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**AREA IN NEED OF REDEVELOPMENT  
INVESTIGATION**



***Submitted to the Plainfield Planning Board October 2, 2014***

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***The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3.b***

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## **1.0 INTRODUCTION**

This Determination of the Area in Need of Redevelopment Study is prepared by the Plainfield Planning Division on behalf of the City of Plainfield Planning Board to determine whether the study area meets the criteria necessary to declare it as “An Area In Need of Redevelopment.” The subject area is identified as Block 625, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 60 and 61; and Block 625.01, Lot 1 by the City’s tax records and the Old South Avenue right-of-way.

This study serves to formally assess the Study Area concerning its potential to be adopted as a Redevelopment Area under Section 40A:12A-1 et. seq. of the State of New Jersey’s Local Redevelopment and Housing Law (LRHL). Redevelopment, pursuant to N.J.S.A. 40A:12A-1 et. seq. is a planning tool used to fulfill the goals of rebuilding abandoned and/or underutilized properties, increasing tax ratables, improving the local economy, and improving the appearance of the community. Redevelopment also enables municipalities, when necessary, to acquire through eminent domain and to provide short (5 years) and long term (30 years) tax abatement programs.

This report discusses the statutory standards under which the Planning Board and Governing Body must act when conducting this evaluation and when recommending and making a decision in this regard. The second section of the report provides an analysis of the Study Area, and the third section puts forth findings and recommendations regarding the applicability of the statutory criteria relative to the subject property.

A particular parcel or area qualifies for redevelopment if it meets at least one criterion of the eight statutory criteria that are listed in Section 5 of the LRHL. These criteria and the degree to which the parcels within this Study Area in the City meet these criteria are outlined in detail within Section 3.0 of this Report. An analysis of land use, occupancy based on visual findings and physical conditions was conducted for each of the properties within the Study Area. In preparation of the study, 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 Master Plan & Re-examination Report
- City of Plainfield Zoning Map and Land Use Ordinance;
- Historic data regarding police, fire and municipal violations issued for properties located within the Study Area;
- Ownership and sales information for the properties located within the Study Area;

## **1.1 STUDY AUTHORIZATION**

This report is written pursuant to Section 6 of the LRHL, serving as the “statement setting forth the basis for investigation.” The LRHL requires the following procedures:

- 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.40:12A-5). The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the Planning Board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

On August 18, 2024, pursuant to N.J.S.A. 40A: 12A-1 et seq., the City Council of the City of Plainfield adopted Resolution R-345-14 (see **Appendix A**), which authorized the City of Plainfield Board to conduct an investigation and hold a public hearing to determine whether the Study Area is in need of redevelopment. This Study provides the necessary data to the Planning Board to render a determination as to whether the area does or does not require redevelopment pursuant to the criteria set forth within the LRHL, and the existing conditions of the Study Area. The City of Plainfield Planning Board accepted the responsibility to undertake a redevelopment study in accordance with the Governing Body's mandate pursuant to Resolution R-345-14.

## **1.2 SCOPE OF STUDY**

This Need Study is designed to explore the need as well as opportunities to revitalize the sites included within the Study Area through redevelopment projects and involves the following steps:

- Conduct an inventory of the properties included within the Study Area and physical characteristics of the same.
- Depict to what extent the existing characteristics and conditions meet the criteria to determine the need for redevelopment, as outlined within the State statutes.
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the Study Area.

## **1.3 REDEVELOPMENT PROCESS**

The redevelopment statute 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, which accrue as a result of employment of redevelopment planning. The steps required to declare an area in need of redevelopment must be followed pursuant to the LRHL. It should be noted that only upon completion of this public process a municipality is able to exercise the powers granted pursuant to the redevelopment statute.

## **1.4 REPORT SECTIONS**

Apart from the Introduction, this Report contains four sections. The first section describes the Study Area in terms of its location, existing zoning, relevant planning studies, existing land uses, municipal fire and police actions and environmental assessment. The second section reviews and applies the statutory criteria and sets forth the findings based upon the observed and analyzed characteristics and conditions. The third section provides an overview and evaluation of the properties within the Study Area, based upon the field observations and photographic evidence. The fourth section provides recommendations to the City of Plainfield Planning Board relative to determining the redevelopment needs of the area.

The New Jersey Redevelopment Statute does not require that all properties in the Study Area be in need of redevelopment; but rather that a majority or generality of properties meet the criteria for determination. As a result, the area may include individual parcels that do not reflect any of the eligibility criteria listed in the Statute.

## 2.0 STUDY AREA CHARACTERISTICS

### 2.1 LOCATION

The Study Area, which is in U.S. Census Tract 038800, Block 4006 (see **Appendix B**), has a population of 302 persons. The Study Area is located in the eastern portion of the City and occupies an area of approximately 6.54 acres. The Study Area comprises a portion of the block bounded by South Avenue, East Seventh Street, Terrill Road, and Leland Avenue.

### 2.2 TAX BLOCK AND LOTS

The Study Area contains 13 lots, depicted within Tax Map 38, Site Location Map (see **Appendix C**). This Report relies upon the City of Plainfield Tax Assessor's list as the basis for identifying the study area's blocks and lots as well as ownership information. Tax Block and Lot numbers for those properties studied in this report are included herein within **Table 1**.

**Table 1: Tax Block and Lot for the Study Area**

Block	Lots
625	17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 60, 61
625.01	1

### 2.3 REGIONAL SETTING / TRANSPORTATION

The City of Plainfield contains a total area of 6 square miles and is located in northeastern New Jersey in the westernmost portion of Union County approximately 35 miles from New York City. Plainfield is bordered by 7 municipalities: Scotch Plains to the northeast; Watchung to the northwest; North Plainfield to the west; Green Brook and Dunellen to the southwest; Piscataway and South Plainfield to the south; and Scotch Plains to the east. The Study Area is readily accessible from New Jersey State Route 28 (South Avenue), East Seventh Street, and has access to areas north and south via Terrill Road and Leland Avenue. The Study Area is located a half mile from both the Netherwood and Scotch Plains/Fanwood Train Stations.

### 2.4 EXISTING ZONING

The zoning of an area indicates uses permitted at a particular property along with ordinance stipulated standards regarding the building height, lot coverage, parking requirements, etc. In some instances, the zoning ordinances set forth standards regarding site design such as lighting and landscape standards as well as architectural standards. Plainfield is currently zoned into 37 separate zone districts.

The Study Area is located in portions of the NC Neighborhood Commercial District, R-8 High Density Residential Development District, and R-3 Low/Moderate Density Residential District (See **Appendix D**). All but two properties in the Study Area fall within the NC Neighborhood Commercial District and R-8 High Density Residential Development District. The two properties fronting East Seventh Street are zoned R-3 Low/Moderate Density Residential District.

#### **NC Neighborhood Commercial District**

This zone district includes commercial areas that serve the specific surrounding neighborhoods. The scale and intensity of development should not intrude into but compliment the character of the residential neighborhoods they serve. Permitted uses in the NC zone include mixed-use residential dwellings, child care centers, retail establishments, personal service establishments, laundromats, offices, banks, funeral homes/mortuary, restaurants, community centers, nursing homes, houses of worship, assisted living facilities, senior citizen housing, and adult day care facilities. The only

accessory use permitted is outdoor dining. Any uses other than those uses mentioned above are prohibited.

The ordinance permits that all buildings may be built up to 3 stories, 35 feet and without side or front yards, but there shall be a minimum rear yard of 10 feet. The minimum permitted lot size is 5,000 square feet and the maximum permitted floor area ratio is 1.8. The maximum permitted building coverage is 60%, and the maximum permitted total lot coverage is 80%.

#### **R-8 High Density Residential Development District**

This zone district provides for higher density residential development along Old South Avenue where commercial development is inappropriate. It is located a half mile from the Netherwood and Scotch Plains/Fanwood Train Stations. Permitted uses in the R-8 zone include mixed-use structures, apartments, townhouses, childcare centers, nursing homes, adult day care facilities, funeral homes, and open space. Any uses other than those uses mentioned above are prohibited.

The ordinance permits that all buildings may be built a minimum of 4 stories, but no more than 5 stories, or 56 feet. The minimum lot area permitted is 20,000 square feet and the maximum residential density permitted is 60 dwelling units per acre. The ordinance permits that all buildings may be built with 20 foot front yard, 10 foot side yard, and 75 foot rear yard setbacks. The maximum permitted building coverage is 40%, and the maximum permitted total lot coverage is 80%.

#### **R-3 Low/Moderate Density Residential District**

This zone district is designed for single-family development at a density not to exceed 3.5 dwelling units per acre. Permitted uses in the R-3 zone include single-family dwellings, and community residences. The only accessory uses permitted are home occupations, and family day care homes. Any uses other than those uses mentioned above are prohibited.

