

West Front Street and Clinton Avenue Area in Need of Redevelopment Preliminary Investigation - Non-Condemnation

City of Plainfield, Union County, New Jersey

Presented to the Planning Board on July 21, 2022

Prepared for:



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

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1.0 INTRODUCTION

In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), the City Council of the City of Plainfield (the "City Council") adopted Resolution R 220-22 on June 13, 2022, which authorized a preliminary investigation of Block 218, Lots 24 (21 Clinton Avenue), 25 (17-19 Clinton Avenue), 26 (1-15 Clinton Avenue), 27 (1314-1320 W. Front Street), 28 (1322-1334 W. Front Street) and 29 (1336-1346 W. Front Street) on the official Tax Maps of the City, (the "Study Area") to determine whether it meets the statutory criteria to be designated as a Non-



condemnation redevelopment area.

Report Sections

This report contains five sections: Introduction, Study Area Characteristics, LRHL Statutory Criteria, Study Area Evaluation and Conclusion. Section 2 describes the Study Area in terms of its location, existing zoning and land use, physical, regulatory, fiscal and environmental conditions. Section 3 reviews and applies the statutory criteria and sets forth the findings based upon the characteristics and conditions of the Study Area that have been observed and analyzed. Section 4 summarizes and evaluates the Study Area, based upon the criteria set forth in the LRHL. Supporting documentation includes tax assessments, field observations, and photo surveys. Section 5 proposes recommendations to the City of Plainfield Planning Board (the "Planning Board") relative to the designation of the Study Area as a Non-condemnation redevelopment area.

Methodology

On June 15, 2022, a site visit was conducted of the Study Area in order to investigate and analyze site conditions. A photo survey was completed to illustrate and inventory the physical conditions of the Study Area. Additionally, in preparation of this analysis, the following records and documents were reviewed:

- Official Tax Maps of the City of Plainfield;
- Tax records for the properties located within the Study Area;
- City of Plainfield Zoning Map and Zoning Ordinance;
- Ownership information and property survey; and



City Council Resolution R 220-22, dated June 13, 2022.

To this end, this report is a collection of the findings based on the research conducted.

1.1. Study Authorization

On June 13, 2022, the City Council adopted Resolution R 220-22 authorizing and directing the Planning Board to undertake an investigation of the Study Area and to make recommendations to the City Council as to whether the Study Area is "in need of redevelopment" in accordance with the criteria set forth in the LRHL. Once the Planning Board has made its recommendations, the City Council will consider whether to designate the Study Area as a Non-condemnation Redevelopment Area pursuant to the LRHL.

This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6) which requires the following:

- 1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5) ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- 2. (1) Before proceeding to a public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to

the map, a statement setting forth the basis of the investigation.

(2) The Planning Board shall specify a date for and give notice of a hearing for purpose of persons who are interested in or would be affected by a determination that the delineated area is redevelopment area.

1.2. Scope of Study

This study is undertaken as a first step to engage, benefit and create opportunities through redevelopment planning, which involves the following steps:

- Conduct an inventory of the Study Area and physical characteristics of the same.
- Assess whether the existing characteristics and conditions meet the criteria to recommend the need for redevelopment, as outlined within the LRHL.
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the Study Area.

1.3. Redevelopment Objectives

The renewal activities of the Study Area should be undertaken in conformity with, and should be designed to meet the following objectives of an area investigation:

- To improve the functional and physical layout of the project area for contemplated new development and the removal of impediments to land deposition.
- To provide redevelopment that minimizes the need to relocate residents or businesses.



- To create new employment/or housing opportunities for granted pursuant to the LRHL. residents.
- To coordinate redevelopment activities that mitigate and 1.5. Non-Condemnation Redevelopment Areas eradicate blighted conditions.

Redevelopment Process 1.4

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an "Area in Need of Redevelopment," preparing and adopting redevelopment plans and implementing redevelopment projects. More specifically, a redevelopment designation allows the municipality to:

- Adopt a redevelopment plan that will identify the manner in 1. which an area will be developed, including its use and intensity.
- Issue bonds for the purpose of redevelopment.
- 3. Acquire property.
- Lease or convey property in lieu of the public bidding 4. process.
- Collect revenue from a selected developer. 5.
- 6. Grant tax exemptions and/or abatements.

The City can utilize the powers granted to municipalities under the LRHL to improve the conditions of the Study Area.

The LRHL sets forth a multi-step process that must be observed by the City Council and Planning Board in order to enable the City to lawfully exercise the powers of the LRHL. The steps required to declare an area in need of redevelopment must be undertaken pursuant to the LRHL. It should be noted that only upon completion of this public process is a municipality able to exercise the powers

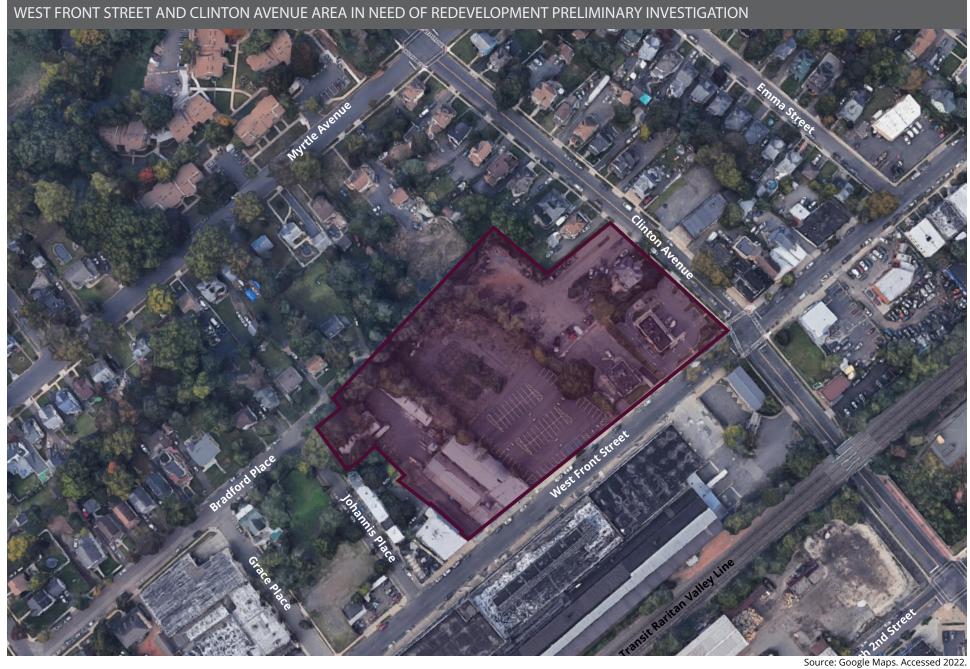
P.L. 2013, Chapter 159 amended the LHRL to allow two types of redevelopment area: Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas. The amendment requires the resolution authorizing the planning board to undertake a preliminary investigation to state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the State Legislature for use in a redevelopment area other than the use of eminent domain (a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (a "Condemnation Redevelopment Area"). The City Council authorized a study for a Non-Condemnation Redevelopment Area for the Study Area.

