once the segment between Watchung Avenue and South Avenue is completed, Woodland Avenue will have been fully rehabilitated.

Investigation of Route 28 Reconstruction and Possible Jurisdictional Takeover By NJDOT. A discussion with the State for a possible plan for the re-routing of Route 28 through the City of Plainfield and takeover by the NJDOT is being considered. The City Council would have to first approve the takeover prior to approval by the NJDOT. Preliminary investigation with the NJDOT suggests the takeover would be considered if the roadway was not in need of serious improvements. Other issues that need to be reviewed include the re-routing of Route 28 through Plainfield and its impact on the Central Business District as well as safety issues related to changes in traffic flow. This item requires further study and review to assess the benefits and impacts on Plainfield.

Map of Emergency Response Routes. A map of the emergency response routes within the City should be compiled by and maintained in consultation with the police, fire, and first aid squads.

Public Parking Lot Program. A study of public parking lots should be undertaken in conjunction with the City Police Department to identify additional design measures that could be implemented to improve public safety, security, and convenience. The scope of the study should include, but not be limited to, features such as parking lot locations, parking needs, adequacy of parking arrangements, lighting and fencing, landscaping, signage, and pedestrian access points and crossings.

Street Names and Numbering. To facilitate emergency identification and response by City police, fire, and first aid squads, the City should review street names to eliminate duplicate or sound-alike names. The City should also prepare and implement an ordinance that requires properties to clearly display their street numbers.

School Routes. A study of sidewalk routes and bicycle routes to schools should be undertaken in conjunction with the Board of Education and the Police Department in order to produce a map of the recommended routes and to identify the safety improvements that should be given priority for implementation. Standards for safe walking routes and improvements can be derived from the State Residential Site Improvement Standards (*N.J.A.C. 5:21-1 et. seq.*). The State standard require sidewalks where the net density of development exceeds one dwelling unit per acre and is within 2,500 feet of a school bus route, or where the net density exceeds 0.5 dwelling units per acre and is within two miles of a school. Guidance for developing safe walking and bicycle routes is also provided by the NJDOT *Pedestrian Compatible Planning and Design Guidelines* and the NJDOT *Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines*.

Railroad Bridge Clearance Signage.

A study should be undertaken of the warning signage for the clearance limits of the railroad bridges and an improved program of signage should be developed and implemented.

NJ Transit. The City should coordinate with NJ Transit to develop an installation and maintenance plan for bus shelters and railroad bridge sidewalks and develop measures to help prevent vandalism of bus shelters.

Bicycle Routes. The City should prepare a bicycle circulation plan to identify the recommended routes for bicycle circulation. In addition to providing a map of safe bike routes, the plan should identify the improvements that would be need to support bicycle circulation, such as signage or pavement markings.

ADA Improvements. The Americans with Disabilities Act (ADA) is a federal law which was enacted to assure access by disabled Americans to public facilities and services. The design and improvement of City streets is impacted by ADA requirements. The City should undertake a program to install barrier free sidewalk improvements in conformance with ADA requirements to provide accessible routes for the disabled.

Traffic Signal Maintenance. The City should study the feasibility of privatizing the maintenance of its traffic signals.

High Accident Intersections. The Community Development Department in conjunction with the Police Department and the City Engineer, should review the high accident intersections identified in this Circulation Element and identify any appropriate safety improvements that should be undertaken at those locations.

Lighting Study. The City estimates that approximately 5% to 10% of City streetlights are non-operational. Because street lighting is important to ensure public safety, the City should undertake a street lighting study to include the following elements:

- Identify areas subject to high crime.
- Identify if existing illumination is adequate or needs to be improved through replacement, tree trimming, or other appropriate measures.
- Determine the costs for new or upgraded lighting.
- Identify funding sources and implementation procedures.
- Take advantage of utility deregulation to identify alternative suppliers of electric power that offer reduced rates.
- Ensure that adequate street lighting is provided.

Redevelopment and Development Areas and Nodes of Economic Opportunity.

The land use element of the Master Plan identifies specific redevelopment and development areas within the City where future growth and development is to be targeted. City activities and resources are to be directed to improve these areas. A specific need for circulation improvements to the following areas has been identified:

- **Central Business District Development Area** – The Master Plan land use element recommends substantial streetscape and infrastructure improvements to the Central Business District. A detailed improvement plan should be prepared to establish the downtown as a unique and pedestrian friendly place. In addition to streetscape improvements,

The CBD plan should include, but not limited to, the following:

- Recommendations for an overall circulation pattern including any recommended changes to the alignment of Route 28.
 - Recommendations for standard street name signs and a plan for directional signage.
 - A conceptual pavement marking and striping plan for CBD streets.
 - A study of parking needs and whether the off-street parking requirement for individual businesses can be eliminated.
- **South Avenue Corridor Development Area** – The South Avenue Commercial Corridor extends from Terrill Road to Woodland Avenue. Streetscape improvements are proposed which include sidewalks, curbs, lighting, selected traffic calming, designated pedestrian crosswalks, and a narrowed travel lane.
- **South Second Street Redevelopment Area** – The Master Plan land use objective is to establish the South Second Street Redevelopment Area as a healthy and safe neighborhood. Sidewalks and roads are in disrepair. A plan for the improvement of the area should be prepared.

The Master Plan land use element also identifies specific areas that can significantly contribute to the economic well being of Plainfield. The Plan designates the South Avenue Corridor, the North Avenue Commercial Historic District, the West Front Street Neighborhood Commercial District, and the Park Avenue Commercial District. These areas are to be targeted for streetscape improvements.

Street Beautification Program. The City should undertake a street beautification program to improve the visual quality of City streets and neighborhoods. A visual survey of City streets should be undertaken to identify streets that would benefit from a beautification effort. Improvements that should be considered as part of the program should include the removal, replacement, or planting of street trees to avoid conflict with overhead utilities and the relocation or burial of overhead utility lines at all major development sites.

Traffic Calming. A study of the impact and potential benefit of applying traffic calming measures to specific City streets should be undertaken. The streets to be analyzed should be based upon the recommendations of the City Engineer, the Community Development Department, and the Police Department. The recommended traffic calming improvements should be included in the Capital Improvement Program and enacted through City code requirements, as appropriate.

Official Map Update. The official map of the City was last updated in 1964. The official map identifies the location and width of streets, drainageways, flood control basins, and other existing or proposed public areas. The official map should be updated to reflect the current provisions of the City Master Plan.

Circulation Element Updates. The Planning Board should request that the appropriate divisions submit annual reports relative to progress in plan implementation and to provide recommendations for future planning consideration.

HISTORIC PRESERVATION ELEMENT**INTRODUCTION**

The Historic Preservation Plan Element identifies Plainfield's historic resources and the standards used to assess their significance, promotes historic preservation as a tool for economic development and community revitalization, and sets forth goals and strategies for historic preservation. The plan element establishes historic preservation policy for the City of Plainfield, which in turn is reflected in other components and elements of the City's master plan, the administration of its agencies and programs, and the conduct of its business.

Overview of Plainfield's Historical Development

Although Plainfield's first settlement dates from the late 1600s, the City as we know it today was shaped largely in the sixty years between 1870 and 1930, when the railroad and the demand for new housing in the New York metropolitan area transformed the small farming and milling village into a fashionable commuter suburb of tree-lined avenues and comfortable homes. These commuter-workers and builders have left the City with an irreplaceable stock of housing, residential neighborhoods, churches and civic buildings, and commercial areas within walking distance to residents.