The ordinance permits that all buildings may be built a maximum of 3 stories, 35 feet. The minimum lot area permitted is 12,000 square, and the ordinance permits that all buildings may be built with 25-foot front yard, 10-foot side yard, and 30-foot rear yard setbacks. The maximum permitted building coverage is 25%, and the maximum permitted total lot coverage is 40%

## **2.5 RELEVANT PLANNING STUDIES**

The 2009 Land Use Plan Element of the Master Plan sets forth the goals and objectives for land uses within the City of Plainfield. In that, Recommendation 3.2 recommends identifying areas appropriate for application of redevelopment planning pursuant to redevelopment law. The Master Plan contains a variety of goals and objectives to guide future development in the City. Specific to the context of the investigation area, certain goals and objectives are as follows:

- Objective 2: Development and redevelopment should be responsive to the needs of the Plainfield community by ameliorating conditions suggestive of physical and economic deterioration, by supporting sustainability, creating economic opportunity and providing a variety of housing (page 14).
- Objective 20: Redevelopment activities undertaken by the city should be consistent with the Master Plan (page 25).

## 2.6 STATE PLANNING AREA CLASSIFICATION

The New Jersey State Development and Redevelopment Plan (SDRP) classifies all of Plainfield as Metropolitan Planning Area One (PA-1)- an area that is planned to provide for much of the state's future development. The intent of PA-1 is to revitalize cities and towns, promote growth in compact form, and stabilize older suburbs. Additionally, the Study Area is located within one of 32 designated Urban Enterprise Zones (UEZ) in the entire State of New Jersey. Businesses 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 and subsidized unemployment insurance costs for certain employees, among other benefits.

## 2.7 EXISTING LAND USES

The individual block and lots, street address, and the land use occupying the same according to tax records are depicted within Table 2.

**Table 2: Existing Land Uses in the Study Area**

Block	Lot	Address	Existing Land Use
625	17	1332-1338 South Avenue	Class 4C- Apartment (24 units)
625	18	1340-1346 South Avenue	Class 4A- Commercial
625	19	1348-1356 South Avenue	Class 4A- Commercial
625	20	1358-1362 South Avenue	Class 4A- Commercial
625	21	1364-1370 South Avenue	Class 4A- Commercial
625	22	1400 & R1402-1406 South Avenue	Class 1- Vacant Land
625	23	1402-1406 South Avenue	Class 2- Residential (1 family)
625	24	1408-1414 South Avenue	Class 4A- Commercial
625	25	1416-1422 South Avenue	Class 2- Residential (1 family)
625	26	1424-1426 South Avenue	Class 2- Residential (2 family)
625	27	1428-1438 South Avenue	Class 4C- Apartment (44 units)
625	60	1355-1357 East Seventh Street	Class 2- Residential (1 family)
625	61	1351-1353 East Seventh Street	Class 2- Residential (1 family)
625.01	1	1401A-1431A South Avenue	Class 15C- Public Property (park)

## 2.8 MUNICIPAL, FIRE, AND POLICE ACTIONS

Municipal records were requested from the City of Plainfield regarding development applications, development approvals, zoning variances, issuance of zoning, building and construction permits and property management and zoning and building code violations for the study area. Research conducted by the Planning Division reveals the following municipal actions in the Study Area:

### **Tax Collector**

On September 3, 2014, the City Tax Collector reported based upon tax account inquiries, none of the properties in the Study Area owes outstanding property taxes.

### **Health Division**

On September 4, 2014, the City Health Official reported: "[W]e are not finding anything in our records that could impact redevelopment. Specifically in regards to environmental complaints."

### Inspections Division

A review of the property maintenance code violations kept by the Inspections Division revealed a record of inspections and violation notices depicted in **Table 3**.

**Table 3: Inspection Division Record of Inspections & Violation Notices in the Study Area**

Block	Lot	Address	Property Maintenance Code Violation
625	17	1332-1338 South Avenue Class 4C- Apartment (24 units)	1/28/13: remove trash, debris, litter, rubbish 1/28/13: interior repairs- apartment A-6 12/4/12: interior repairs- apartment A-7 11/30/12: remove trash, debris, litter, rubbish. Repair broken window at side door 10/1/08: interior repairs- apartment C-5
625	19	1348-1356 South Avenue Class 4A- Commercial	5/23/14: remove trash, debris litter, rubbish 5/28/13: remove trash, debris litter, rubbish; cut and maintain lawn; eliminate outdoor storage; remove graffiti, replace broken window panes 5/18/11: remove trash, debris, litter, rubbish; cut/trim shrubs, trees, hedges 5/14/10: cut and maintain lawn; fans on side of building causing air pollution 5/21/09: cut and maintain lawn 2/9/09: remove snow and ice from sidewalk 5/9/08: cut and maintain lawn 5/2/08: remove trash, debris, litter, rubbish 9/18/06: remove trash, debris, litter, rubbish; cut and maintain lawn 3/24/03: remove trash, debris, litter, rubbish 10/19/01: remove trash, debris, litter, rubbish; cut and maintain grass and shrubs, repair/replace/paint fence 3/20/95: remove trash, debris, litter, rubbish
625	21	1364-1370 South Avenue Class 4A- Commercial	5/9/14: liquor license renewal inspection- repair/resurface driveway, remove/eliminate mold at wall
625	23	1402-1406 South Avenue Class 2- Residential (1 family)	5/28/13: cut and maintain lawn 2/9/06: remove brush, leaves, branches 9/12/05: remove trash, debris, litter, rubbish

### Fire Division.

On September 3, 2014, the City Bureau of Fire Prevention reported (1) there are no undesirable activities or outstanding violations at this time; and (2) there was a fire alarm system malfunction at 1332 South Avenue (Block 625, Lot 17) on June 26, 2014 (NFIRS Incident #14001255).

### Plainfield Police Division

Between 1/1/2013 and 9/10/2014, there were six reported crime incidents in the Study Area are depicted in **Table 4**.



**Table 4: Crime Incidents in the Study Area between 1/1/2013 & 9/10/2014**

<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Crime Incident</b>
625	21	1364-1370 South Avenue Class 4A- Commercial	vandalism- criminal mischief
625	23	1402-1406 South Avenue Class 2- Residential (1 family)	simple assault (2), assault w/ dangerous weapon
625	24	1408-1414 South Avenue Class 4A- Commercial	vandalism- criminal mischief
625	27	1428-1438 South Avenue Class 4C- Apartment (44 units)	simple assault

### 3.0 STATUTORY CRITERIA

The 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 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 (see **Appendix E**), it is found to meet one or more of the following conditions:

- a) **CRITERIA A.** The generality of buildings is 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.
- b) **CRITERIA B.** The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) **CRITERIA C.** Land that is owned by the municipality, the county, a local housing authority, development 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.
- d) **CRITERIA D.** Areas with buildings or improvements which, by reason of dilapidation, obsolescent, 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.
- e) **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.
- f) **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 area has been materially depreciated.
- g) **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. 431 (C40A:21-1 et. Seq.)

- h) **CRITERIA H.** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating:

“A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”

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 described in P.L.1 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.

In evaluating the above-referenced statutory criteria, it should be recognized that a redevelopment area determination cannot be made until all of the properties within a study area are evaluated against all of the conditions cited above, such that an overall conclusion can be made with respect to the area.

### **3.1 APPLICATION OF STATUTORY 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, that physical deterioration by the presence of improvements, which are dilapidated, obsolete and faulty in terms of arrangement, lack of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals o welfare of the community.

An area is also eligible for declaration where there exists land owned by the municipality that by reason of its location, is not likely to be developed through the instrumentation of private capital, and also where it can be demonstrated that a redevelopment declaration would advance Smart Growth planning through consistency with the intent and policy objectives enumerated under the SDRP for the planning are within which the study area is situated.

The conditions evidenced by the Needs Determination Study are measured against the criteria for designation of an area in Need of Redevelopment and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent among the properties within the Study Area.

## 4.0 STUDY AREA EVALUATION

### 4.1 PROPERTY OVERVIEW

Plainfield Planning Division professional staff conducted a site visit on September 3, 2014, to examine the study area. The Study Area comprises a portion of the block bounded by South Avenue, East Seventh Street, Terrill Road, and Leland Avenue.