STUDY AREA CHARACTERISTICS

2.1. Locational Context

According to the 2020 American Community Survey, the Study Area is located in Census Tract 392, which has a total population of 6,137 residents. As depicted on Map 1, the Study Area is located at the northwestern corner of West Front Street and Clinton Avenue, specifically along the northern side of West Front Street and the eastern side of Clinton Avenue. The Study Area consists of six tax parcels, as shown on Map 2. The Study Area has a total area of approximately 4.54 acres and is in the City's 4th Ward.









Map 2: Tax Map



Regional Setting

The City of Plainfield is located within Union County, New Jersey. Plainfield is bordered by eight municipalities: in Union County, the Borough of Fanwood to the north and the Township of Scotch Plains to the north and east; in Somerset County, the Boroughs of Watchung and North Plainfield to the west; in Middlesex County, the Borough of Dunellen to the south, the Township of Piscataway to the southeast and the Borough of South Plainfield to the east. Specifically, the Study Area is approximately 0.74 miles east of the municipal border with Dunellen and 830 feet south of the municipal border with North Plainfield.

Public Transportation

The City is served by two train stations located on New Jersey Transit's Raritan Valley Line. These train stations are the Plainfield Train Station and the Netherwood Train Station. Additionally, there are multiple New Jersey Transit bus routes that serve the City. The Study Area is proximate to numerous bus routes along with NJ Transit Bus Routes 59 and 113 stopping along West Front Street.

2.2. Existing Zoning

As shown on Map 3, there is a diversity of zoning district designations within the Study Area, which consists of the following:

The zoning district designations for all of the Study Area properties is depicted on Map 3. The Study Area properties fall between three zoning districts: Mixed Use Zoning District (MU), Moderate Density Residential Zoning District (R-4), and Neighborhood Commercial (NC) Zoning District. The following is the breakdown of the existing zoning district designation for each of the Study Area properties (as shown in Table 1):

Table 1: Existing Zoning

Block	Lot	Address	Zoning District
218	24	21 Clinton Avenue	NC
218	25	17-19 Clinton Avenue	NC
218	26	1-15 Clinton Avenue	NC
218	27	1314-1320 West Front Street	NC
218	28	1322-1334 West Front Street	MU (front); R-4 (rear)
218	29	1336-1346 West Front Street	MU (front); R-4 (rear)

Source: City of Plainfield Zoning Map

Moderate Density Residential (R-4)

As noted in Section 17:9-8.A. of the City's Land Use Ordinance, the purpose of the R-4 District is "designed for single-family and two-family development at a density not to exceed 5.8 dwelling units per acre for single-family dwelling units and 8.7 dwelling units per acre for two-family dwelling units.". The uses permitted in the R-4 zone consist of: Single-family dwellings; two-family dwellings and community residences as per N.J.S.A. 40:55D-66.1. Accessory uses permitted consist of home occupations; family day care homes per N.J.S.A. 40:55b-66.5b.

The bulk and area standards of each of these zoning districts are summarized in Table 2 below.



WEST 7TH STREET AND PARK AVENUE AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION



Source: City of Plainfield Zoning Map



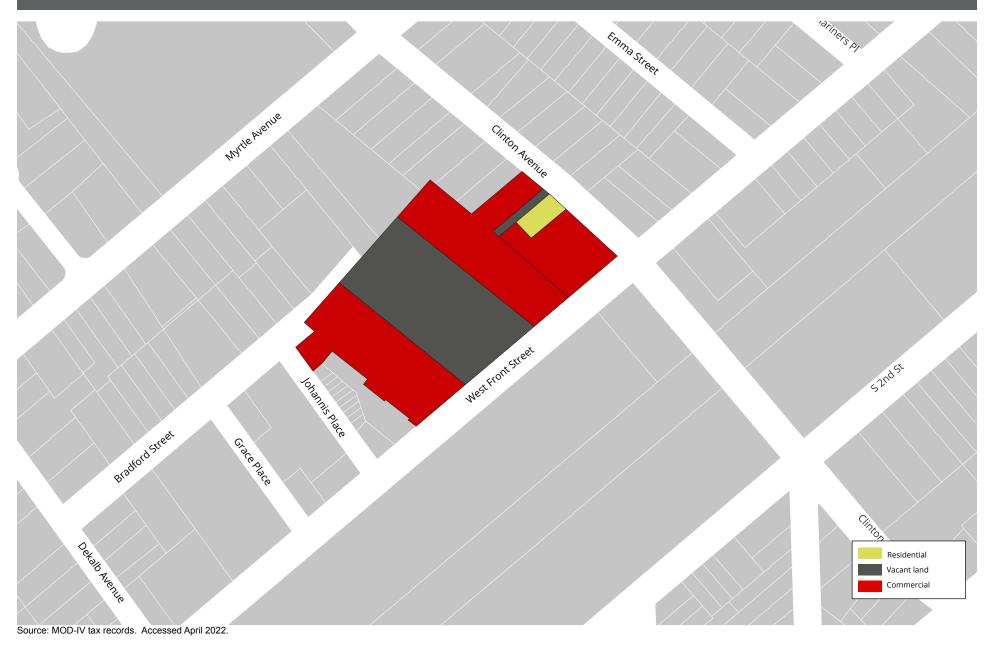




Table 2: Bulk Table of R-4 Zoning District

Requirement	Single-Family	Two-Family
Area (square feet)	7,500	10,000
Maximum Density (d.u. per acre)	5.8	8.7
Minimum Lot Width (feet)	50	80
Minimum Lot Frontage (feet)	50	80
Minimum Lot Depth (feet)	100	100
Front Yard Setback (feet)	25	25
Side Yard Setback (feet)	6	6
Combined Side Yard Setbacks (feet)	15	25
Rear Yard Setback (feet)	30	30
Maximum Floor Area Ratio (FAR)	N/A	N/A
Maximum Percent Building Cover	25%	25%
Maximum Percent Total Lot Cover	40%	40%
Minimum Number of Stories	N/A	N/A
Maximum Number of Stories	2.5	2.5
Maximum Building Height (feet)	35	35
Minimum Improvable Area (MIA) (square feet)	1,700	2,400
MIA- Diameter of Circle Source: City of Plainfield, Land Use (29 Ordinance, Schedule B. – Bulk	34 Zoning Requirements

Source: City of Plainfield, Land Use Ordinance, Schedule B – Bulk Zoning Requirements.