These resources are not just a legacy from the past, but an asset for the future. In contrast to recent sprawling suburbs, Plainfield has all the basic ingredients of a livable community so heralded in town planning: a strong core of well-constructed and architecturally distinctive buildings; a street system and lot sizes that were laid out with pedestrian scale and a sense of neighborhood in mind; and a town center where shopping, civic and cultural activities, and mass transportation are within proximity to all city residents. Plainfield's

historical development is summarized here as background for understanding the City's varied historic resources.

Rural Settlement and Mill Village:**1680-1869**

European settlement in Plainfield dates from the 1680s, when a number of ethnic Scots from Perth Amboy established "outplantations" along Cedar Brook. English Quakers began moving into the area during the early 1700s, and a Quaker meeting was formed by 1736. Throughout the 18th century population was sparse, numbering less than one hundred persons by the time of the Revolutionary War. Settlement was comprised mainly of dispersed farms and landholdings, with gradual linear development along what is now Front Street, an old route that ran along the east bank of Green Brook. This stream also provided the waterpower for milling, which determined the location and early development of the town's center. Two grist mills, one near present-day Somerset Street and another downstream near Sycamore Avenue, were built in the mid-18th century.

In the early 1800s, with the upper mill complex as its central figure, a village of dwellings, tradesmen's shops, and stores grew along Front Street between what is now Madison Avenue and Watchung Avenue. Hat and clothing manufacturing became mainstays of the town economy, in addition to the mill and shop trade, which serviced the surrounding farms. The first railroad was completed through Plainfield in 1837.

Between 1800 and 1835 Plainfield's population increased tenfold to 1,030. The ethnic and racial composition of early Plainfield has not been well-studied; certainly African Americans numbered among Plainfield's early residents, as both free blacks and slaves are enumerated in the censuses prior to the Civil War.

While Front Street continued to be the town's major axis, growth spread south on a rectangular grid layout. By the mid 19th century, building and population (excluding related growth in what is now North Plainfield) was concentrated in the area bound by Green Brook on the west, Plainfield Avenue on the south, Sixth Street on the east, and Roosevelt Avenue on the north. The rest of the town was still predominately agricultural, but the 1850s and 1860s saw the first appearance of stylish "country seats" on the landscape, sign of impending social and economic change.

There are only a small number of 18th and early 19th century structures surviving in Plainfield, and consequently they assume a greater significance because of their rarity. Examples include the Quaker Meeting House (Watchung Avenue), Fitz-Randolph House (1366 Randolph Road), Webster House (11 Brook Lane), Drake House (564 West Front Street), Stelle House (981 Central Avenue), Lampkin House (850 Terrill Road), and others documented in the Plainfield Survey of Historic Building Resources (1985).

Victorian Railroad Suburb: 1869-1900

Plainfield was incorporated in 1869, shortly after the rail connection with New York City was completed. The latter event catalyzed Plainfield's transformation, within fifteen years, from a rural village into a fashionable commuter suburb of 15,000 inhabitants. Plainfield's pastoral attractions and its accessibility to New York City -- combined with the post Civil War rise in business fortunes and an affluent middle class -- produced this momentous change. A wave of land development and building activity hit Plainfield in the 1870s and 1880s, producing compact residential neighborhoods filled with substantial dwellings from patternbook designs of the period. Larger residential properties, including a number of sizable "country estates," characterized new development along several major corridors that cross the

city (such as Seventh and Eighth Streets, Front Street, Central Avenue, Grant Avenue and Watchung Avenue). Netherwood, a residential section of winding roads and a parklike setting, was laid out in 1878 with a large resort hotel as its centerpiece. Netherwood is an early example in New Jersey of a planned development based on romantic planning ideas.

The scale, architectural character, and function of the central business district changed dramatically during the late 19th century. Downtown streets, which had been lined with low-rise shops and stores intermixed with dwellings, were built up with larger brick commercial stores and offices to serve the growing population. An important concentration of these late 19th century commercial buildings remains in the North Avenue Historic District.

Civic boosters of the late 19th century proclaimed Plainfield as a "City of Homes," the domain of prominent businessmen and millionaires, and boasted of elegant residences and broad paved avenues under continuous archways of maples and elms. Notwithstanding this affluence, the City always had more socio-economic diversity than its historical image as an elite suburb presupposes. Construction work, the demand for service workers, and most importantly, the emergence of large-scale industry along the railroad corridor, provided sources of new working class employment. The size and ethnic composition of Plainfield's working class population increased significantly during this period. Neighborhoods of modest houses developed in proximity to the entire railroad corridor and infilled the older sections of the city. St. Mary's Catholic Church, originally an Irish parish, and Mount Olive Baptist Church, the oldest African American church in the City, are two of the notable historic resources associated with this demographic development.

The City's largest group of historic resources dates from the 1870-1900 period. Though Plainfield is recognized for its Victorian-era buildings and neighborhoods, an almost equal number of historic resources date from the early 20th century. The City filled out its residential neighborhoods with distinctive single-family homes, erected its City Hall, Fire Department Headquarters and other civic buildings and schools. The period saw the construction of many of the store and office buildings that stand today.

Suburb to City: 1900-1935

During the first three decades of the 20th century, Plainfield evolved from an outlying suburb to a regional hub of transportation, trade and industry, a change that mirrored growth patterns in central New Jersey as a whole.

Plainfield's central business district enlarged to its present-day scale and land area. Industrial activity along the railroad corridor also expanded; a large Mack Truck plant on the south end became a major employer in the area, and Plainfield emerged as a regional center for automobile sales, service and parts. While local jobs in business and the professions increased, a substantial portion of Plainfield's residents continued to commute by railroad to workplaces in New York City and Newark until after World War II.

Residential development of the early 20th century equaled the scale and grandeur of Victorian era building in selected areas of the City, notably the Van Wyck Brooks and Netherwood areas. But despite the continuation of mansion-building, the number of upper-income residences declined in proportion to the middle-class housing that was constructed throughout the City. Until about 1920, there was still ample farmland and open space on the north, east and south edges of the City. During the 1920s and 1930s, however, most of the remaining farm properties and many of the large 19th century country

estates were subdivided for residential housing developments. By the 1930s, the overall result of these changes was a suburban city with a greater density and more urban character and physical form

Location and Significance of Historic Resources

Historic Resources Survey

The historic resources survey is the basis for municipal historic preservation planning and the foundation of the historic preservation plan element under the Municipal Land Use Law. A historic resources survey for Plainfield was completed in 1985 with the assistance of a Historic Preservation Survey and Planning grant from the State Historic Preservation Office (NJ D.E.P.). The City of Plainfield Survey of Historic Building Resources was prepared for the Plainfield Planning Division by historic preservation consultant Gail Hunton.

The survey covered the entire city, with the exception of the four historic districts that were in existence by 1985 and had been previously surveyed (Crescent Area, Hillside Avenue, North Avenue, and Van Wyck Brooks Historic Districts). Survey guidelines and evaluation criteria established by the National Register of Historic Places and the State Historic Preservation Office were utilized.