### 4.2 PROPERTY EVALUATION

The following section sets forth an evaluation of the study area in order to determine whether it meets the statutory criteria for an “area in need of redevelopment.” The analysis was based upon surveys of use, site visit to document the conditions and occupancy as well as external inspection of structures. The Summary of Local Redevelopment & Housing Law Criteria Applicability, **Table 5** below, summarizes the applicable criteria observed for each parcel in the Study Area:

**Table 5: Summary of Local Redevelopment & Housing Law Criteria Applicability**

**Block 625, Lot 17. 1332-1338 South Avenue  
NC Neighborhood Commercial Zone**



<b>Property Description:</b>	<b>Block 625, Lot 17. 1332-1338 South Avenue</b> 24-unit apartment building built in 1967; the lot size is 30,318 square feet.
<b>Site Issues:</b>	Outdated and obsolete structure design. Obsolete layout. Excessive land coverage
<b>Satisfies Criteria:</b>	Criteria D- excessive land coverage, obsolete layout Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city’s Urban Enterprise Zone
<b>Recommendation:</b>	<b>Do not include this property as part of any redevelopment area.</b> While the design of the building is dated and may not include modern amenities or an updated layout, the subject site is occupied and operational. Taxes are paid to date and there are no active violations. Property should be rezoned consistent with adjacent R-8 zone

**Block 625, Lot 18. 1340-1346 South Avenue  
NC Neighborhood Commercial Zone**



<b>Property Description:</b>	<b>Block 625, Lot 18. 1340-1346 South Avenue</b> Multi-tenant commercial building with warehouse space in the rear. Presently the building is 50% vacant. Built in 1953, the lot size is 32,900 square feet.
<b>Site Issues:</b>	Outdated and obsolete structure design and layout. Parking lot is in disrepair.
<b>Satisfies Criteria:</b>	Criteria B- discontinuance of the use of buildings previously used for commercial purposes Criteria D- excessive land coverage, deleterious land use, obsolete layout Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> The building is half-vacant, there is excessive outdoor storage in the rear of the property. This outdoor storage exists in conjunction with a contracting business that was permitted on site as part of a previously granted use variance.

**Block 625, Lot 19. 1348-1356 South Avenue  
NC Neighborhood Commercial Zone**



<b>Property Description:</b>	<b>Block 625, Lot 19. 1348-1356 South Avenue</b> Multi-tenant, vacant commercial building built in 1954. The lot size is 35,888 square feet. The parking lot is in disrepair.
<b>Site Issues:</b>	Vacant building, outdated and obsolete structure design. Excessive surface parking
<b>Satisfies Criteria:</b>	Criteria A- building is substandard, unsafe, lacks light and air Criteria B- discontinuance of the use of buildings previously used for commercial purposes Criteria D- obsolescent, excessive land coverage, deleterious land use, obsolete layout Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> The building is vacant, the design is obsolete, and there is excessive land coverage as the parking lot covers the majority of the site.

**Block 625, Lot 20. 1358-1362 South Avenue  
NC Neighborhood Commercial Zone**



<b>Property Description:</b>	<b>Block 625, Lot 20. 1358-1362 South Avenue</b> Multi-tenant, vacant commercial and office building built in 1966. The lot size is 20,412 square feet.
<b>Site Issues:</b>	Partially vacant; outdated and obsolete structure design. Excessive surface parking, the parking lot is in disrepair.
<b>Satisfies Criteria:</b>	Criteria A- building is substandard and obsolescent- lacks light, air and space which contribute to unwholesome working conditions Criteria B- discontinuance of the use of building previously used for commercial purposes Criteria D- obsolescent, excessive land coverage, deleterious land use, and obsolete layout Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> The building is partially vacant, the design is obsolete, and there is excessive land coverage as the parking lot covers the majority of the site.

**Block 625, Lot 21. 1364-1370 South Avenue  
NC Neighborhood Commercial Zone**



<b>Property Description:</b>	<b>Block 625, Lot 21. 1364-1370 South Avenue</b> Site of the Netherwood Bar & Grill restaurant. The building was built in 1967, and the lot is 17,778 square feet.
<b>Site Issues:</b>	Excessive surface parking, the parking lot is in disrepair.
<b>Satisfies Criteria:</b>	Criteria D- excessive land coverage, deleterious land use, obsolete layout Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> The site layout is obsolete, there is excessive land coverage as the parking lot covers the majority of the site. While this property is occupied and operational, its location is in the center of the redevelopment area- if it is not included as part of the assemblage it affects any potential design of the overall tract.



**Block 625, Lot 22. 1400 & R1402-1406 South Avenue  
R-8 High Density Residential Zone**



<b>Property Description:</b>	<b>Block 625, Lot 22. 1400&amp; R1402-1406 South Avenue</b> Flag lot with 17 feet of frontage. Vacant lot owned by the same owner as Lot 21. Lot access is possible only via Lot 21. The lot is for storage for vehicles, equipment, and construction related materials.
<b>Site Issues:</b>	Vacant lot
<b>Satisfies Criteria:</b>	Criteria C- vacant lot that has remained so for a period of 10 years prior to adoption of Resolution 345-14 Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> The property is poorly maintained and underutilized. Outdoor storage is still not permitted in this zone and its existence discourages the development of the property for permitted uses.

**Block 625, Lot 23. 1402-1406 South Avenue**  
**R-8 High Density Residential Zone**



<b>Property Description:</b>	<b>Block 625, Lot 23. 1402-1406 South Avenue</b> Detached single-family dwelling built in 1952. The lot size is 15,048 square feet.
<b>Site Issues:</b>	No visible site issues to report
<b>Satisfies Criteria:</b>	Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> As a single-family dwelling, the property is underutilized. While this property is occupied, its location is in the center of the redevelopment area- if it is not included as part of the assemblage it affects any potential design of the overall tract.

**Block 625, Lot 24. 1408-1414 South Avenue  
R-8 High Density Residential Zone**



<b>Property Description:</b>	<b>Block 625, Lot 24. 1408-1414 South Avenue</b> Vacant commercial building constructed in 1954. The lot size is 19,855 square feet.
<b>Site Issues:</b>	Vacant structure, outdated and obsolete structure design. Excessive surface parking, the parking lot is in disrepair.
<b>Satisfies Criteria:</b>	Criteria A- the building is substandard and obsolescent- it lacks light, air and space which contribute to unwholesome working conditions Criteria B- discontinuance of the use of building previously used for commercial purposes Criteria D- obsolescent, excessive land coverage, deleterious land use, and obsolete layout Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> The building is vacant, the design is obsolete, and there is excessive land coverage as the parking lot covers the majority of the site.

**Block 625, Lot 25. 1416-1422 South Avenue  
R-8 High Density Residential Zone**



<b>Property Description:</b>	<b>Block 625, Lot 25. 1416-1422 South Avenue</b> Vacant building constructed in 1925. The lot size is 19,602 square feet. Former single-family residential and retail mixed-use structure.
<b>Site Issues:</b>	Vacant, substandard, and dilapidated structure. Outdated design and obsolete layout.
<b>Satisfies Criteria:</b>	Criteria A- the building is substandard and obsolescent- it lacks light, air and space which contribute to unwholesome working conditions Criteria B- discontinuance of the use of building previously used for commercial purposes Criteria D- dilapidation, obsolescent, excessive land coverage, deleterious land use, and obsolete layout Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> The building is vacant and dilapidated, and as a single-family dwelling, the property is underutilized.

**Block 625, Lot 26. 1424-1426 South Avenue  
R-8 High Density Residential Zone**



<b>Property Description:</b>	<b>Block 625, Lot 26. 1424-1426 South Avenue</b> Attached two-family dwelling built in 1922. The lot size is 6,500 square feet.
<b>Site Issues:</b>	No visible site issues to report
<b>Satisfies Criteria:</b>	Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> As a two-family dwelling, the property is underutilized.

**Block 627, Lot 27. 1428-1438 South Avenue  
R-8 High Density Residential Zone**



<b>Property Description:</b>	<b>Block 625, Lot 27. 1428-1438 South Avenue</b> 44-unit apartment building (Ardmore House) was built in 1963; the lot size is 36,450 square feet.
<b>Site Issues:</b>	Outdated and obsolete structure design. Obsolete layout. Excessive land coverage
<b>Satisfies Criteria:</b>	Criteria D- excessive land coverage, obsolete layout Criteria E- diverse ownership of the properties within the Study Area Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Do not include this property as part of any redevelopment area.</b> While the design of the building is dated and may not include modern amenities or an updated layout, the subject site is occupied and operational. Taxes are paid to date and there are no active violations.

**Block 625.01, Lot 1. 1401A-1431A South Avenue  
Plainwood Square Park & Portion of South Avenue Public Right-of-Way  
NC Neighborhood Commercial Zone**



<b>Property Description:</b>	<b>Block 625.01, Lot 1. 1401A-1431A South Avenue</b> Plainwood Square Park, lot size approximately 10,000 square feet. Park improvements made in 2007.
<b>Site Issues:</b>	No visible site issues to report.
<b>Satisfies Criteria:</b>	Criteria C- land that is owned by the municipality Criteria G- located in the city's Urban Enterprise Zone
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> The city-owned park is adequately maintained and utilized by the local merchants organization for community wide events. This open space should be retained and a part of any redevelopment plan.

**Block 625, Lot 60. 1355-1357 East Seventh Street  
R-3 Low/Moderate Density Residential Zone**



<b>Property Description:</b>	<b>Block 625, Lot 60. 1355-1357 East Seventh Street</b> The rear yard of a detached single-family dwelling built in 1940. The lot size is 12,450 square feet.
<b>Site Issues:</b>	No visible site issues to report
<b>Satisfies Criteria:</b>	Criteria E- diverse ownership of the properties within the Study Area
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> This residential is deeper than other nearby residential lots fronting East Seventh Street. While this property is occupied as a single-family residence which should remain, the back portion of the rear yard is in the center of the redevelopment area. If this property is not included as part of the assemblage it affects any potential design of the overall tract.