Mixed Use (MU)

The MU zone is "intended to recognize areas within the City that are developed with retail/commercial uses on the first floor with apartment units above. It also includes many transition areas within the City, and aims to foster redevelopment by permitting a broad palette of compatible uses. This zone will also serve as a buffer between commercial districts and lower density residential neighborhoods." The following uses are permitted in the MU zone: Mixed-use residential dwellings; Apartments, Townhouses, Retail; Personal service establishments; Laundromats; Offices, including medical offices; Nursing homes, Senior citizen housing; Restaurants, Banquet halls; Banks, Funeral homes; Health and fitness clubs; Car Wash, Assisted living facility, Theater; Adaptive reuse of existing residential dwellings; Telecommunication facilities on existing buildings and structures; Taverns, Nightclubs; Automobile service stations; Houses of worship; Recording studios; and Repair Shops. Accessory uses permitted include outdoor dining.

The bulk and area standards of each of these zoning districts are summarized in Table 3 below.



able 3: Bulk Table of Mixed Use Zoning District

Requirement	Mixed Use	Commercial Uses	Apartments	Townhouses
Area (square feet)	5,000	5,000	22,000	43,560
Maximum Density (d.u. per acre)	25	N/A	12	10
Minimum Lot Width (feet)	50	50	150	150
Minimum Lot Frontage (feet)	50	50	150	150
Minimum Lot Depth (feet)	100	100	100	150
Front Yard Setback (feet)	10	10	30	25
Side Yard Setback (feet)	5	5	25	30
Combined Side Yard Setbacks (feet)	10	10	50	60
Rear Yard Setback (feet)	15	15	30	30
Maximum Floor Area Ratio (FAR)	1.8	1.8	N/A	N/A
Maximum Percent Building Cover	60%	60%	30%	30%
Maximum Percent Total Lot Cover	70%	80%	40%	45%
Minimum Number of Stories	N/A	N/A	N/A	N/A
Maximum Number of Stories	3	3	3	2.5
Maximum Building Height (feet)	35	3.5	40	35
Minimum Improvable Area (MIA) (square feet)	2,100	1,500	5,300	11,800
MIA- Diameter of Circle	32	27	51	76

Source: City of Plainfield, Land Use Ordinance, Schedule B – Bulk Zoning Requirements.

Neighborhood Commercial (NC)

As discussed in the City's Zoning Ordinance (Section 17:9-12), the purpose of the Neighborhood Commercial Zoning District is "intended to include commercial areas that 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." This zone permits the following uses:

- Mixed-use residential dwellings
- Child care center per N.J.S.A 40:55D-66.6
- Retail
- Personal service establishments
- Laundromats
- Offices
- Banks
- Funeral homes/mortuary
- Restaurants
- Commercial centers, public and non-profit
- Nursing homes
- Houses of worship
- Assisted living facilities
- Senior citizen housing
- Adult day care facilities
- Recording studios
- Repair Shops

The bulk and area standards of each of these zoning districts are summarized in Table 4 below.



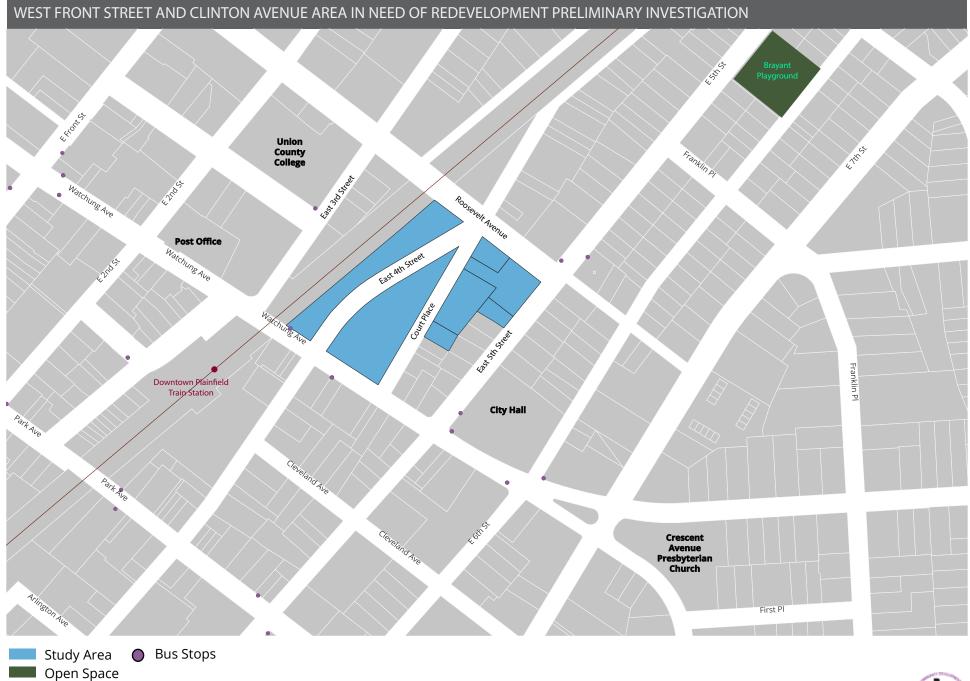




Table 4: Bulk Table of Neighborhood Commercial Zone District

Requirement	Requirement
Area (square feet)	5,000
Maximum Density (d.u. per acre)	25
Minimum Lot Width (feet)	50
Minimum Lot Frontage (feet)	50
Minimum Lot Depth (feet)	100
Front Yard Setback (feet)	0
Side Yard Setback (feet)	0
Combined Side Yard Setbacks (feet)	0
Rear Yard Setback (feet)	10
Maximum Floor Area Ratio (FAR)	1.8
Maximum Percent Building Cover	60%
Maximum Percent Total Lot Cover	80%
Minimum Number of Stories	N/A
Maximum Number of Stories	3
Maximum Building Height (feet)	35
Minimum Improvable Area (MIA) (square feet)	2,700
MIA- Diameter of Circle	36

Source: City of Plainfield, Land Use Ordinance, Schedule B – Bulk Zoning Requirements.