The Plainfield survey recorded 216 individual structures throughout the City. In all, the survey totals nearly 300 sites, counting those structures that are part of surveyed commercial streetscapes on Front Street, Park Avenue, and Watchung Avenue. The survey recommended individual properties and historic districts for inclusion on the National Register of Historic Places as well as local designation under the City's historic preservation ordinance. As part of the survey project, assistance was provided to the Van Wyck Neighborhood Association in completing

the National Register nomination of the Van Wyck Brooks Historic District, which was listed in 1985. The Plainfield Survey of Historic Building Resources is on file at Plainfield City Hall and at the State Historic Preservation Office in Trenton, where it is part of the New Jersey's statewide historic sites inventory.

For the purpose of the Master Plan, all properties included in the survey are identified as historic sites. Lists of properties included in the survey are provided in the Appendix.

Designated Historic Sites and Districts

The historic resources survey was preceded by over a decade of historic preservation activity in Plainfield. Largely due to the efforts of individual citizens and neighborhood associations, four historic districts and four individual sites were listed on the National Register and designated under the City's Historic Preservation ordinance. Subsequent to the 1985 historic resources survey and in accordance with its recommendations, four historic districts and three individual sites have been designated.

Standards for designation of historic sites and districts are cited in the City's historic preservation ordinance. The criteria for evaluating and designating historic sites and districts follows the those of the National Register of Historic Places, which are:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, landmarks, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- 1. that are associated with events that have made a significant contribution to the broad patterns of our history, or,*
- 2. that are associated with lives of persons in our past; or*
- 3. that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- 4. that have yielded, or may likely to yield, information important in prehistory or history.*



Home in the Van Wyck Brooks District

The City's historic sites and districts are listed in chronological order of designation, and are located on the Land Use Map of the Master Plan.

Key

City - Designation under City Historic Preservation Ordinance

NRHP - National Register of Historic Places

NJRHP - New Jersey Register of Historic Places

Historic Districts

1. Crescent Area Historic District
(City 1979; NRHP/NJRHP 1980)
2. Hillside Avenue Historic District
(City 1981; NRHP/NJRHP 1982)
3. North Avenue Historic District
(City 1981; NRHP/NJRHP 1984)
4. Van Wyck Brooks Historic District
(City 1981; NRHP/NJRHP 1985)
5. Putnam-Watchung Historic District
(City 1987)
6. Netherwood Heights Historic District
(City 1988)
7. Broadway Historic District
(City 1992)
8. Civic Historic District
(City 1993; NRHP/NJRHP 1993)

Historic Sites*

1. Drake House
(NRHP/NJRHP 1973)
564 West Front Street
2. Plainfield Railroad Station
(NRHP/NJRHP 1984)
3. Netherwood Railroad Station
(NRHP/NJRHP 1984)
4. St. Mary's Catholic Church Complex
(NRHP/NJRHP 1993)
Liberty Street at West Sixth Street
5. Plainfield Fire Dept. Headquarters
(NRHP/NJRHP 1993)
315 Central Avenue
6. Fire House No. 4
(NRHP/NJRHP 1993)
1015 South Avenue
7. YWCA of Plainfield-North Plainfield
(NRHP/NJRHP 1998)
232 East Front Street

* Status of City designation of these properties needs to be clarified by the Planning Division.

Historic Preservation in Plainfield

The first historic preservation ordinance in Plainfield was enacted in 1979, and in 1980 the City established a Historic Review Committee to guide the City's efforts in historic preservation. By 1981, the Committee designated the first four historic districts under the ordinance (Crescent Area, Hillside, North Avenue, and Van Wyck Brooks). These districts subsequently were listed on the New Jersey and National Registers of Historic Places.

During the 1980s the City of Plainfield established itself as a leader among New Jersey's municipalities through expansion of its historic preservation program. A series of projects, initiated by the City, resulted in the following accomplishments:

- The Plainfield Survey of Historic Building Resources (1985) described above.
- Major revision of the historic preservation ordinance in 1986 to fully comply with 1985 amendments to the Municipal Land Use Law and to incorporate necessary technical and administrative provisions. This revised ordinance established the existing Historic Preservation Commission.
- Application for Certified Local Government Status in 1985, and approval in 1986. The Certified Local Government Program, a federally program that is administered through the State Historic Preservation Office, affords eligible local governments preferential funding for historic preservation projects and participation in State and National Register reviews. Plainfield was one of the first municipalities in the state to be granted Certified Local Government status.

- Preparation and publication of Design Guidelines for Historic Districts and Sites in 1988. With the assistance of a Certified Local Government Grant from the State Historic Preservation Office, the City hired a consultant to prepare design guidelines to be used by the Historic Preservation Commission in reviewing applications and assisting property owners with rehabilitation and new construction in historic districts. The design guidelines were adopted by the Planning Board in 1988, and are incorporated into the historic preservation ordinance.
- Preparation of local historic district designation for the Putnam-Watchung Historic District in 1987, and assistance to the neighborhood association in preparing the local historic district designation for the Netherwood Heights Historic District in 1988.
- National Register nominations for the Civic Historic District (1993), Plainfield Fire Department Headquarters (1993) and Fire House No. 4 (1993).

Goals and Strategies for Historic Preservation in Plainfield

Historic Preservation Goals

1. To preserve and protect Plainfield's historic sites, structures and areas that serve as significant visible reminders of Plainfield's history.
2. To strengthen the local economy, foster civic pride, and encourage long-term investment in the community.
3. To preserve the historic character, livability and property values of Plainfield's residential neighborhoods by maintaining and rehabilitating historic housing, preventing the deterioration and demolition of structures, and encouraging new construction that is compatible in scale and design to the physical character of the neighborhood.
4. To revitalize Plainfield's commercial districts by encouraging the maintenance, rehabilitation and adaptive reuse of older structures and promoting high design standards for new buildings and streetscape improvements.
5. To integrate historic preservation into the City's planning and economic development, housing and community programs, and cultural activities.

Strategies for Accomplishing Historic Preservation Goals

1. Update the Historic Sites Inventory. The 1985 citywide inventory of historic resources should be updated by the end of 1999 to reflect changes in inventoried resources since 1985, to add resources previously not included, and to recommend designations of new historic districts and sites as well as expansion of existing historic

districts. Once the historic sites inventory is updated, the master plan should be amended to incorporate the revisions.

2. Identify new Historic Sites and Districts.

The City should commit to an active program of evaluating new historic sites and districts for designation under the City's historic preservation ordinance. The City should also support and undertake nominations of historic sites and districts to the New Jersey and National Registers of Historic Places. Evaluations should include all areas of the City, and should represent the history of the City's diverse population. New National Register listings will benefit the City in tangible ways. State and federal historic preservation grants and programs almost always require National Register listing as a prerequisite for funding. In addition, properties listed on the National Register will be eligible for rehabilitation tax credits should pending state and federal tax credit legislation become law.

3. Improve Administrative Procedures and Code Enforcement.

Enforcement of building codes, referrals of applications to the Historic Preservation Commission, and records on historic resources must be systemized and strengthened in support of the City's historic preservation program. A mechanism is needed to make sure that all municipal agencies and boards are aware of Plainfield's historic resources and historic preservation regulations.