**Block 625, Lot 61. 1351-1353 East Seventh Street  
R-3 Low/Moderate Density Residential Zone**



<b>Property Description:</b>	<b>Block 625, Lot 61. 1351-1353 East Seventh Street</b> The rear yard of a detached single-family dwelling built in 1941. The lot size is 12,400 square feet.
<b>Site Issues:</b>	No visible site issues to report
<b>Satisfies Criteria:</b>	Criteria E- diverse ownership of the properties within the Study Area
<b>Recommendation:</b>	<b>Include this property as part of a redevelopment area.</b> This residential is deeper than other nearby residential lots fronting East Seventh Street. While this property is occupied as a single family residence which should remain, the back portion of the rear yard is in the center of the redevelopment area. If this property is not included as part of the assemblage it affects any potential design of the overall tract.

### 4.3 FINDINGS

Based upon the analysis of existing conditions within the Study Area, it is evident that much of the Study Area meets one or more of the “area in need of redevelopment” criteria. More particularly, many of the properties located within the Study Area have been in disuse and the existing structures are dilapidated and/or are suffering from obsolescence / faulty design. It is recommended that the Plainfield Planning Board and City Council determine the Study Area as an area in need of redevelopment based upon the following findings. See **Table 6** for specific reasons as to why these properties fall within each Criterion.

**Table 6 : Summary of LRHL Statutory Criteria and the Study Area**

Block/Lot	Criteria A	Criteria B	Criteria C	Criteria D	Criteria E	Criteria F	Criteria G	Criteria H
625 / 17				X	X		X	
625 / 18		X		X	X		X	
625 / 19	X	X		X	X		X	
625 / 20	X	X		X	X		X	
625 / 21				X	X		X	
625 / 22			X		X		X	
625 / 23					X		X	
625 / 24	X	X		X	X		X	
625 / 25	X	X		X	X		X	
625 / 26					X		X	
625 / 27				X	X		X	
625 / 60					X			
625 / 61					X			
625.01 / 1			X				X	
<b>Totals:</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>8</b>	<b>13</b>	<b>0</b>	<b>12</b>	<b>0</b>

#### “A” Criteria Assessment

Four (4) properties within the Study Area can be classified under the “A” Criteria including Block 625, Lots 19, 20, 24, and 25. These properties are all in either substandard of dilapidated condition; they are located within the R-8 and NC zone districts and do not follow typical design characteristics. **Table 4** describes the conditions of these properties.

#### “B” Criteria Assessment

The Study Area includes five (5) properties that can be classified under the “B” Criteria including Block 625, Lots 18, 19, 20, 24, and 25. Each of these lots once contained a commercial or industrial uses that have since been discontinued. **Table 4** describes the conditions of these properties.

#### “C” Criteria Assessment

Two (2) properties within the Study Area can be classified under the “C” Criteria. Block 625, Lot 22 has been vacant for 10 years or more, based on historical records. Typically, when a tract has remained vacant for 10 or more years, it is usually due to conditions that make the property unmarketable such as location, topography, size and shape of the parcel and access issues. This property is a flag lot with only 17 feet of frontage, further hindering development. Block 625.01, Lot 1 (Plainwood Square Park) is land owned by the City of Plainfield. **Table 4** describes the conditions of this property.

#### “D” Criteria Assessment

Eight (8) properties within the Study area can be classified under the “D” Criteria including Block 624, Lots 17, 18, 19, 20, 21, 24, 25, and 27. The “D” criterion focuses on site layout and design. In general, the

properties that meet the “D” criterion are being used in a manner inconsistent with modern land use planning standards and practices. Typically exhibition of one or more conditions such as undefined or poorly defined parking area, limited vehicular access or available on-site loading areas, inadequate onsite parking, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, land uses that may have an adverse impact on surrounding areas such as industrial uses, junkyards, with predominately residential areas could lead to a conclusion that a property exhibits obsolete design and layout. The greater the presence of these conditions on site or the greater the nonconformities the more definitive will be the finding that it meets the “D” criterion. The Study Area includes several underutilized properties, inconsistent structure setbacks, storage lots, and entirely vacant properties. **Table 4** describes the conditions of these properties.

#### **“E” Criteria Assessment**

The Study Area includes thirteen (13) properties that can be classified under the “E” Criteria including Block 625, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 60, and 61. Each of these lots has different owners, which impede land assemblage. **Table 4** describes the conditions of these properties.

#### **“G” Criteria Assessment**

This criterion can be applied to the entire Study Area as a whole except for the two properties fronting East Seventh Street. Criteria G states, “In any municipality in which an enterprise zone has been designated pursuant to the ‘New Jersey 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. The New Jersey Department of Community Affairs has designated Plainfield as one of 32 Urban Enterprise Zones in the entire State.

## **5.0 CONCLUSION**

For the reasons articulated in Sections 2.8 and 4.0 of this Report relating to the physical dilapidation, faulty design, instances of unsafe conditions, faulty arrangement, diversity of property owners impeding assemblage and comprehensive design, and the statutory criteria found within the LRHL it is recommended that the City Council and Planning Board of the City of Plainfield take the action necessary as prescribed by the LRHL to declare the parcels noted within the Study Area in need of redevelopment except for Block 625, Lot 17 and Block 625, Lot 27. Once declared as an Area in Need of Redevelopment, a Redevelopment Plan can be prepared and implemented to ensure property utilization and development of property within the Study Area.

## 6.0 APPENDICES

### Appendix A Plainfield City Council Resolution R-345-14

**RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE CITY OF PLAINFIELD TO CONDUCT AN INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A FOR PROPERTY DESIGNATED AS BLOCK 625, LOTS 17 - 27, BLOCK 625.01, LOT 1, THE OLD SOUTH AVENUE PUBLIC RIGHT-OF-WAY ON THE CITY TAX MAP SHEET 38 AND ADJACENT LOTS AS DEEMED APPROPRIATE, AND DIRECTING THE PLANNING BOARD TO HOLD THE PUBLIC HEARING AND REPORT TO THE CITY OF PLAINFIELD COUNCIL AS DIRECTED THEREIN**

WHEREAS, in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the City of Plainfield (the "City") seeks to investigate certain areas within the City and determine whether said areas meet the statutory criteria warranting designation as an area in need of redevelopment or rehabilitation; and

WHEREAS, said properties include Block 625, Lots 17-27; Block 625.01, Lot 1; the Old South Avenue public right-of-way on the City tax map, sheet 38 (attached), and adjacent lots deemed appropriate; and

WHEREAS, the City seeks to identify areas in need of redevelopment or rehabilitation, develop a plan for the redevelopment of such areas and to undertake or oversee the redevelopment of such areas, all as part of an overall comprehensive city-wide redevelopment initiative; and

WHEREAS, pursuant to N.J.S.A. 40A:12A, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality, by resolution, authorizes 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 N.J.S.A. 40A:12A-5, or an area in need of rehabilitation according to the criteria set forth in N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6 the governing body has determined that this resolution authorizes the municipality to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain; this resolution is a Non-Condensation Redevelopment Area, and

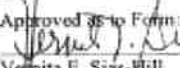
WHEREAS, pursuant to N.J.S.A. 40A:12A, such determination shall be made after public notice and public hearing as provided in the statute;

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

1. The Planning Board is hereby authorized to undertake a preliminary investigation to determine whether Block 625, Lots 17-27; Block 625.01, Lot 1; the Old South Avenue public right-of-way on the City tax map, sheet 38, and appropriate adjacent lots is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A, and to report such determination to the City Council after public notice and public hearing.
2. A notice of this action shall be published in the official newspaper authorized to publish legal notices for the City as required by law.
3. A copy of this resolution shall be filed in the Office of the City Clerk.

Adopted by the City Council

  
Abubakar Jalloh, RMC  
City Clerk

Approved as to Form:  
  
Vermita E. Sias-Hill  
Corporation Counsel

This will certify that the foregoing is a true copy

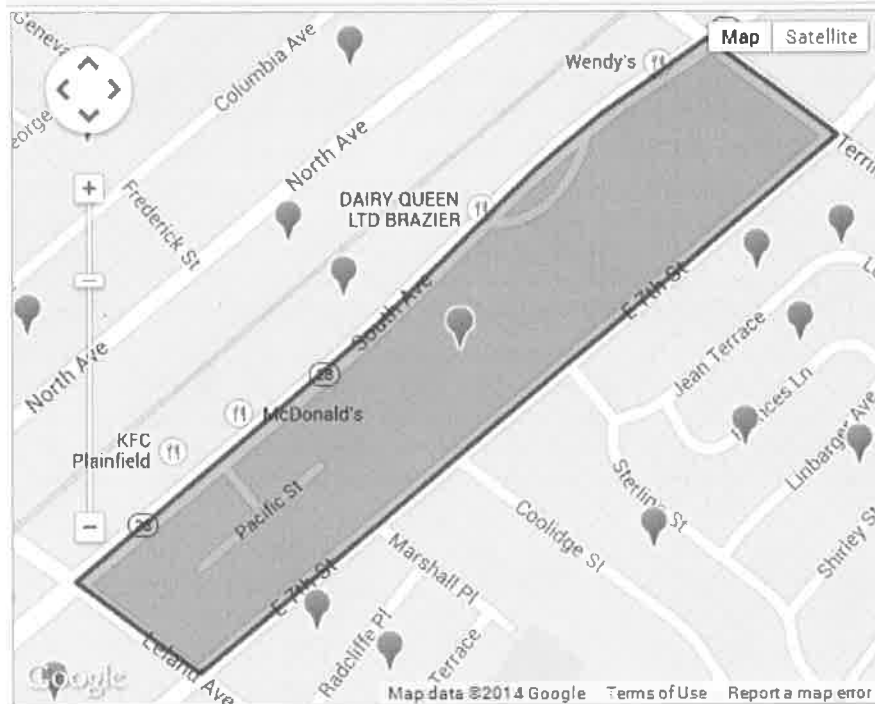
  
Deputy City Clerk

R 345-14

## Appendix B 2010 U.S. Census Block Map & Demographic Data

### Census Block 038800-4-006 Map, Border, and Nearby Locations

Census Blocks Map View. Full data. Click icon to show name.