2.3. Existing Land Use

The existing land uses among the Study Area are detailed on Map 4 and Table 5. Lot 24 is a vacant property used as a driveway. Lot 25 is a residential dwelling containing two units. Lot 26 contains a commercial establishment, specifically a drive-through restaurant.

Lot 27 has a commercial building which is unoccupied. Lot 28 contains a parking lot and Lot 29 has a commercial building occupied by a woodworking company.

Table 5: Existing Land Use

Block	Lot	Address	Existing Land Use
218	24	21 Clinton Avenue	Vacant land
218	25	17-19 Clinton Avenue	Residential
218	26	1-15 Clinton Avenue	Commercial
218	27	1314-1320 West Front Street	Commercial
218	28	1322-1334 West Front Street	Vacant land
218	29	1336-1346 West Front Street	Commercial

Source: MOD-IV

2.4. Relevant Planning Studies

2020 Master Plan

The City's 2020 Master Plan was adopted by the Planning Board in August 2020. There are numerous goals, objectives, and excerpts stated in this Plan that are consistent and relevant to the Study Area:

- Continue to further the goals from the 2009 Master Plan: Revitalize/redevelop underutilized areas. (Land Use Element, pg. 20)
- Promote the redevelopment of vacant, abandoned and underutilized properties. (Economic Development, pg. 66)
- "Neighborhood commercial centers were to be developed on East Second Street, along Plainfield Avenue, and at the corners



of Clinton Avenue and West Front Street/South Second Street." (Land Use Element, pg. 33)

- New Development: "Development is also taking place and proposed throughout the Central Business District, along Watchung Avenue and East and West Fourth and Fifth Streets and on West Front Street to the southwest." (Land Use Element, pg. 34)
- "As the City seeks to revitalize and transform, Plainfield should continue to bolster its Downtown and commercial corridors. (Economic Plan Element, pg. 76)

Other Redevelopment Areas in the Neighborhood

Block 231 and 233 Redevelopment Plan

The Block 231 and 233 Redevelopment Plan (originally named 'Marino's Tract Redevelopment Plan') was initially adopted by November 9, 2000. It was subsequently amended in November 2019 and also in June 2021, in which it was expanded to include properties within Block 233. The objectives of this plan consist of:

- o Create land use and building requirements specific to the Redevelopment Area that reflect those found in the Plainfield Master Plan and the proposed Land Use Ordinance.
- Provide infrastructure improvements involving streets, curbs and sidewalks.
- o Eliminate blighting influences through the clearance or rehabilitation of substandard buildings.
- o Provide a parcel of land of sufficient size and dimension to enable an orderly arrangement of new land uses.
- o Promote a diverse and strong economy with opportunities for employment over a range of occupational classifications.
- o Provide housing options in the form of mixed use buildings

to ensure a balanced and appropriately designed transition from commercial to residential uses along the corridor.

o Increase sustainability through energy efficiency, green building techniques and more compatible land uses within the area.

2.5. Urban Enterprise Zone, Opportunity Zone and Smart Growth Classification

Urban Enterprise Zone

The entire Study Area is located within the City's Urban Enterprise Zone (the "UEZ"). One of 32 designated UEZs in the State of New Jersey, business located within a UEZ are provided benefits such as reduced sales tax, tax free purchases on certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA, subsidized unemployment insurance costs for certain employees, energy sales tax exemption, and tax options. Tax options consist of up to \$1,500 for new permanent full-time employees hired or up to 8% corporate business tax credits on qualified investments. The Urban Enterprise Zone designation is important as it can be used as a mechanism for funding in efforts to revitalize the Study Area.

Opportunity Zone

The Study Area properties are not located within a designated Opportunity Zone.



Smart Growth Classification

SmartGrowthcommonlyreferstogrowththatservestheenvironment, economy, and community equally. When possible, it attempts to concentrate development into already-existing communities. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area. They are designated by the Department of State, Office for Planning Advocacy, from spatial data relating to the NJ State Development and Redevelopment Plan, and several other master plans.

The City of Plainfield is located in the smart growth boundary for a Metropolitan Planning Area 1 (PA1). This area includes a variety of



municipalities that range from large urban centers to 19th century towns shaped by commuter rail. The communities in the area have strong ties to major metropolitan centers-New York/Newark/Jersey City Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale, the Easton/Phillipsburg Metropolitan Region.

The following are the ten (10) accepted principles of Smart Growth:

- 1. Mixed land uses;
- 2. Take advantage of existing communities' assets;
- 3. Foster walkable neighborhoods;
- 4. Create a range of housing opportunities and choices;
- 5. Promote distinctive, attractive communities with a strong sense of place;
- 6. Preserve open space, farmland and critical environmental area;
- 7. Strengthen and encourage growth in existing communities;
- 8. Provide a variety of transportation choices;
- 9. Make development decisions predictable, fair, and cost effective; and
- 10. Encourage citizen and stakeholder participation in development decisions.

2.6. Municipal Actions

City records were requested from City departments regarding property management, building code violations, and other incidents within the Study Area. Research conducted indicates the following municipal actions.



Tax Collector

On June 28, 2022, the City Tax Collector provided tax records of the Study Area properties. There was one property with continued delinquencies, which was Block 218, Lot 29, which has been delinquent since 2017 and owes \$70,892.20.

Police Division

The Plainfield Police Division provided a letter dated June 15, 2022 containing crime records on file for the Study Area parcels. There were 20 records of incidents that occurred between 2017 and present. These records are summarized in Table 2 below.

Table 2: Police Data - Block 218, Lots 24, 25, 26, 27, 28 and 29 - Crime Incidents

Incident Type	2017	2018	2019	2020	2021	2022	Total by Type
Robbery	0	2	0	0	1	0	3
Homicide	0	0	0	0	0	0	0
Aggravated Assault	0	0	0	0	0	0	0
Burglary	0	0	0	0	0	0	0
Theft	0	0	0	0	0	0	0
Theft of MV	3	0	3	2	1	2	11
Rape/Sexual Assault	1	3	0	0	1	1	6
Total	4	5	3	2	3	3	20

Source: City of Plainfield Police Division





Fire Department

On June 15, 2022, the Plainfield Fire Department provided records of fire and emergency incidents that occurred in the Study Area between 2017 to present. These records are itemized in the Appendix of this report.

Division of Health

On June 29, 2022, the Division of Health indicated that there were no regards on file since 2017 involving the Study Area properties.