4. Review Zoning in Existing Historic Districts.

With the assistance of the Historic Preservation Commission, the City shall undertake a comprehensive review of zoning regulations in all historic districts. The review shall include but not be limited to permitted uses, bulk and area requirements, parking, lighting, signs

and landscape. Zoning regulations should be modified to reflect the historic, physical characteristics of the individual districts.

5. Review Zoning for all New Historic Districts.

The City shall undertake review and appropriate revision of zoning regulations for any new historic districts to be designated. Zoning review should parallel the designation process.

6. Seek Funding for Historic Preservation.

The City should aggressively seek grant support and funding sources for the restoration and rehabilitation of structures, neighborhood preservation, National Register nominations, educational outreach and other projects that support historic preservation.

7. Develop an Educational Outreach Program.

The Historic Preservation Commission should initiate an educational outreach program, both inside and outside the City, to increase awareness of and pride in Plainfield's historic resources and the benefits of historic preservation.

8. Support Community Organizations.

The City should encourage and actively support nonprofit and community-based organizations that demonstrate promise and ability to assist the City in achieving historic preservation objectives.

Appendix H

List of historic sites in the Plainfield Survey of Historic Building Resources (1985).

Note: The following historic resources were identified as part of the citywide survey in 1985. The survey did not include the four historic districts that were in existence by 1985 and had been previously surveyed (Crescent Area, Hillside Avenue, North Avenue, and Van Wyck Brooks Historic Districts).

Some of the following sites have been demolished or significantly altered. The Master Plan recommends updating the survey to reflect changes since 1985, and to add sites previously not included.

Appendices

Table 1
Rate of Population Growth
City of Plainfield, New Jersey

<u>Year</u>	<u>Population of Plainfield</u>	<u>Population Change</u>	<u>Percent Change</u>
1940	37,469	-	-
1950	42,366	4,897	13.0
1960	45,330	2,964	7.0
1970	46,862	1,532	3.4
1980	45,555	-(1,307)	2.8
1990	46,567	1,012	2.2
1995	46,286	-(281)	-(0.6)
<u>Year</u>	<u>Number of Household</u>	<u>Difference</u>	<u>Average per Household</u>
1970	14,933	-	3.14
1980	15,269	336	2.98
1990	15,146	-(123)	3.07
<u>Year</u>	<u>Number of Dwelling Units</u>	<u>Difference</u>	<u>Percent Change</u>
1970	15,414	-	-
1980	16,154	740	4.80
1990	16,063	-(19)	-(0.56)

Source: U.S. Census of Population and Housing

Table 2
Age and Sex Characteristics
City of Plainfield, New Jersey
1980 & 1990

1980

<u>Age Group</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent Total</u>
Under 5	1747	1627	3374	7.4
5-9	1842	1663	3503	7.7
10-14	2103	2004	4107	9.0
15-19	2203	2244	4447	9.8
20-24	1825	2139	3964	8.7
25-34	3652	3998	7650	16.8
35-44	2649	2925	5574	12.2
45-54	2056	2322	4378	9.6
55-59	982	1119	2101	4.6
60-64	812	981	1793	4.0
65+	1719	2943	4662	10.2
Total	21,590	23,965	45,555	100
Median Age	30.5	33.8	32.2	

1990

Under 5	1767	1963	3730	8.0
5-9	1539	1682	3221	7.0
10-14	1853	1501	3354	7.2
15-19	1765	1457	3222	7.0
20-24	1949	2029	3978	8.5
25-34	4429	4579	9008	19.3
35-44	3423	3715	7138	15.3
45-54	2243	2560	4803	10.3
55-59	909	856	1765	3.8
60-64	762	1030	1792	3.8
65+	1605	2951	4556	9.8
Total	22,244	24,323	46,567	100
Median Age	29.9	32.7	31.3	

Source: U.S. Census of Population and Housing

Table 3
 Racial Composition
 City of Plainfield, New Jersey

	<u>1980</u>	<u>% Population</u>	<u>1990</u>	<u>% Population</u>	<u>1980 - 1990 % Change</u>
White	16,219	35.6	12,338	26.5	-(24)
Black	27,420	60.2	30,573	65.7	11.5
Asian	395	0.8	493	1.0	25
Other	1,521	3.4	3,163	6.8	108
Hispanic Origin	3,291	7.2	6,996	15.0	112

Spanish origin is considered an ethnic, not a racial designation.
 Persons of Spanish origin may be of any race.

Source: U.S. Census of Population and Housing

Table 4
Household Characteristics
City of Plainfield, New Jersey

Household Size	Plainfield 1980		Plainfield 1990		1980-1990 Percentage Change
	No. of Households	% of Total	No. of Households	% of Total	
1	3,604	23.6	3,298	21.3	(8.5)
2	3,966	26.0	3,865	25.5	(2.5)
3	2,672	17.5	2,811	18.6	5.0
4	2,263	14.8	2,382	15.7	5.2
5	1,331	8.7	1,355	8.9	2.0
6 or more	1,428	9.4	1,435	9.5	0.5
Total	15,269	100	15,146	100	
Average Size	2.98		3.07		

Household Type	No. in Subgroup 1980	% of Total	1980 Total	No. in Subgroup	% of Total	1990 Total
<u>One Person Households</u>			3,604			3,298
Male Householders	1,409	9.2		1,355	8.9	
Female Householders	2,195	14.4		1,943	12.8	
<u>Two or more person Households</u>			11,665			11,848
Married Couple	7,702	50.4		6,680		44.1
<u>Other Family</u>						
Male Householder, No Wife	581	3.8		983	6.5	
Female Householder, No Husband	2,682	17.6		3,249	21.4	
<u>Non-Family*</u>						
Male Householder	396	2.6		601	4.1	
Female Householder	304	2.0		335	2.2	
Total	15,269	100	15,269	15,146	100	5,146

Note: Not a member of a family, roomers, boarders, resident, employees, foster children, etc. are included in this category.

Source: U.S. Census of Population and Housing

Table 5

Income Characteristics

City of Plainfield, New Jersey

Family Income in 1979 and 1989 by Household Type

Amount	<u>1979</u>			
	Married Couples (50.4%) Male or Female Heads (21.4%)	%	Single Person (23.6%) Non Family (4.6%)	%
Less than \$5,000	849	7.7	997	23.4
\$5,000 to \$9,000	1,231	11.2	864	20.3
\$10,000 to \$14,999	1,383	12.6	833	19.6
\$15,000 to \$19,999	1,504	13.7	611	14.3
\$20,000 to \$24,999	1,479	22.3	429	10.1
\$25,000 to \$34,999	2,444	22.3	310	7.3
\$35,000 to \$49,999	1,462	13.3	130	3.1
\$50,000 or more	604	5.5	84	2.0
Total	10,956	99.8	4,258	100.0
Median Income	21,655		8,817	

Amount	<u>1989</u>			
	Married Couples (44.1%) Male or Female Heads (27.9%)	%	Single Person (21.7%) Non Family (6.3%)	%
Less than \$5,000	488	4.5	473	11.5
\$5,000 to \$9,999	423	3.9	644	15.6
\$10,000 to \$14,999	606	5.5	432	10.5
\$15,000 to \$24,999	1,207	11.0	775	18.8
\$25,000 to \$34,999	1,627	14.9	650	15.7
\$35,000 to \$49,999	2,210	20.2	478	11.6
\$50,000 or more	4,379	40.0	675	16.0
Total	10,940	100.0	4,127	100.0
Median Income	42,238		21,842	