#### Show More Locations on the Map

##### Census Blocks\*

[Census Block Groups\\*](#)

[Census Tracts\\*](#)

[Zip Codes](#)

[School Districts](#)

[Cities](#)

[Counties](#)

[Metro Areas](#)

[States](#)

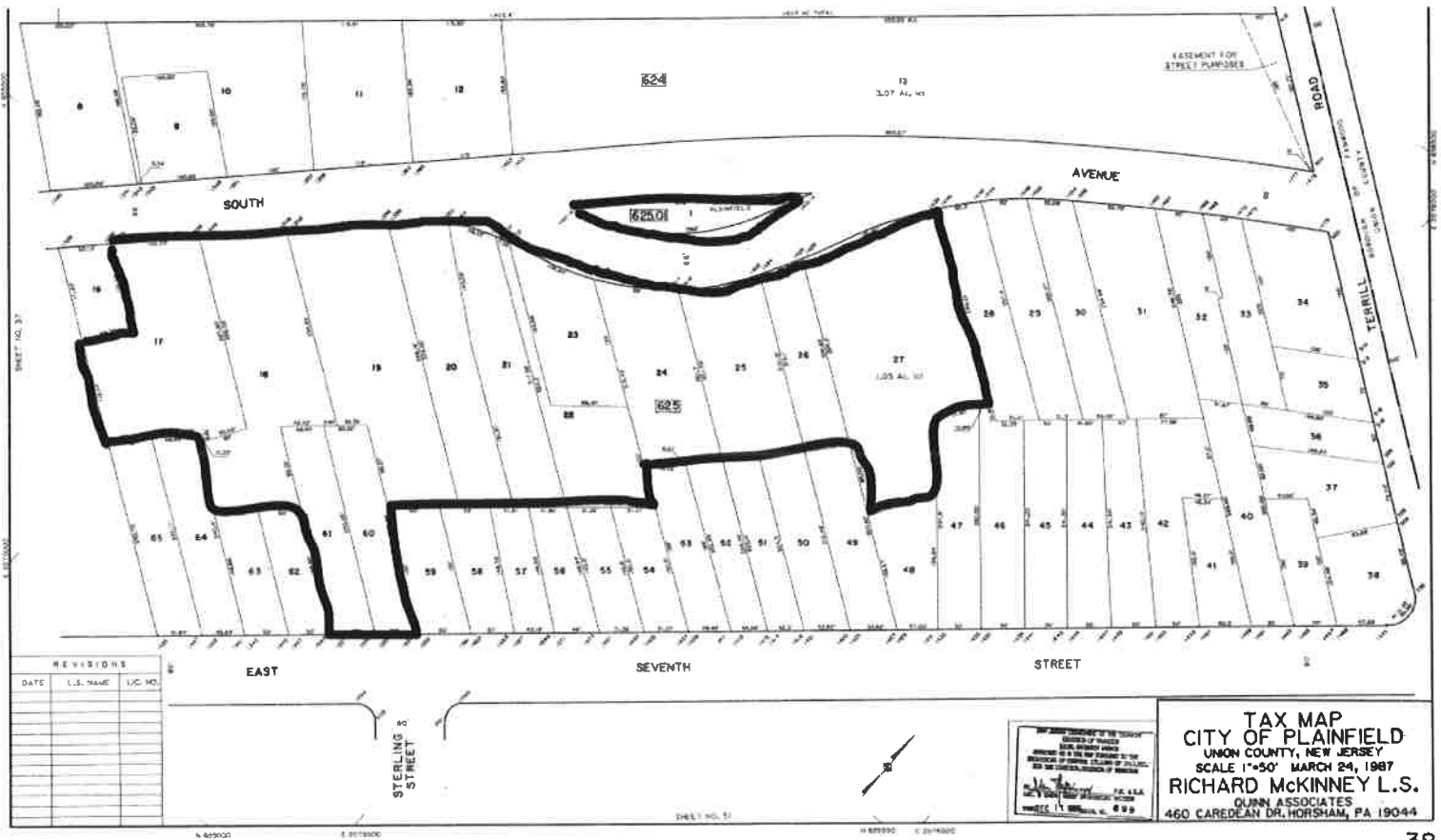
\* Census Blocks, Census Block Groups, and Census Tracts are geo areas that are normally smaller than the size of a city. Census Blocks provide block and community level information. They are great for understanding areas within a city.

#### Population by Races

White:	102 (33.77%, <a href="#">see rank</a> )
Black:	163 (53.97%, <a href="#">see rank</a> )
Hispanic:	36 (11.92%, <a href="#">see rank</a> )
Asian:	13 (4.30%, <a href="#">see rank</a> )
Native (American Indian, Alaska Native, Hawaiian Native, etc.):	0 (0.00%, <a href="#">see rank</a> )
One Race, Other:	12 (3.97%, <a href="#">see rank</a> )
Two or More Races:	12 (3.97%, <a href="#">see rank</a> )




Source: <http://www.usa.com/NJ0390388004006.html>

## Appendix C Tax Map 38, Site Location Map



Appendix D 2014 City of Plainfield Zoning Map



NC		NEIGHBORHOOD COMMERCIAL
R-8		HIGH DENSITY RESIDENTIAL DEVELOPMENT
R-3		LOW/MODERATE DENSITY RESIDENTIAL

## Appendix E Plainfield Planning Board Notice of Hearing- 9/18/2014

### CITY OF PLAINFIELD PLANNING BOARD NOTICE OF HEARING

PLEASE TAKE NOTICE that the Planning Board of the City of Plainfield (the "Board") will hold a public hearing on September 18, 2014 at 7:00 pm at the City Hall Library, 515 Watchung Avenue, Plainfield, New Jersey to determine whether the following property qualifies as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.: Block 625, Lots 17-27 and 60-61, Block 625.01, Lot 1, the Old South Avenue Public Right-of-Way on the City Tax Map Sheet 38 (the "Study Area"). The Study Area comprises a portion of the block bounded by South Avenue, East 7th Street, Terrill Road and Leland Avenue. The addresses of the individual parcels within the Study Area are: 1428-1438 South Ave.; 1424-1426 South Ave.; 1416 – 1422 South Ave.; 1408 – 1414 South Ave.; 1402 – 1406 South Ave.; 1400 South Ave.; 1364 – 1370 South Ave.; 1358 – 1362 South Ave.; 1348 – 1356 South Ave.; 1340 – 1346 South Ave.; 1332-1338 South Ave.; 1401A-1431A South Avenue; 1351-1353 East 7th Street; and 1355-1357 East 7th Street.

The Planning Board has prepared a map showing the boundaries of the Study Area along with a report detailing the results of the Board's investigation regarding whether the Study Area qualifies as an Area in Need of Redevelopment under the Local Redevelopment and Housing Law. The map and report are available for inspection at the office of the City Clerk located at City Hall, 515 Watchung Avenue, Plainfield, New Jersey, during the City Clerk's regular business hours.

If the Planning Board determines that all or any portion of the Study Area qualifies as an Area in Need of Redevelopment, the Planning Board will recommend to the City Council that the City Council should designate such area as an Area in Need of Redevelopment. If the City Council designates all or any portion of such area as an Area in Need of Redevelopment, the designation will not authorize the City to exercise the power of eminent domain to acquire any property within the designated area.

Any interested persons will have an opportunity to be heard regarding this matter at the public hearing on September 18, 2014 at 7:00 pm at the City Hall Library, 515 Watchung Avenue, Plainfield, New Jersey.