Plainfield Municipal Utilities Authority (PMUA)

On June 28, 2022, PMUA provided information pertinent to the Study Area's sanitary sewer. It was noted that there is a sewer line for all of the locations listed below. The sewer line is approximately 80 to 100 years old and there have been no issues for the last 5 to 6 years. PMUA indicated that service can be provided to these locations.

Planning Division

Environmental/Brownfield Records

None of the Study Area parcels are not listed as a brownfield site as per the City's Brownfields Map, dated April 2007.

Land Use Boards Applications

On June 15, 2022, the City's Planning Division provided land use application records pertinent to the Study Area properties. Since

2017, there one application on record. This application was for a slaughterhouse, grocery and fried chicken restaurant to be located at 1314-1320 West Front Street (Block 218, Lot 27), which was denied by the Zoning Board of Adjustment in June 2018.

3.0. LRHL STATUTORY CRITERIA

Criteria for Area In Need of Redevelopment

TThe laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL - this statute grants the governing body of a municipality the power to authorize the planning board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such an area may be determined to be in need of redevelopment only if, after an investigation by the planning board and a public hearing for which notice has been given, it is found to meet one or more of the following eight criteria:

- 1. "Criteria A." The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- 2. "Criteria B." The discontinuance of the use of a building or buildings previously used for commercial, manufacturing, retail, shopping malls or plazas, office parks or industrial purposes; the abandonment of such building or buildings; significant vacancies or such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as



to be untenantable.

- 3. "Criteria C." Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- 4. "Criteria D." Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- 5. "Criteria E." A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- 6. "Criteria F." Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm,

- fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- "Criteria G." In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- 8. "Criteria H." The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, individual properties that do not meet any of the statutory conditions may still be included within an



area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

3.1. Application of Study Area Criteria

The finding that an area is in need of redevelopment is an area wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration of physical deterioration, illustrated by the presence of improvements, which are dilapidated, obsolete and faulty in term of arrangement, lack of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals or general welfare of the community. The conditions evidenced by this Needs Determination Study are measured against the criteria for designation of a Non-Condemnation Redevelopment Area and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent within the Study Area.

4.0. STUDY AREA EVALUATION

4.1. Study Approach

Nishuane Group, LLC conducted site visits and prepared a photo survey of the Study Area to establish and confirm existing conditions and land uses. The firm reviewed relevant plans and municipal documents (i.e. City of Plainfield's Master Plan, City of Plainfield's Zoning and Land Development Ordinances, and City Council Resolution) related to the Study Area. Property records of the Study Area were obtained from City agencies in support of the existing conditions assessment. The information retrieved by the firm allowed planners to holistically evaluate the conditions of the Study Area.

4.2. Property Evaluations:

The following is a breakdown of the Study Area, examining its characteristics, site analysis and LRHL criteria applied, if any.



21 CLINTON AVENUE (BLOCK 218, LOT 24) PROPERTY EVALUATION

Owner: Purcell, Michael Duff Property Class: 1 (Vacant land)

Property Characteristics:

The property has an approximate area of 2,439.79 square feet. The site is currently used as a driveway for surrounding properties. This parcel is in the Neighborhood Commercial (NC) District.

Site Analysis:

The property is undersized as it contains a width of approximately 17 feet and depth of approximately 142.87 feet. There are no buildings or improvements located on the property.

Satisfies LRHL Criteria:

- Criteria "C": The property has been vacant for over 10 years. The property is significantly undersized as it is below the minimum lot area (5,000 square feet for the NC District). To that end, because of its limited area, it is unlikely to be redeveloped through the instrumentality of private capital.
- Criteria "G": The lot is located within the City's UEZ.

Recommendation:

Based on the existing conditions of Block 218, Lot 24 as described in detail above, the Study Area satisfies Criteria C and G and should be designated as an "area in need of redevelopment".







17-19 CLINTON AVENUE (BLOCK 218, LOT 25) PROPERTY EVALUATION

Owner: Garcia, Jorge C & Sharon C Property Class: 2 (Residential)

Property Characteristics:

The property has an area of approximately 4,804.94 square feet and is irregularly shaped. A 2.5-story residential dwelling stands on the property, which was built in 1921. This lot is located within the NC District. MOD-IV tax records indicate that there are 2 dwelling units within the residential building.

Site Analysis:

There were some building deficiencies noted, including exposed wires, missing siding panels, and a boarded up window portion. In addition to the principal residential dwelling standing on the property, site improvements present on the site consist of a driveway and rear yard fence.

The residential dwelling is not a principal permitted use in the NC District.







Satisfies LRHL Criteria:

- Criteria "D": The existing parking arrangement is faulty in its functioning layout as cars were parked parallel with the street and would need to access Lot 24 and 27. There was a large pile of debris and trash bags in the rear yard. This large accumulation of unsecure and exposed refuse could attract rodents and other pests to this property and other neighboring properties. Cumulatively, these site conditions are detrimental to the public health, safety and general welfare of the community.
- Criteria "G": The lot is located within the City's UEZ.

Recommendation:

Based on the existing conditions of Block 218, Lot 25 as described in detail above, the Study Area satisfies Criteria D and G should be designated as an "area in need of redevelopment".







1-15 CLINTON AVENUE (BLOCK 218, LOT 26) PROPERTY EVALUATION

Owner: RSR Four LLC

Property Class: 4A (Commercial)

Property Characteristics:

The irregularly shaped property has an area of approximately 0.49 acres (21,157.19 square feet). It is a corner lot with street frontages along Clinton Avenue to the east and West Front Street to the south. A one-story commercial building stands on the property, currently operating as a Dunkin' Donuts coffee shop and drive-through restaurant. This building was constructed in 2015, according to MOD-IV tax records. The parcel is located within the NC Zoning District.

Site Analysis:

Site improvements present consist of the drive-through facility, surface parking, and freestanding sign. Two-way curb cut access is provided along both Clinton Avenue and West Front Street.





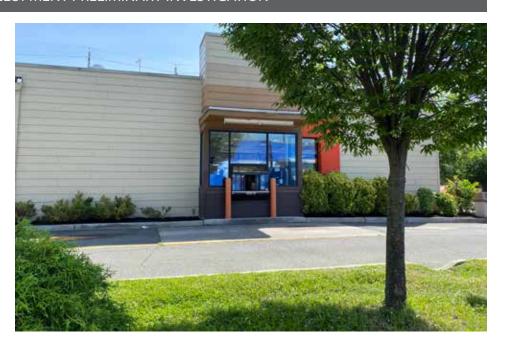


Satisfies LRHL Criteria:

- Section 3: Effective redevelopment cannot occur without the inclusion of this property. It is a critical piece in assembling land for redevelopment, especially as it is a corner property, linking Lot 25 and 27. It is crucial to group these properties to effectively redevelop and reactivate this portion of the West Front Street.
- Criteria "G": The lot is located within the City's UEZ.