Source: U.S. Census of Population and Housing

Table 6

Poverty Status By Household and Presence of Children

City of Plainfield, New Jersey

	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>
Total:				
Income above Poverty Level:				
With related children	5,540	50.6	5,488	50.2
Without related children	4,220	38.5	4,412	40.3
Income Below Poverty Level:	999	9.1	841	7.7
With related children				
Without related children	197	1.8	199	1.8
Total	10,956	100.0	10,940	100.0
Female Household, No Husband Present:				
Income above Poverty level:				
With related children	983	40.7	1,497	47.1
Without related children	728	30.1	960	30.3
Income below Poverty level:				
With related children	648	26.8	624	19.6
Without related children	58	2.4	98	3.1
Total	2,417	100.0	3,179	100.0
	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>
All persons for whom poverty status is determined:	45,009		45,870	
Below Poverty level	5,861	13.0	5,604	12.2
Below Poverty level by Age:				
Under 55 years	4,917	83.9	4,581	81.7
55-59 years	226	3.8	68	1.2
60-64 years	176	3.0	208	3.7
65 years and over	542	9.2	747	13.3

Source: U.S. Census of Population and Housing

Table 7

Resident Occupational Data
City of Plainfield, New Jersey

	<u>1980</u>	<u>1990</u>
<u>Employment by Occupation</u>		
	<u>Percent Workforce</u>	<u>Percent Workforce</u>
Managerial and Professional	20.9	21.9
Technical, Sales and Administrative	28.8	31.5
Support Service	15.3	16.1
Farming, Forestry and Fishing	0.4	0.6
Precision Production, Craft and Repair	9.8	7.9
Operators, Fabricators and Laborers	<u>24.8</u>	<u>22.0</u>
Total Percent	100	100
<u>Employment by Place of Work</u>		
Municipal of Residence	20.3	20.1
Rest of County	14.7	17.0
Remainder of State	40.6	57.3
Outside of State	4.4	5.6
Not Reported	<u>20.0</u>	<u>0.0</u>
Total	100.0	100
<u>Employment by Travel Time to Work</u>		
Less than 5 minutes	2.0	1.8
5-9 minutes	10.4	7.3
10-14 minutes	12.6	13.2
15-19 minutes	15.3	14.6
20-29 minutes	23.1	23.8
30-44 minutes	21.9	24.8
45-59 minutes	6.7	7.9
60 or more minutes	<u>8.0</u>	<u>6.6</u>
Total	100	100
Mean Travel Time	25.6 min	25.4 min

 Source: U.S. Census of Population and Housing

Table 8

Covered Employment
City of Plainfield, New Jersey
1982 - 1996

<u>Year</u>	<u>Number of Jobs</u>
1982	10,094
1983	10,317
1984	10,675
1985	10,541
1986	10,820
1987	10,154
1988	10,473
1989	10,628
1990	10,604
1991	9,937
1992	9,119
1993	9,087
1994	8,953
1996	8,922

Note: Employment for private industry jobs covered by unemployment.

Source: State of New Jersey, Department of Labor, Office of Demographics and Economic Analysis, New Jersey Covered Employment Trends (1982-1991) Private Sector Covered Jobs" by municipality.

Table 9

Characteristics of Year Round Housing Units - 1970 to 1990
City of Plainfield, New Jersey

	<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>
<u>Tenure</u>						
Owner occupied	7,708	51.6	7,892	51.7	7,722	51.0
Renter occupied	7,225	48.4	7,377	48.3	7,424	49.0
Vacant	480	3.1	883	5.5	917	5.7
<u>Year Structure Built</u>						
1980 to 1990					491	3.01
1970 to 1980			1,124	7.0	1,729	10.8
1960 to 1969	1,889	12.2	2,383	14.8	2,000	12.4
1950 to 1959	2,409	15.6	2,601	16.1	3,275	20.4
1940 to 1949	1,951	12.7	2,622	16.2	2,696	16.8
1939 to earlier	9,154	59.4	7,422	46.0	5,872	36.5
<u>Units in Structure</u>						
One detached	7,137	46.3	7,160	44.3	7,123	44.3
One attached	238	1.5	352	2.2	602	3.7
Two	3,082	20.0	2,930	18.1	2,413	15.0
Three and four	1,609	10.4	1,645	10.2	1,897	11.8
Five or more	3,347	21.7	4,065	25.2	4,028	25.1
Total Year Round Units	15,413		16,152		16,063	
Median Value			\$46,900		\$140,400	

Source: U. S. Census of Population and Housing

Table 10
Specified Owner - Occupied Housing Units By Value
City of Plainfield
1980 & 1990

<u>Value</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>
Less than \$ 15,000	49	0.7	0	0
\$ 15,000 - \$ 19,999	123	1.9	0	0
\$ 20,000 - \$ 29,999	700	11.1	28	0.4
\$ 30,000 - \$ 49,999	2725	43.4	175	2.7
\$ 50,000 - \$ 99,999	2512	40.4	1117	17.2
\$ 100,000 - \$ 149,999	148	2.3	2466	38.0
\$ 150,000 - \$ 199,999	10	0.1	1768	27.2
\$ 200,000 or more	9	0.1	939	14.5
Total	6,276	100	6,493	100
Median	\$46,900		\$140,400	

Table 11
Specified Renter-Occupied Housing Units
City of Plainfield
1980 & 1990

<u>Rent</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>
Less than \$ 100	219	3.0	83	1.1
\$ 100 - \$ 149	299	4.1	255	3.5
\$ 150 - \$ 199	473	6.4	264	3.6
\$ 200 - \$ 299	3189	43.3	323	4.4
\$300 - \$ 399	2472	33.6	312	4.2
\$ 400 - \$ 499	447	6.1	580	7.8
\$ 500 - \$ or more	97	1.3	5479	74.2
No cash rent	163	2.2	93	1.2
Total	7,359	100	7,389	100
Median	\$284		\$627	

Source: 1980 & 1990 U.S. Census of Population

Table 12
Indicators of Housing Conditions

City of Plainfield

Characteristic	1980 Number	1990 Number
Occupied housing units by tenure by persons per room		
1.00 or less	14,284	13,614
1.01 or 1.50	739	1,049
1.51 or more	246	483
Year round housing units by plumbing facilities		
complete plumbing for exclusive use	15,824	15,953
Lacking complete plumbing for exclusive use	328	110
Occupied housing units with 1.01 or more persons per room		
Lacking complete plumbing	47	8
Year round occupied housing units by heating equipment		
Units with heating units	16,146	15,122
Without Heat	8	24
Year Round Housing Units By Kitchen Facility		
Complete Kitchen facility	15,841	15,970
No complete kitchen facilities	313	93