**Appendix F Site Inspection Photographs taken 9/3/2014 by Scott Bauman**

**Block 625, Lot 17. 1332-1338 South Avenue**



Front façade and left elevation- Netherwood House Apartments



Rear elevation and parking lot- Netherwood House Apartments

**Block 625, Lot 18. 1340-1346 South Avenue**

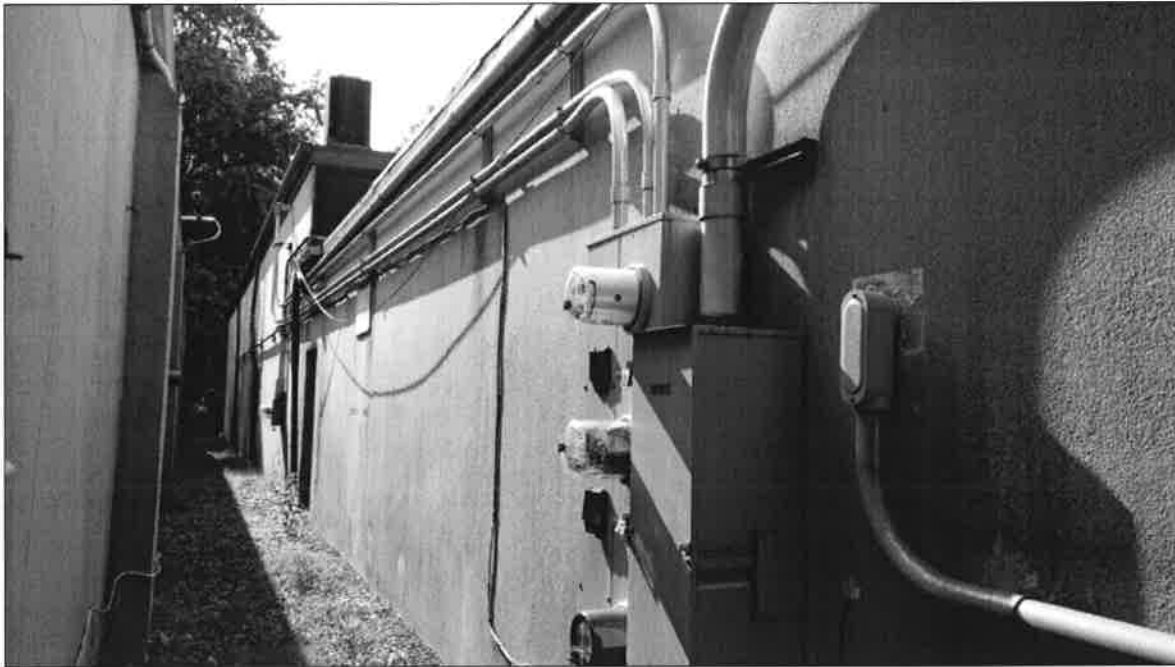


Front façade- Janitorial Cleaning Supplies (1340) & Anthony's Place (1342-1346)



Right elevation- Advantage Plumbing & Heating in rear, right side of building (1342-1346)

**Block 625, Lot 18. 1340-1346 South Avenue (continued)**

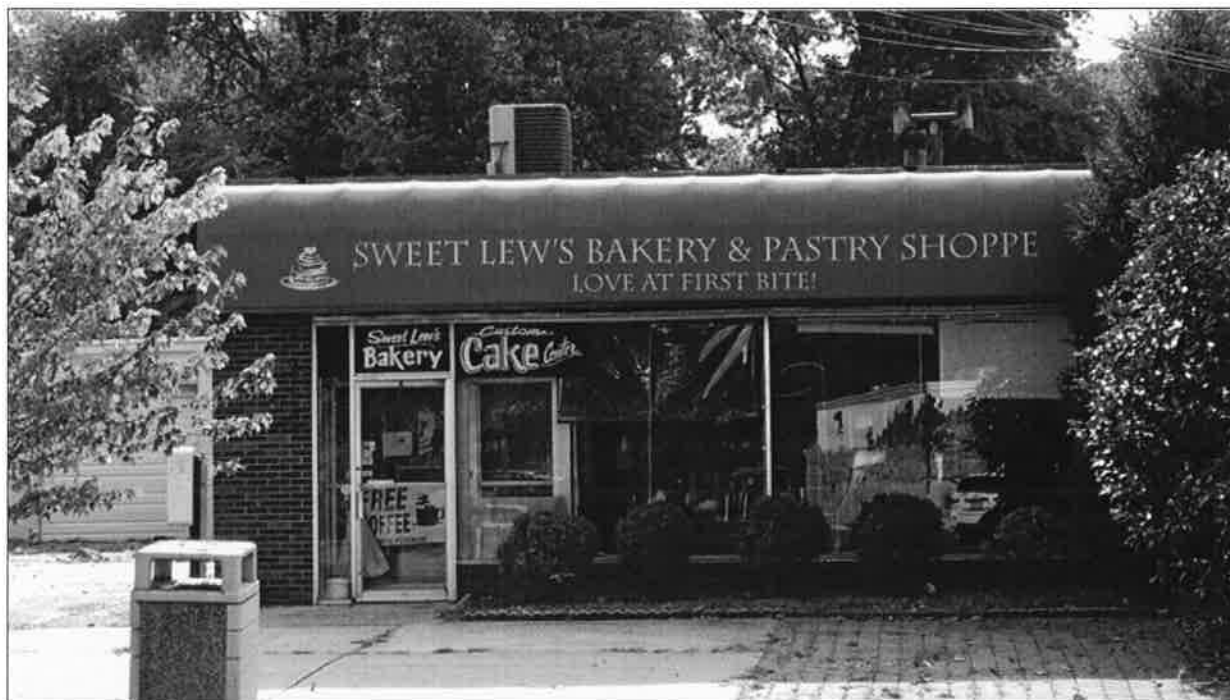


Left elevation- Anthony's Place (1342-1346)