Recommendation:

Based on the existing conditions of Block 218, Lot 26 as described in detail above, the Study Area satisfies Section 3 and G and should be designated as an "area in need of redevelopment".





1314-1320 WEST FRONT STREET (BLOCK 218, LOT 27) PROPERTY EVALUATION

Owner: Purcell, Michael Duff Property Class: 4A (Commercial)

Property Characteristics:

The irregularly shaped property has an area of approximately 1.08 acres. It contains a one-story commercial building, built in 1957. With its flag-like shape, this lot has street frontages along West Front Street to the south and Clinton Avenue to the east. This lot is located within the NC Zoning District.

Site Analysis:

During the time of the site visit, the building on the front of the property was in the process of being reoccupied by a new commercial establishment. There was a white fence that divides the property into two portions: the front where the building and surface parking and the rear, where there is an array of commercial and construction activity present. At the rear portion, where the site access is via a curb cut along Clinton Avenue, there were piles of materials scattered throughout the site, mostly containing soil, brick, stone, and wood pallets. However, there was also a large accumulation of bags and debris present as well. Equipment, including tractors, trail hitches, and wheelbarrows, was also observed. Two storage sheds were also standing in the rear yard.







Satisfies LRHL Criteria:

- Criteria "D": Materials, debris and equipment were scattered and haphazardly stored in the rear yard. With a fence separating portions of the lot, it is not clear if there are two separate principal uses on the property, and further, what activities were taking place in the rear yard (i.e., construction equipment and vehicle storage, etc.). With the lack of secure storage, this could invite attempts of theft. The haphazard storage could also present perilous conditions to individuals utilizing this site. The site's overall conditions are detrimental to the public health, safety and general welfare of the community.
- Criteria "G": The lot is located within the City's UEZ.

Recommendation:

Based on the existing conditions of Block 218, Lot 27 as described in detail above, the Study Area satisfies Criteria D and G and should be designated as an "area in need of redevelopment".







1322-1334 WEST FRONT STREET (BLOCK 218, LOT 28) PROPERTY EVALUATION

Owner: West Front Street Industrial LLC

Property Class: 1 (Vacant land)

Property Characteristics:

The irregularly shaped property has an area of approximately 1.67 acres (72,735 square feet). It is currently used as a surface parking lot. This parcel is split between two zoning districts: R-4 at its northern portion and Mixed Use (MU) at its southern portion along West Front Street. A part of the site's rear fronts onto an unimproved portion of Bradford Place.

Site Analysis:

The property is only half utilized as a parking lot. Only the southern portion of the site is used for parking; the northern portion is cleared and undeveloped with no notable site improvements. The northern portion, which is zoned R-4, has no street front access, which hinders any residential development from taking place.

A chain-link fence stands along the perimeter of the property, however, only the rear portion of the southerly side contains the fence. There is a gate opening to this fence along the site's West Front Street frontage.







Satisfies LRHL Criteria:

- Criteria "D": The large vacant portion of the property detracts from the improved parking lot portion. The vacant portion is at the rear of the site, with its vastness and lack of sufficient lighting at this area of the lot, can attract nefarious activity. The sidewalk in front of the property was also in a state of disrepair. To that end, these conditions are detrimental to the public health, safety and general welfare of the community.
- Criteria "E": The lot is split between two zoning district designations, which makes it difficult to effectively develop and impedes full and proper utilization of the property.
- Criteria "G": The lot is located within the City's UEZ.



Based on the existing conditions of Block 218, Lot 28 as described in detail above, the Study Area satisfies Criteria D, E and G and should be designated as an "area in need of redevelopment".







1336-1346 WEST FRONT STREET (BLOCK 218, LOT 29) PROPERTY EVALUATION

Owner: New Jersey Hardwoods Prop., LLC

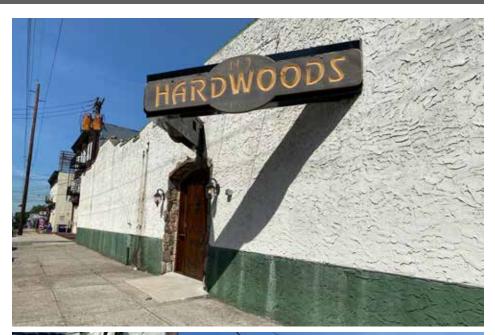
Property Class: 4A (Commercial)

Property Characteristics:

The irregularly shaped property has an area of approximately 1.14 acres. A 1-story commercial building, constructed in 1940, stands on the property, which is currently occupied by a woodworking establishment. This lot is split between two zoning districts: R-4 at its northern portion and MU at its southern portion. The rear of the site fronts onto an unimproved portion of Bradford Place and a portion of the westerly boundary of the property fronts onto Johannis Place.

Site Analysis:

The commercial building spans across the majority of the parcel. The utility structures at the rear of the site showed evidence of rust and exterior deterioration. A curb cut is present along the westerly side of the property, which leads to an asphalt driveway towards the rear. The northern portion, which is zoned R-4, has no street front access, which hinders any residential development from taking place.







Satisfies LRHL Criteria:

- Criteria "D": The site's driveway presents potential hazardous conflicts for motorists and pedestrians alike, as the building has a 0-foot front yard setback, making visibility limited. The building and structures associated with the building have aged and have visible signs of deterioration, including rust and peeling paint. The site's frontage along Johannis Place needs maintenance. Altogether, these conditions are detrimental to the public health, safety, and general welfare of the community.
- Criteria "E": The lot is split between two zoning district designations, which makes it difficult to effectively redevelop and impedes full and proper utilization of the property.
- Criteria "G": The lot is located within the City's UEZ.

Recommendation:

Based on the existing conditions of Block 218, Lot 29 as described in detail above, the Study Area satisfies Criteria D, E and G and should be designated as an "area in need of redevelopment".





4.3. Findings

Based upon the analysis above, it can be concluded that Block 218, Lots 24, 25, 26, 27, 28, and 29 meets several of the LRHL statutory criteria. It is suggested that the Plainfield Planning Board recommend that the City Council designate Block 218, Lots 24, 25, 26, 27, 28, and 29 as a Non-Condemnation Redevelopment Area based on the findings below, which are also summarized in Table 7:

Area In Need of Redevelopment Criteria

A: Criteria "A" does not apply to the Study Area.