Source: U.S. Census of Population and Housing

Appendix C

Facility	Location	Type	Notes
American Red Cross	332 West Front Street	Social Services	
Antioch Christian Church	28 Oliver Street	Church	
At Luke AME Church	500 Downer Street	Church	
Association of Retarded Citizens of Union County	South Avenue	Social Service	
Bethel Baptist Church	539 Trinity Place	Church	
Bethel Presbyterian Church	300 East Fifth St.	Church	
Calvary Baptist Church	320 Monroe Avenue	Church	
Calvary Full Gospel Church	1001 South Second St	Church	
Calvary Revival Center	635 East Third Street	Church	
Cargill	219 E. 5 th Street	Rooming House	
Cathedral 2 nd Baptist Church	277 Madison Avenue	Church	
Children 1 st Day Care	203 W. 7 th Street	Child Care	
Christian Fellowship Gospel Church	255 Johnson Avenue	Church	
Church of God	712 West Third Street	Church	
Church of the Living God	434 East Fourth Street	Church	
Community Baptist Church	20 Grove Street	Church	
Community Church of God	New & West Sixth St	Church	
Community Network of Union County	718 Central Avenue	Social Services	
Deveraux Teaching Family Program	519 W. Eighth Street	Social Services	
Dudley House	930 Putnam Avenue	Substance Abuse	
El Centro Hispanico Americano	525 E. Front Street	Housing Services	
Elm West Tenants Assn.	507 W. 3 rd Street	Tenants Organiz.	
Emanuel Baptist Church	1130 Lincoln Avenue	Church	
Faith Christian Outreach Center	533 West Fifth Street		
Faith Fellowship Ministries	2177 Oak Tree Road		
Faith Tabernacle Church	1301 West Front St	Church	
Faith, Bricks & Mortar	724 Park Avenue	Housing Services	
Family Development Day Care	420 Grant Avenue	Child Care	
First Baptist Church of Lincoln Garden	771 Somerset Street	Church	
First Christian Assembly	718 Central Avenue	Church	
First Park Baptist Church	315 West Seventh Street	Church	
First Timothy Baptist Church	974 West Third Street	Church	

CITY OF PLAINFIELD

First United Methodist Church	631 East Front Street	Church
Fish Hospitality Program Inc.	PO Box 5440	Homeless Shelter @ area churches
Good Beginnings	654 W 4 th Street	Family Services
Good Beginnings	654 W. 4 th Street	Housing Services
Grace Episcopal Church	600 Cleveland Church	Church
Habitat for Humanity	315 W. 7 th Street	Housing Services
House of Prayer Church of God in Christ	641 South Second Street	Church
Interfaith Council for the Homeless for Union County	120 W. 7 th Street	Housing Services
JLM Properties	408-412 W. Front Street	Rooming House
Kings Daughters Day Care	502 W. Front Street	Child Care
Koslowski	10 Jefferson Street	Rooming House
L&M Day Care	142 Pineview Terrace	Child Care
Lebanon Baptist Church	712 West Front Street	Church
Love Key Day Care	1240 E. Front Street	Child Care
Macedonia Missionary Baptist Church	PO Box 6166	Church
Messiah Lutheran Church	630 East Front Street	Church
Messiah Lutheran Day Care	630 E. Front Street	Child Care
Metropolitan Baptist Church	John Street	Church
Meyers	209 E. 7 th Street	Rooming House
Miracle Baptist Church	522 East Seventh Street	Church
Mohlenberg Regional Medical Center	Park Avenue & Randolph Road	Hospital
Monroe Avenue Family Development Center	324 Monroe Avenue	Counseling Services
Mother's Center of CNJ	716 Watchung Avenue	Women's Center
Mt. Olive Baptist Church	216 Liberty Street	Church
Mt. Zion Alpha Omega Church of Christ	2678 Plainfield Avenue	Church
Mt. Zion AME Church	525 West Fourth Street	Church
Muhlenberg Adult Day Care	Randolph Road	Adult Day Care
Muhlenberg Medical Center	Randolph Road	Hospital
Muhlenberg Mental Health	Randolph Road	Mental Health
Muhlenberg Substance Abuse-Steps Recovery Center	Randolph Road	Drug/Alcohol
Neighborhood House	644 W. 4 th Avenue	Child Care
New Hope Baptist Church	Hampton Street	Church
New Life Gospel Church	1750 Cedarwood Drive	Church
North Stelton AME Church	Ethel Road & Craig Street	Church
PAG Christian Day Care	416-420 Clinton Ave.	Child Care

PAL'S Child Care	572 Mountain Avenue	Child Care	
Plainfield Action Services	510 Watchung Avenue	Housing Services	
Plainfield Area YMCA	518 Watchung Avenue	Emergency Shelter	
Plainfield Assembly of God	411 Clinton Avenue	Church	
Plainfield Family Health Care	38 Watchung Avenue	Health Center	
Plainfield Health Center	1700 Myrtle Avenue	Health Center	
Plainfield Senior Citizens Service Center	305 E. Front Street	Senior Center	
Plainfield Treatment Center	519 North Avenue	Substance Abuse	
Plainfield Work Center	1227 South Avenue	Job Center	
Plainfield YWCA Women's Center	232 E. Front Street	Housing Information Intake/Assessment	
Planned Parenthood	123 Park Avenue	Family Planning	
Presiding Ekler, AME Church	5 Hemlock Drive	Church	
Progressive Baptist Church	1085 Main Street	Church	
Queen City Baptist Church	733 South Second Street	Church	
Reading Rainbow Family Day Care	1426 W. 4 th Avenue	Child Care	
Refuge Church of Christ	600 Grant Avenue	Church	
Rescue House of Prayer	1921 Roosevelt Avenue	Church	
Respite Care Services	530 Woodland Avenue	Counseling Services	
Revival Fellowship Center	315 East Front Street	Church	
Rose of Sharon Community Church	825 West Seventh Street	Church	
Salvation Army	615 Watchung Avenue	Housing Services	
Second Street Youth Center	935 2 nd Street	Youth Center	
Sharon Baptist Church	25 Howard Street	Church	
Shiloh Baptist Church	515 West Fourth Street	Church	
Shiloh King Temple	121 New Street	Church	
Somerset Assembly of God	322 Franklin Boulevard	Church	
Sonrise Christian Day Care	724 Park Ave.	Child Care	
Spiegel	1020 Arlington Avenue	Rooming House	
St. Bernard Roman Catholic Church	368 Summer Avenue	Church	
St. John Baptist Church	2387 Morse Avenue	Church	
St. Mark Episcopal Church	1430 Park Avenue	Church	
St. Paul Baptist Church	85 Hamilton Street	Church	
State of NJ Children's Services	700 Park Avenue		
State of NJ Division of Developmental Disabilities	Addresses Unknown	Group Home	There are 9 in the City.
State of NJ Division of Mental Health	Addresses Unknown	Group Home	There are 6 in the City.