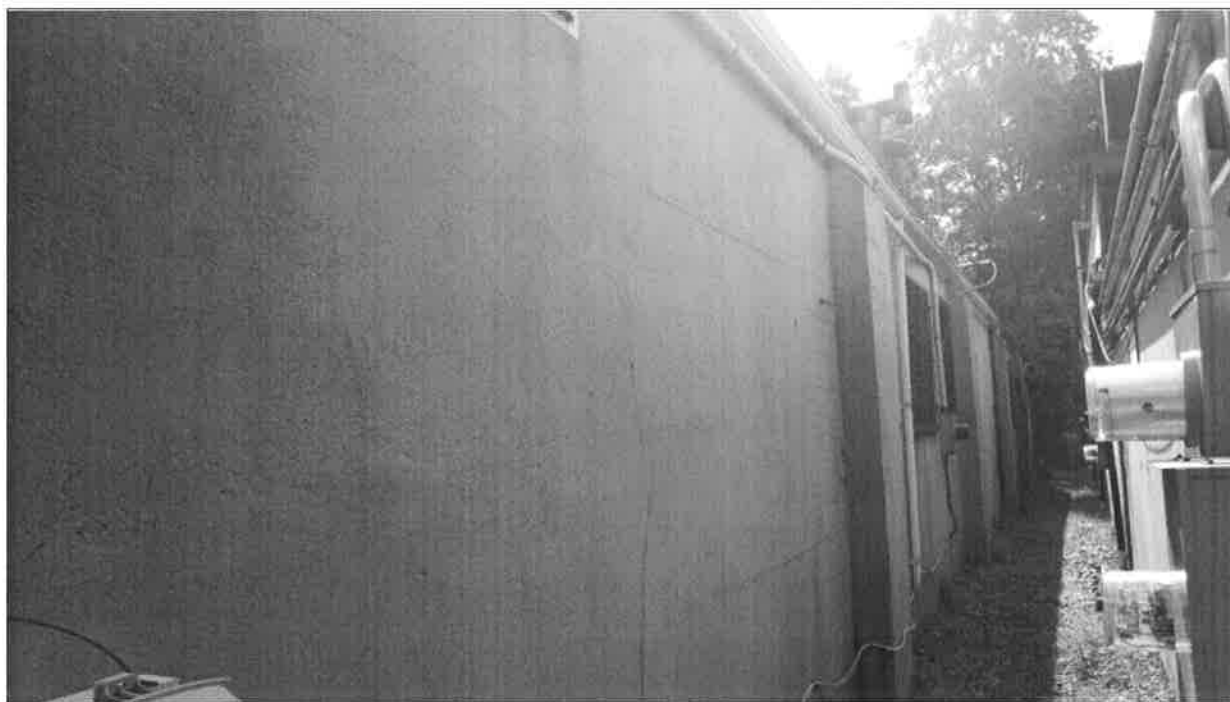


Rear elevation- Advantage Plumbing & Heating

**Block 625, Lot 19. 1348-1356 South Avenue**



Front façade- Sweet Lew's Bakery & Pastry Shoppe

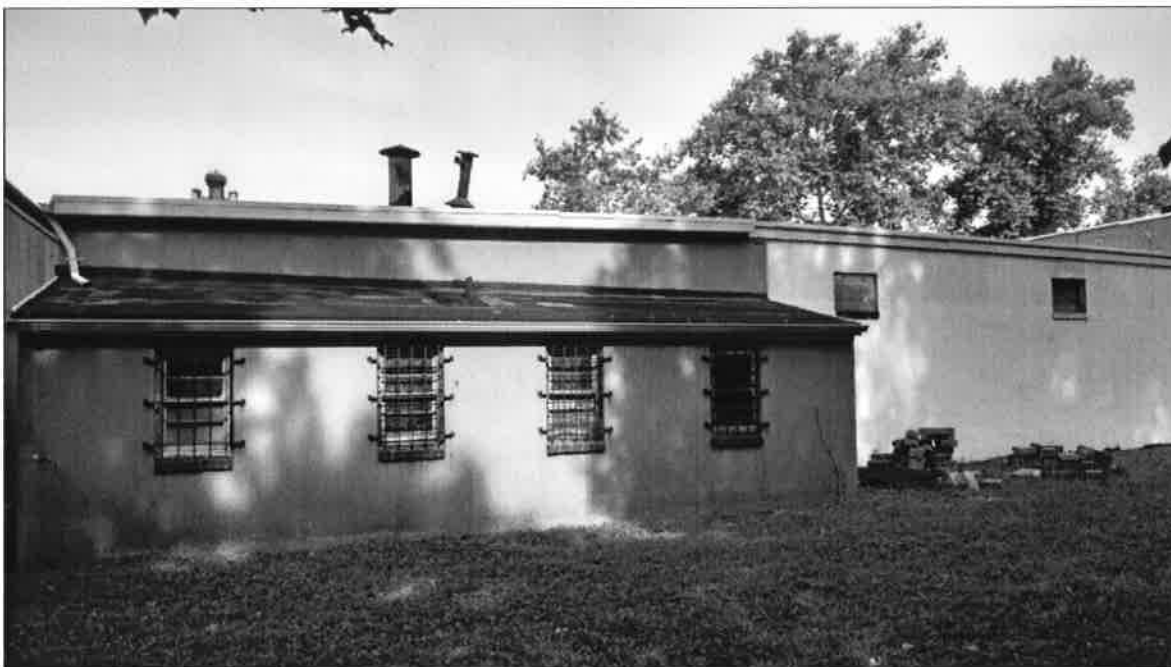


Right elevation- Sweet Lew's Bakery & Pastry Shoppe

**Block 625, Lot 19. 1348-1356 South Avenue (continued)**



Left elevation- Sweet Lew's Bakery & Pastry Shoppe



Rear Elevation & Rear Yard- Sweet Lew's Bakery & Pastry Shoppe

**Block 625, Lot 20. 1358-1362 South Avenue**



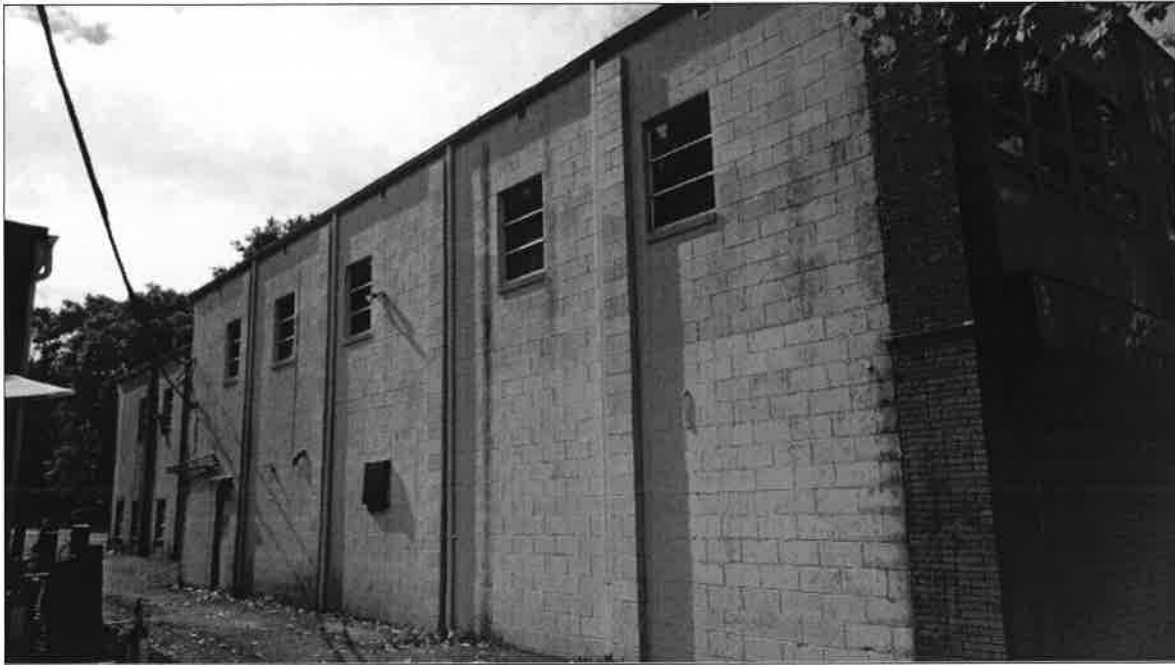
Front façade- Dutch Girl Clean and Steam, upper floor offices, Hair Rootz



Right elevation- Dutch Girl Clean and Steam, upper floor offices, Hair Rootz



**Block 625, Lot 20. 1358-1362 South Avenue (continued)**



Left elevation- Dutch Girl Clean and Steam, upper floor offices, Hair Rootz



Rear elevation- Dutch Girl Clean and Steam, upper floor offices, Hair Rootz

**Block 625, Lot 20. 1358-1362 South Avenue (continued)**



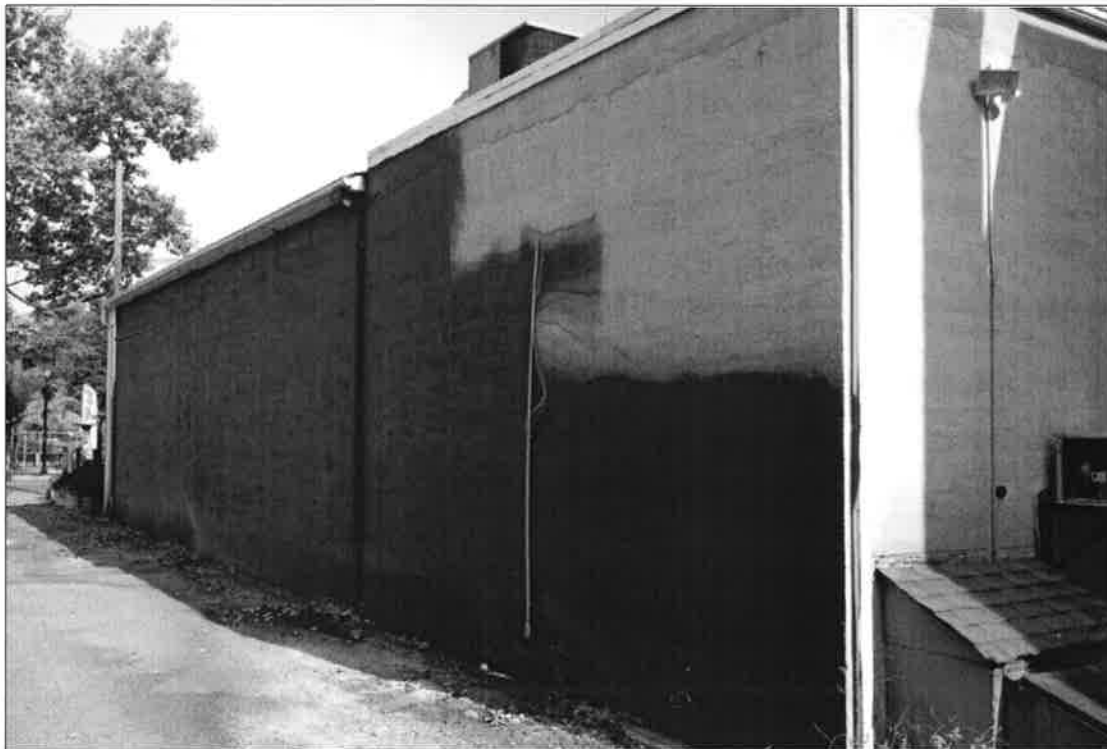
Rear yard and parking area- Dutch Girl Clean and Steam, upper floor offices, Hair Rootz