B: Criteria "B" does not apply to the Study Area.

C: Criteria "C" is applied to Block 218, Lot 24. This property has been vacant for over 10 consecutive years. Due to its limited area, it is not likely to be redeveloped through the instrumentality of private capital.

D: Criteria "D" is applied Block 218, Lots 25, 27, 28 and 29. These lots overall contains physical conditions that are detrimental to the public health, safety, and general welfare of the community..

E: Criteria "E" is applied to Block 218, Lots 28 and 29. Both lots are split between two zoning designations, which impedes on proper and effective utilization of the properties.

F: Criteria "F" does not apply to the Study Area.

G: Criteria "G" is applied to the entire Study Area. The Study Area is located within the City's Urban Enterprise Zone. Criteria

G states "In municipalities in which an enterprise zone has been designated pursuant to the NJ Enterprise Zones Act, P.L. 1983, c.303 (c.52:37H-60et. seq.) the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of development. The New Jersey Department of Community Affairs has designated Plainfield as one of the 32 Urban Enterprise Zones.

H: Criteria "H" does not apply to the Study Area.

Section 3: Section 3 is applied to Block 218, Lot 26.



Table 7: Criteria Satisfied

				Criteria Satisfied				sfied			Designate as an "area in need of redevelopment"	
Block	Lot	Address	А	В	С	D	Е	F	G	Н	Section 3	
218	24	21 Clinton Avenue			Х				Х			Yes
218	25	17-19 Clinton Avenue				Х			Х			Yes
218	26	1-15 Clinton Avenue							Х		X	Yes
218	27	1314-1320 West Front Street				Х			Х			Yes
218	28	1322-1334 West Front Street				Х	Х		Х			Yes
218	29	1336-1346 West Front Street				Х	Х		Х			Yes









5.0 CONCLUSION

The foregoing investigation report has been prepared to determine whether the Study Area meets the statutory criteria for designating an "Area in Need of Redevelopment" pursuant to the LRHL. Block 218, Lots 25, 27, 28, and 29 demonstrates site deterioration and underutilization that is detrimental to the public health, safety, and general welfare of the community, in addition to opportunities for new and appropriate development. Block 218, Lot 24 has been vacant for over 10 consecutive years and due to its limited area, it will likely not be redeveloped solely through the instrumentality of private capital. Block 218, Lot 26 is necessary to include within the overall "Area in Need of Redevelopment" despite the fact that this lot cannot be considered blighted based on its existing conditions. The existing conditions of Block 218, Lots 24, 25, 26, 27 28, and 29 do not support the development goals and objectives of the Master Plan.

For the reasons articulated in Sections 2.6 and 4.0 of this report, it is recommended that the City Council and Planning Board take the action necessary as prescribed by the LRHL to declare Block 218, Lots 24, 25, 26, 27, 28, and 29 as a Non-condemnation "Area in Need of Redevelopment". Once declared as an "Area in Need of Redevelopment", a redevelopment plan can be prepared and implemented to ensure proper utilization and development of the property.



6.0 APPENDICES

Fire Division records Resolution R 167-22



Fire Division Incident Records						
Incident and Report Number	Date	Type/Offense	Location			
21002075-0	8/19/2021	Vehicle accident with injuries	1340 Front St			
21001176-0	5/18/2021	Hazardous condition, other	1314 Front St			

Fire Division Violation Records								
Nature	Location	Date						
Fire alarm system annual test report required from certified techician/company	1314 West Front Street	Abated	12/11/2020					
All fire sprinkler systems shall be tested annually by a state certified company	1314 West Front Street	Abated	12/11/2020					
Cooking areas - commercial kitchen hood report	1314 West Front Street	Abated	12/11/2020					
Front door way - do not block means of egress - readily accessible	1314 West Front Street	Abated	12/11/2020					
First floor - cover outlet - electrical - improper electrical	1314 West Front Street	Abated	12/11/2020					

All fire extinguishers shall be hung, installed and maintained in accordance with subchapter 906.1	1314 West Front Street	Abated	12/11/2020
Carbon monoxide detector equipment shall be installed in all buildings with fuel-burning in upstairs/basement	1314 West Front Street	Abated	12/11/2020
Electrical-cover open junction box in basement	1314 West Front Street	Abated	12/11/2020
All fire protection systems shall be maintained in an operative condition at all times - basement missing escutcheon plates	1314 West Front Street	Abated	12/11/2020
Electrical - improper electrical wires in basement - remove all hanging wires	1314 West Front Street	Abated	12/11/2020
Automatic sprinkler shall be maintained with regard to not delay distribution pattern - leaks/ sprinker heads are damaged or corroded	1314 West Front Street	Abated	2/4/2021



All fire sprinker systems shall be tested annually by a state certified company	1314 West Front Street	Abated	2/16/2022	
Cooking areas - kitchen hood	1314 West Front Street	Abated	2/16/2022	
Improper electrical - 1st floor light switch covers	1314 West Front Street	Abated	2/16/2022	
All exit signs shall be maintained at all times (basement)	1314 West Front Street	Abated	2/16/2022	
Tire storage shall comply - remove tires from basement	1314 West Front Street	Abated	2/16/2022	
Improper electrical in basement - secure wires	1314 West Front Street	Abated	2/16/2022	
Basement storage shall be orderly	1314 West Front Street	Abated	2/16/2022	
Maintain premises throughout - have all dust clean up off sprinker piper and around building	1340 West Front Street	Abated	10/12/2017	

Sprinker heads in spay remove change bags - Fire Protection Systems shall be maintained - provide dated work order from certified techician	1340 West Front Street	Abated	10/12/2017
Emergency lighting must be maintained and operational at all times on pole outside offices	1340 West Front Street	Abated	10/12/2017
Flammable paint and stains put into an approved flammable storage cabinet	1340 West Front Street	Abated	10/12/2017
Flammable liquid cabinet	1340 West Front Street	Abated	10/12/2017
Key box required for premises as per City Ordinance #12-99	1340 West Front Street	Abated	10/12/2017
Have storage in office area removed from sprinker room closet	1340 West Front Street	Abated	10/12/2017
Electrical cords shall not be used as a substitute for permanent wiring in refrigerator	1340 West Front Street	Abated	12/13/2017