State of NJ Division of Youth and Family Services Group Home	518 W. 8 th Street	Group Home	Additional addresses or number unavailable
State of NJ Employment Service	525 Madison Avenue	Job Training	
State of NJ Human Services	700 Park Avenue	Social Services	
State of NJ Unemployment Insurance & Disability	525 Madison Avenue	Employment Services	
Tabernacle Baptist Church	239 George Street	Church	
Tattoti	215 E. 5 th Street	Rooming House	
Temple of God in Christ	660 East Sixth Street	Church	
Temple Sholom	815 West Seventh Street	Temple	
The Card Group	44 Sanford Avenue	Rooming House	
Trinity Baptist Church	410 Wet Fifth Street	Church	
True Vine Missionary Baptist Church	1301 West Front Street	Church	
Union County Board of Social Services	317 E. Front Street	Social Services	
Union County Division of Employment Services	12 W. 7 th Street	Job Services	
Union County Fair Housing	7 Watchung Avenue	Housing Services	
Union County Food Stamps	317 E. Front Street	Family Services	
Union County Probation	311 E. Front Street	Probation Office	
Union County Social Services	317 E. Front Street		
United Family & Children's Society	305 W. 7 th Street	Family Counseling	
Warren Temple Church of the Living God	329 Evelyn Street	Church	
Whitley	949 W. 3 rd Street	Rooming House	
YWCA Child Care	232 E. Front Street	Child Care	
YWCA Nurture Child Care	525 E. Front Street	Child Care	
Zion Hill Baptist Church	Highland Avenue	Church	

Survey Area A

NOTE: Property names, when given, refer to the historic name of site

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBLE
2012-A-1	Plainfield Fire Department 315 Central Avenue	416/2	Y
2012-A-2	411 Central Avenue	306/14	D
2012-A-3	424 Central Avenue	309/8	D
2012-A-4	Plainfield Seventh Day Baptist Church 501 Central Avenue	307/1	D (Y)
2012-A-5	517 Central Avenue	307/8	D (Y)
2012-A-6	520 Central Avenue	310/6	D
2012-A-7	610 Central Avenue	311/3	D
2012-A-8	615 Central Avenue	308/8	D
2012-A-9	119-123 Church Street	108/6	N
2012-A-10	111 Elmwood Place	425/21	Y
2012-A-11	121 West Fifth Street	301/2	N
2012-A-12	203 West Fifth Street	304/3	N
2012-A-13	431-433 West Fifth Street	313/2	D
2012-A-14	512 West Fifth Street	315/20	D
2012-A-15	530 West Fifth Street	315/25	D
2012-A-16	149 East Fourth Street	280/6	Y
2012-A-17	420 West Fourth Street	418/19	N
2012-A-18	Front Street Commercial Streetscape (100-200 block East Front; 100-200 block West Front)	Multiple	N
2012-A-19	L.L.Manning & Son 405 West Front Street	411/2	N
2012-A-20	473 West Front Street	422/2	N
2012-A-21	501 West Front Street	425/6	Y
2012-A-22	543 West Front Street	426/3	Y
2012-A-23	556 West Front Street	424/13	Y
2012-A-24	560 West Front Street	424/14	Y
2012-A-25	Drake House 564 West Front Street	424/15	Y (NR 1971)
2012-A-26	St. Mary's Church Complex Liberty Street at West Sixth Street	316/13 313/10 351/12	Y (NR 1985)
2012-A-27	Mt. Olive Baptist Church 212-218 Liberty Street	427-20	N
2012-A-28	Plainfield Seventh Day Baptist Church/ Plainfield Board of Education 504 Madison Avenue	307/2	D (Y)
2012-A-29	413 New Street	309/11	D
2012-A-30	606 & 614 Roosevelt Avenue	355/5	D
2012-A-31	Park Avenue (Commercial Streetscape (300-400 blocks))	Multiple	N
2012-A-32	525 Park Avenue	283/7	Y
2012-A-33	602 & 604 Roosevelt Avenue	203/1-2	N
2012-A-34	209 West Second Street	403/3	N

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBLE
2012-A-36	139 East Seventh Street	286/5	Y
2012-A-37	404 West Seventh Street	311/4	D (Y)
2012-A-38	500 West Seventh Street	351/14	D
2012-A-39	506 West Seventh Street	351/15	D
2012-A-40	510 West Seventh Street	351/16	D
2012-A-41	514 West Seventh Street	351/17	D
2012-A-42	520 West Seventh Street	351/18	D
2012-A-43	542 West Seventh Street	351/21	D
2012-A-44	119 East Sixth Street	283/4	N
2012-A-45	134 East Sixth Street	286/6	N
2012-A-46	138 East Sixth Street	286/7	N
2012-A-47	216 East Sixth Street	203/10	N
2012-A-48	218 East Sixth Street	203/11	N
2012-A-49	316 West Sixth Street	307/6	D
2012-A-50	437-439 West Sixth Street	355/1	D
2012-A-51	441-447 West Sixth Street	353/5	D
2012-A-52	116 Watchung Avenue	101/20	N
2012-A-53	Watchung Avenue Commercial Streetscape (500 block)	Multiple	N
2012-A-54	Plainfield City Hall 515 Watchung Avenue	202/8	Y

Survey Area "B"

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBLE
2012-B-1	1002 Arlington Avenue	375/1	N
2012-B-2	1323 Belleview Avenue	2037/10	Y
2012-B-3	11 Brook Lane	2000/4	Y
2012-B-4	836 Carlton Avenue	217/11	D
2012-B-5	1001 Central Avenue	3018/39	Y
2012-B-6	1030 Central Avenue	3020/2	Y
2012-B-7	1060 Central Avenue	3020/5	Y
2012-B-8	800 Hillside Avenue	225/2	D
2012-B-9	810 Hillside Avenue	225/4	D
2012-B-10	824 Hillside Avenue	225/7	D
2012-B-11	726 Kensington Avenue	220/13	N
2012-B-12	829 Kensington Avenue	223/15	D
2012-B-13	925 Kensington Avenue	2002/21	Y
2012-B-14	701-709 Park Avenue	288/1	N
2012-B-15	715 Plainfield Avenue	352/7	N
2012-B-16	935 Prospect Avenue	294/23	Y
2012-B-17	943 Prospect Avenue	294/22	Y
2012-B-18	1101 Prospect Avenue	2000/10	N
2012-B-19	1128 Prospect Avenue	299/9	Y
2012-B-20	1218 Prospect Avenue	2003/3	Y
2012-B-21	1441 Prospect Avenue	2014/13	N
2012-B-22	1002 Putnam Avenue	217/1	D
2012-B-23	1003 Putnam Avenue	216/24	D
2012-B-24	1004 Putnam Avenue	217/2	D
2012-B-25	1016 Putnam Avenue	217/5	D

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBLE
2012-B-26	1100 Putnam Avenue	221/1	D
2012-B-27	1103 Putnam Avenue	220/29	D
2012-B-28	1104 Putnam Avenue	221/2	D
2012-B-29	1108 Putnam Avenue	221/3	D
2012-B-30	1121 Putnam Avenue	220/25	D
2012-B-31	1203 Putnam Avenue	222/24	D
2012-B-32	1213-1215 Putnam Avenue	222/22	D
2012-B-33	1214 Putnam Avenue	223/2	D
2012-B-34	1217-1221 Putnam Avenue	222/21	D
2012-B-35	1317 Putnam Avenue	227/10	N
2012-B-36	1366 Randolph Road	2032/44	Y
2012-B-37	144 East Seventh Street	288/6	N
2012-B-38	439 West Seventh Street	353/8	N
2012-B-39	445-451 West Seventh Street	354/2	N
2012-B-40	525 West Seventh Street	351/19	N
2012-B-41	1007 Watchung Avenue	217/15	D
2012-B-42	1015 Watchung Avenue	217/14	D
2012-B-43	1025 Watchung Avenue	217/13	D
2012-B-44	1110-1120 Watchung Avenue	2001/21	D
2012-B-45	1126 Watchung Avenue	2001/1	D
2012-B-46	1127 Watchung Avenue	221/9	D
2012-B-47	1200 Watchung Avenue	2002/23	D
2012-B-48	1220 Watchung Avenue	2002/26	D
2012-B-49	1326 Watchung Avenue	2011/5	Y
2012-B-50	1328 Watchung Avenue	2011/6	N
2012-B-51	1406 Watchung Avenue	2013/2	N
2012-B-52	1414 Watchung Avenue	2013/3	N
2012-B-53	1423 Watchung Avenue	228/5	N
2012-B-54	750 Woodland Avenue	235/3	N
2012-B-55	1170 Woodland Avenue	2020/23	N