**Block 625, Lot 21. 1364-1370 South Avenue**



Front façade- The Netherwood Bar & Grill



Right elevation, front portion- The Netherwood Bar & Grill

**Block 625, Lot 21. 1364-1370 South Avenue (continued)**



Right elevation, rear portion- The Netherwood Bar & Grill



Left elevation, front portion- The Netherwood Bar & Grill

**Block 625, Lot 21. 1364-1370 South Avenue (continued)**

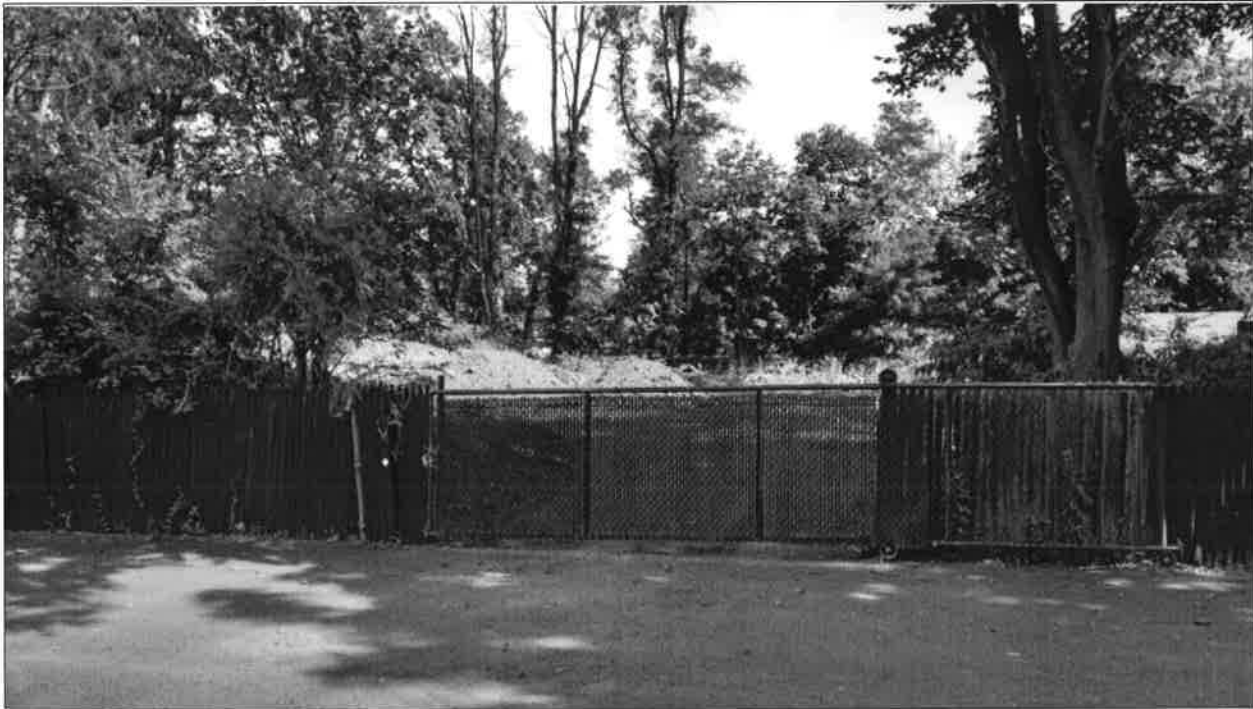


Left elevation, rear portion- The Netherwood Bar & Grill



Rear yard parking area- The Netherwood Bar & Grill

**Block 625, Lot 22. 1400 & R1402-1406 South Avenue**



Access to Lot 22 via a gate adjoining adjacent Lot 21 (The Netherwood Bar and Grill)



Property used to store dirt, fill, construction materials and equipment

**Block 625, Lot 22. 1400 & R1402-1406 South Avenue (continued)**



Property used to store dirt, fill, construction materials and equipment



Property used to store dirt, fill, construction materials and equipment



**Block 625, Lot 23. 1402 - 1406 South Avenue**



Front façade- detached single family residential



Right elevation- detached single family residential

**Block 625, Lot 24. 1408 - 1414 South Avenue**



Front façade- Laggren's Awnings, Blinds, Flags



Right elevation- Laggren's Awnings, Blinds, Flags

**Block 625, Lot 24. 1408 - 1414 South Avenue (continued)**



Left elevation- Laggren's Awnings, Blinds, Flags



Rear elevation and rear yard- Laggren's Awnings, Blinds, Flags



**Block 625, Lot 25. 1416 - 1422 South Avenue**



Front façade- vacant building formally Carmen's Jewelers



Right elevation- vacant building formally Carmen's Jewelers

**Block 625, Lot 25. 1416 - 1422 South Avenue (continued)**



Left elevation- vacant building formally Carmen's Jewelers



Rear elevation- vacant building formally Carmen's Jewelers

**Block 625, Lot 25. 1416 - 1422 South Avenue (continued)**



Rear yard and detached garage- formally Carmen's Jewelers



Detached garage close-up- formally Carmen's Jewelers

**Block 625, Lot 26. 1424 - 1426 South Avenue**



Front façade- attached two-family residential



Right elevation- attached two-family residential



**Block 625, Lot 26. 1424 - 1426 South Avenue (continued)**



Rear elevation- attached two-family residential



Rear yard and detached garage- attached two-family residential

**Block 625, Lot 27. 1428 - 1438 South Avenue**



Front facade- Ardmore House apartments



Right and rear elevations- Ardmore House apartments

**Block 625, Lot 27. 1428 - 1438 South Avenue (continued)**



Left elevation- Ardmore House apartments



Rear yard and parking area- Ardmore House apartments

**Block 625, Lot 27. 1428 - 1438 South Avenue (continued)**



Rear yard parking area with accessory building- 20 garages- Ardmore House apartments



**Block 625.01, Lot 1. 1401A – 1431A South Avenue**



Plainwood Square Park looking east from Old South Avenue



Plainwood Square Park looking north from Old South Avenue

**Block 625.01, Lot 1. 1401A – 1431A South Avenue**



Plainwood Square Park looking west from Old South Avenue

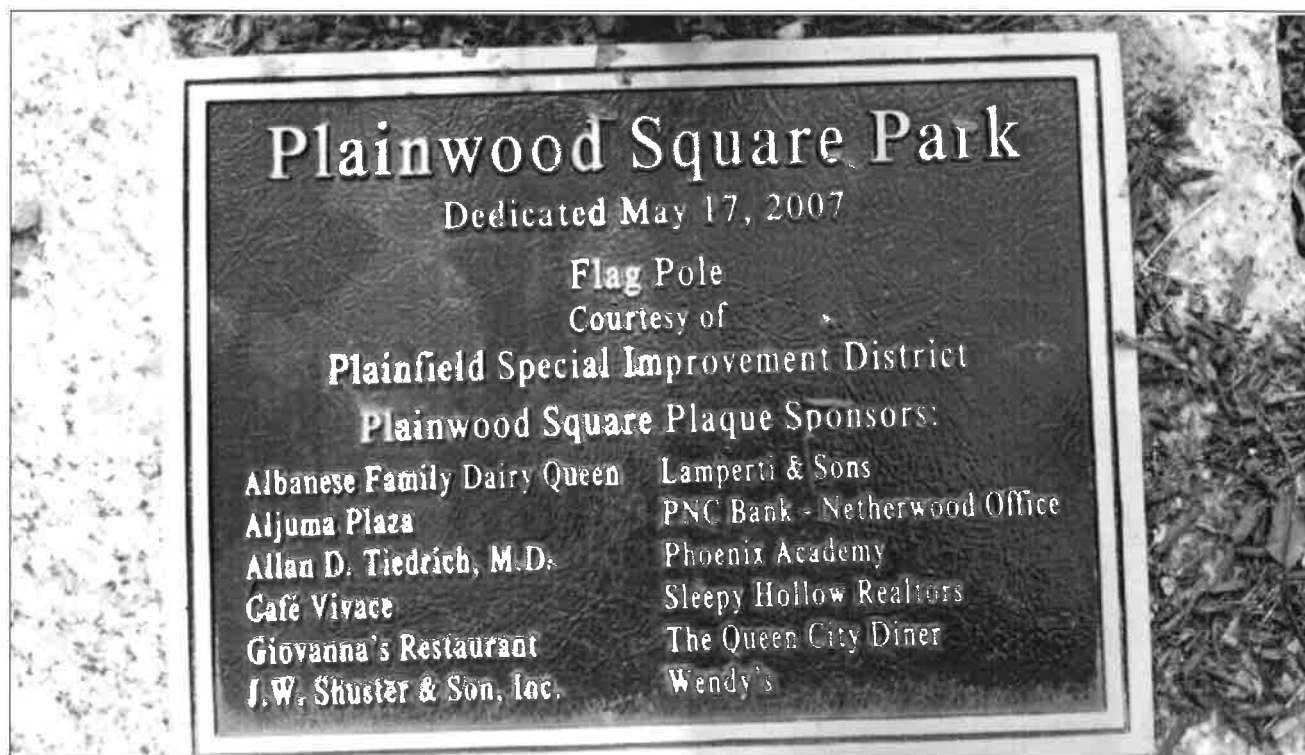


Decorative fountain in Plainwood Square Park looking south from South Avenue

**Block 625.01, Lot 1. 1401A – 1431A South Avenue (continued)**



Plainwood Square Park looking south from South Avenue



Commemorative plaque in Plainwood Square Park

**Block 625, Lot 60. 1355 - 1357 East Seventh Street**



Front façade- 1355 East Seventh Street- detached single family residential



Rear yard- 1355 East Seventh Street



**Block 625, Lot 61. 1351 - 1353 East Seventh Street**



Front façade- 1353 East Seventh Street- detached single family residential



Rear yard- 1353 East Seventh Street