Existing signs shall be maintained at all times, visible and must be continously illuminated (basement, west side exit, exit sign in rear)	1340 West Front Street	Abated	12/13/2017
Install carbon monoxide detectors in the areas in accordance to the state guidelines	1340 West Front Street	Abated	12/13/2017
Means of egress may not be obstructed (basement stairs going into office area)	1340 West Front Street	Abated	12/13/2017
Have rear gate area clean up for fire dept. access	1340 West Front Street	Abated	12/13/2017
Outside storae shall be within 15 feet of any building or property line	1340 West Front Street	Abated	12/13/2017
Carbon monoxide detection equipment shall be maintained at all times (work shop/main building)	1340 West Front Street	Abated	3/8/2019

4" dry sprinker system must be placed back in service by your sprinker representative	1340 West Front Street	Abate by 9/5/2019	12/4/2019
Have the spool piece, with the back duct tape, repiared by sprinkler company	1340 West Front Street	Abated	12/4/2019
Have fire alarm system maintained in proper working order at all times (fire alarm keypad)	1340 West Front Street	Abated	12/4/2019
A fire watch must be maintained until the fire protection system is back in service (entire building until system is repaired)	1340 West Front Street	Abated	12/4/2019
The (2) 20 lb propane cylinders under a back bench in the wood cutting area have been removed	1340 West Front Street	Abated	12/4/2019
The propane cylinders shall be stored outside in a suitable enclosure and protected	1340 West Front Street	Abated	12/4/2019



All fire sprinker systems shall be tested annually by a state certified company	1340 West Front Street	Abated	12/1/2021
Electrical - open electrical junction boxes in drafting office	1340 West Front Street	Abated	12/1/2021
Electrical - open electrical junction boxes in drafting office - light switch cover	1340 West Front Street	Abated	12/1/2021
Means of egress - exist signs/ directional signs in basement	1340 West Front Street	Abated	12/1/2021
Automatic sprinkler shall be maintained to not delay distribution pattern - remove ceiling times from sprinkler heads	1340 West Front Street	Abated	12/1/2021
Cover exposed wire with ceiling light	1340 West Front Street	Abated	12/1/2021
Shop side existing panice door is difficult to open - means of egress	1340 West Front Street	Abated	12/1/2021
All emergency light shall be maintained at all times	1340 West Front Street	Abated	12/1/2021

Exit signs shall be visibile/illuminated/ maintained at all times	1340 West Front Street	Abated	12/1/2021
General conditions - clearance of storage 21" below ceiling	1-21 Clinton Avenue	Abated by 8/19/2021	8/2/2021
Rear of business near bacl door to electrical panel obstructed	1-21 Clinton Avenue	Abated by 8/19/2021	8/2/2021



CITY OF PLAINFIELD

R 220-22

RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF CERTAIN PROPERTY IDENTIFIED IN THE CITY'S TAX RECORDS AS BLOCK 218, LOT 24 (21 CLINTON AVENUE); BLOCK 218, LOT 25 (17 – 19 CLINTON AVENUE); BLOCK 218, LOT 26 (1 – 15 CLINTON AVENUE); BLOCK 218, LOT 27 (1314 – 20 W. FRONT STREET); BLOCK 218, LOT 28 (1322 – 34 W. FRONT STREET); BLOCK 218, AND LOT 29 (1336 – 46 W. FRONT STREET) ON THE CITY TAX MAPS TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTY SATISFIES THE LOCAL REDEVELOPMENT AND HOUSING LAW IN NEED CRITERIA AND SHOULD BE DECLARED IN NEED OF REDEVELOPMENT, AND IF SO, COMMENCE WITH THE PREPARATION OF A REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law (the "LRHL"), <u>N.J.S.A.</u> 40A:12A-1 <u>et seq.</u>, as amended and supplemented authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment; and

WHEREAS, to make such a determination under the LRHL, the Municipal Council (the "City Council") of the City of Plainfield (the "City") must first authorize the Plainfield Planning Board (the "Planning Board") to conduct a preliminary investigation of the area and make recommendations to the City Council; and

WHEREAS, the City Council believes it is in the best interest of the City that an investigation occur with respect to certain property within the City and therefore authorizes and directs the Planning Board to conduct an investigation of the properties identified on City Tax Maps as Block 218, Lot 24 (21 Clinton Avenue); Block 218, Lot 25 (17 - 19 Clinton Avenue); Block 218, Lot 26 (1 - 15 Clinton Avenue); Block 218, Lot 27 (1314 - 20 W. Front Street); Block 218, Lot 28 (1322 - 34 W. Front Street); and Block 218, Lot 29 (1336 - 46 W. Front Street), along with all streets and rights of way appurtenant thereto (collectively, the "Study Area") and to determine whether all or a portion of the Study Area meets the criteria set forth in the LRHL, and whether all or a portion of said Study Area should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes City Council to use all those powers provided by the LRHL for use in a redevelopment area <u>except</u> the power of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area"); and

WHEREAS, the City Council therefore authorizes and directs the Planning Board to conduct a preliminary investigation of the Study Area and to make recommendations to the City Council all in accordance with the LRHL,

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

- 1. The foregoing recitals are incorporated herein as if set forth in full.
- 2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to the LRHL to determine if the Study Area satisfies the criteria set forth in the LRHL and should be designated a "Non-condemnation Redevelopment Area."
- 3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcel contained therein and appended thereto shall be a statement setting forth the basis of investigation.
- 4. The Planning Board shall conduct a public hearing in accordance with the LRHL, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area shall be an area in need of redevelopment.

- 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objection shall be received and considered by the Planning Board and shall be made part of the public record.
- 6. After conducting its investigation, preparing a map of the Study Area and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the City Council as to whether the City Council should designate all or a portion of the Study Area as a Noncondemnation Redevelopment Area.
- 7. If the Planning Board recommends that all or a portion of the Study Area be designated as a Non-condemnation Redevelopment Area, the Planning Board shall commence with the preparation of the redevelopment plan without need of further action by the City Council.
- 8. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
- 9. A copy of this resolution shall be filed in the Office of the City Clerk.

ADOPTED BY THE MUNICIPAL COUNCIL

June 13, 2022

Abubakar Jalloh, R.M.C. Municipal Clerk

CLERK'S CERTIFICATION

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

Abubakar Jalloh, R.M.C. Municipal Clerk

✓ Vote Record - Resolution R 220-22						
			Yes/Aye	No/Nay	Abstain	Absent
	Charles McRae	Voter	Ø			
	Joylette Mills-Ransome	Voter	\square			
	Steve Hockaday	Seconder				
	Ashley Davis	Voter				
	Sean McKenna	Mover	\square			
	Terri Briggs-Jones	Voter	\square			
	Barry N. Goode	Voter				