Survey Area "C"


INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBLE
2012-C-1	28 Albert Street	461/32	N
2012-C-2	40 Albert Street	461/34	N
2012-C-3	45 Albert Street	462/10	N
2012-C-4	414 Clinton Avenue St. Andrew's Episcopal Church	335/25	N
2012-C-5	18 Compton Avenue	460/26	N
2012-C-6	29 DeKalb Avenue	473/8	N
2012-C-7	652 West Eighth Street	348/17	Y
2012-C-8	661 West Eighth Street Hubbard School	349/4	N
2012-C-9	676 West Eighth Street	348/21	N
2012-C-10	732 West Eighth Street	344/6	Y
2012-C-11	730 West Fourth Street West End Fire House	438/28	N
2012-C-12	820 West Fourth Street	439/17	N
2012-C-13	908 West Front Street	459/12	N
2012-C-14	924 West Front Street	459/18	N

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBLE
2012-C-15	940 West Front Street	460/19	N
2012-C-16	1014 West Front Street	461/19	N
2012-C-17	1864 West Front Street	4004/14	N
2012-C-18	740 Grant Avenue	343/12	Y
2012-C-19	804 Grant Avenue	3006/14	N
2012-C-20	916 Grant Avenue	3005/18	Y
2012-C-21	329 Lyman Place	482/9	N
2012-C-22	1035 Myrtle Avenue	461/3	N
2012-C-23	1054 Myrtle Avenue	466/8	Y
2012-C-24	1106 Myrtle Avenue	467/1	Y
2012-C-25	1114 Myrtle Avenue	467/2	N
2012-C-26	1859 Myrtle Avenue	4005/2	N
2012-C-27	1860 Myrtle Avenue	4006/15	N
2012-C-28	630 West Seventh Street	317/26	N
2012-C-29	661 West Seventh Street	348/6	Y
2012-C-30	662 West Seventh Street	319/14	N
2012-C-31	669 West Seventh Street	348/5	N
2012-C-32	675 West Seventh Street	348/4	N
2012-C-33	698 West Seventh Street	319/1	N
2012-C-34	917 West Seventh Street	343/5	N
2012-C-35	948 West Seventh Street	327/6	N
2012-C-36	1945 West Seventh Street	341/15	N
2012-C-37	900 Sherman Avenue	3005/25	N
2012-C-38	828 West Third Street	449/27	N
2012-C-39	1016 West Third Street	454/11	N
2012-C-40	1026 West Third Street	455/11	N

Survey Area "D"

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-D-1	532 Belvidere Avenue	241/11	N
2012-D-2	209 Berckman Street – Lincoln School	128/45	N
2012-D-3	403 East Fifth Street	205/41	Y
2012-D-4	408 East Front Street	116/41	Y
2012-D-5	503 East Front Street	120/12	Y
2012-D-6	754 East Front Street	127/38	N
2012-D-7	901 East Front Street	126/16	Y
2012-D-8	1230 East Front Street	160/2	N
2012-D-9	48 Netherwood Avenue	144/20	N
2012-D-10	60 Netherwood Avenue	144/24	N
2012-D-11	64 Netherwood Avenue	144/25	N
2012-D-12	68 Netherwood Avenue	144/26	N
2012-D-13	72 Netherwood Avenue	144/27	N
2012-D-14	520 North Avenue	125/1A	N
2012-D-15	900 North Avenue	131/7	N
2012-D-16	22 Norwood Avenue	120/15	N
2012-D-17	54 Norwood Avenue	120/21	N
2012-D-18	60 Norwood Avenue	120/23	N
2012-D-19	21 Sandford Avenue	113/27	N

2012-D-20	28 Sandford Avenue	115/40	N
2012-D-21	48 Sandford Avenue	115/45	N
2012-D-22	61 Sandford Avenue	113/7	N
2012-D-23	62 Sandford Avenue	115/49	N
2012-D-24	69 Sandford Avenue	113/5	N
2012-D-25	552 East Second Street	122/15	N
2012-D-26	319 East Seventh Street	207/15	N
2012-D-27	327 East Seventh Street	207/13	N
2012-D-28	329-31 East Seventh Street	207/12	N
2012-D-29	419 East Seventh Street	207/11	N
2012-D-30	515 East Seventh Street	215/9	N
2012-D-31	911 East Seventh Street	237/17	Y
2012-D-32	933 East Seventh Street	237/13	N
2012-D-33	326 East Sixth Street	207/7	N
2012-D-34	439 East Sixth Street	209/14	Y
2012-D-35	South Avenue opposite Belvidere Avenue Netherwood RR Station	229/9	Y
2012-D-36	525 South Avenue	213/1	N
2012-D-37	861 South Avenue	229/25	N
2012-D-38	1008 South Avenue	241/2	N
2012-D-39	1015-17 South Avenue Engine Co. No.4	229/11	Y
2012-D-40	1225 South Avenue	265/2	N
2012-D-41	45 Westervelt Avenue	111/10	N
2012-D-42	59 Westervelt Avenue	111/6	N
2012-D-43	64 Westervelt Avenue	113/38	N
2012-D-44	70 Westervelt Avenue	113/41	N
2012-D-45	521 Woodland Avenue	241/15	N
2012-D-46	530 Woodland Avenue	237/12	N



(n) Duplicate or confusing street names. No street shall have a name which will duplicate or so nearly duplicate as to be confused with the names of existing streets. The continuation of an existing street shall have the same name.

Sec. 14:6-3. Blocks.

(a) Length, width or acreage. Block length and width or acreage within bounding roads shall be such as to accommodate the size of lot required in the area by this Chapter and to provide for convenient access, circulation control and safety of street traffic.

(b) Block size. For commercial, group housing or industrial use, block size shall be sufficient to meet all area and yard requirements for such use.

Sec. 14:6-4. Lots.

(a) Dimensions and area. Lot dimensions and area shall not be less than the requirements of this Chapter.

(b) Side lines at right angles to streets. Insofar as is practical, side lot lines shall be at right angles to straight streets, and radial to curved streets.

(c) Front upon approved street. Each lot must front upon an approved street at least fifty (50) feet in width.

(d) Extra width line. Where extra width has been dedicated for widening of existing streets, lots shall begin at such extra width line, and all set backs shall be measured from such line.

(e) Suitability for intended use. Where there is a question as to the suitability of a lot or lots for their intended use due to factors such as rock formations, flood conditions or similar circumstances, the Planning Board may, after adequate investigation withhold approval of such lots.

Sec. 14:6-5. Public use and service areas.

(a) Easements may be required. In large scale development, easements along rear property lines or elsewhere for utility installation may be required. Such easements shall be at least fifteen (15) feet wide and located in consultation with the companies or City departments concerned.