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Engineers and Design Professionals

EXHIBIT A

**BLOCK 233 LOTS 1-14
REDEVELOPMENT PLAN**

**CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY**

November 9, 2000

Prepared for:
**City of Plainfield Division of Planning
and Community Development**

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Table of Contents

SECTION 1.0 INTRODUCTION1
1.1 Statutory Basis for the Redevelopment Plan.....1
1.2 Description of the Redevelopment Area.....1

SECTION 2.0 PUBLIC PURPOSE5
2.1 Redevelopment Goals and Objectives5
2.2 Relationship to Local Objectives6

SECTION 3.0 THE REDEVELOPMENT PLAN.....10
3.1 Land Use Plan10
3.2 Redevelopment Activities.....10
3.3 Schedule of Land Use and Development Requirements.....12
3.4 Provisions Related to Rehabilitation.....15
3.5 Provisions Related to Off-Site Improvements15
3.6 Provisions Related to Environmental Constraints16

SECTION 4.0 PLAN INTERPRETATION.....17
4.1 Relationship to Plainfield Zoning Ordinance17
4.2 Zoning Map Revisions.....17

SECTION 5.0 ACQUISITION AND RELOCATION.....19
5.1 Identification of Real Property to be Acquired19
5.2 Conditions Under Which Properties "Not to be Acquired" may be Acquired ...19
5.3 Exemption of Properties from Acquisition19
5.4 Relocation Proposal.....21

SECTION 6.0 RELATIONSHIP TO OTHER PLANS23
6.1 Plans of Adjacent Municipalities.....23
6.2 Union County Master Plan23
6.3 NJ State Development and Redevelopment Plan.....23

**SECTION 7.0 AMENDMENTS TO AND DURATION OF REDEVELOPMENT
PLAN25**
7.1 Amendments to Redevelopment Plan.....25
7.2 Certificates of Completion.....25

APPENDIX A SUPPLEMENTARY DESIGN STANDARDSA-1

Index of Figures

FIGURE 1 REDEVELOPMENT AREA AND EXISTING LAND USE 4
FIGURE 2 LAND USE PLAN..... 11
FIGURE 3 ZONING MAP AMENDMENT 18
FIGURE 4 PROPERTY ACQUISITION..... 20

Index of Tables

TABLE 1 PLAINFIELD ZONING ORDINANCE – PERMITTED USES 8
TABLE 2 PLAINFIELD ZONING ORDINANCE – BULK REQUIREMENTS 9
TABLE 3 REDEVELOPMENT PLAN – BULK REQUIREMENTS..... 13
TABLE 4 REDEVELOPMENT PLAN – PARKING REGULATIONS..... 14
TABLE 5 REDEVELOPMENT PLAN – LOADING STANDARDS..... 14
TABLE 6 SUMMARY OF OCCUPIED PROPERTIES 21

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000

Section 1.0 Introduction

1.1 Statutory Basis for the Redevelopment Plan

On February 22, 2000 the Plainfield City Council adopted resolution R098-00 directing the Plainfield Planning Board to conduct a preliminary investigation into whether or not Block 233 Lots 1-14 qualified as an “*area in need of redevelopment*” as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. The Board’s investigation¹ determined that the area meets the statutory criteria by virtue of the presence of abandoned and dilapidated buildings, deleterious land uses, a building stock that is generally in fair to poor condition, and a diversity of ownership contributing to a lack of proper utilization of the area. The area also qualifies by virtue of being located in an Urban Enterprise Zone.

The Plainfield Planning Board held a public hearing on the investigation results on May 4, 2000. At its meeting of June 1, 2000, the Board adopted a resolution recommending that the City Council designate the subject area as an area in need of redevelopment. The City Council adopted a resolution to that effect at its meeting of July 10, 2000 and further directed the Planning Board to prepare a redevelopment plan pursuant to the New Jersey Local Redevelopment and Housing Law. The Block 233 Lots 1-14 Redevelopment Plan has been prepared in response to that directive.

1.2 Description of the Redevelopment Area

The redevelopment area, covering approximately 7.3 acres, includes the properties located as 601-639 West Front Street, 110-134 Plainfield Avenue and 101-133 Waynewood Park. The redevelopment area consists of one tax block, Block 233, and all related tax lots, Lots 1-14 inclusive—as is shown on Sheet 158 of the Tax Map of the City of Plainfield. The redevelopment area is bound by West Front Street to the west; Plainfield Avenue to the north; Waynewood Park to the south; and the New Jersey Transit Raritan Valley Line, formerly known as the Central Railroad of NJ, to the east (See Figure 1, Redevelopment Area).

The subject tract can be characterized as a mixed-use area consisting of commercial uses intermingled with two-, three and four-family dwellings. There have been no apparent storefront or streetscape improvement endeavors along the perimeter of the redevelopment area.

¹ Block 233 Lots 1-14 Area In Need of Redevelopment Study, City of Plainfield Planning Board, April 20, 2000.

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000

The residential dwellings are located along Plainfield Avenue and at the corner of Waynewood Park and West Front Street. They suffer from deferred maintenance and in some instances are abandoned. In order to accommodate an adequate amount of off-street parking, the residential lots have been excessively covered by paved surfaces.

The overwhelming majority of the redevelopment area — more than 65% — is occupied by an abandoned auto dealership. The dealership's main building is partially boarded-up and a chain link fence topped by razor wire secures the remaining accessory buildings. The presence of the abandoned car dealership and its underlying physical state has been the predominant factor in the deterioration of the redevelopment area. A used car sales facility, an inappropriate transitional use between residential and commercial neighborhoods, is situated at the corner of Plainfield Avenue and W. Front Street. The redevelopment area also contains a funeral home that has been at its present location on Plainfield Avenue since 1945.

The redevelopment area is readily accessible from West Front Street (Route 28) and has access to areas on the east side of the Raritan Valley Line through the Plainfield Avenue underpass.

Surrounding land uses include the Plainfield Housing Authority residences, several one- and two-family homes and an automotive service station across Plainfield Avenue. Across from the tract on West Front Street are the Drake House Museum and several one- to four-family dwellings. Across Waynewood Park are one- and two-family dwellings and an abandoned industrial building slated for demolition as part of the City's "Redevelopment Plan for 197 City-Owned, In Foreclosure and Bankrupt Properties."

STATUTORY CRITERIA FOR REDEVELOPMENT AREA DESIGNATION
(Summary excerpt from N.J.S.A. 40A:12A-1 et seq)

- a. *Buildings that are substandard, unsafe, unsanitary, dilapidated or obsolete, or are conducive to "unwholesome" living or working conditions;*
- b. *Vacant, abandoned or untenable buildings previously used for commercial, manufacturing or industrial purposes;*
- c. *Land owned by the municipality, county, housing authority or redevelopment entity; or land that has remained unimproved and vacant for a period of ten years prior to the designation and is not likely to be privately developed due to location, remoteness from developed portions of the municipality, lack of access or soil conditions;*
- d. *Buildings or improvements that adversely impact a designated area because of their dilapidated condition, overcrowding, obsolete arrangement or design, excessive land coverage, deleterious land use or combination thereof;*
- e. *A growing or total lack of proper utilization of areas caused by title restrictions, diverse ownership or other conditions resulting in economic stagnation and lack of productivity;*
- f. *Areas over five contiguous acres where buildings and improvements have been destroyed by fire or natural disaster resulting in material loss of assessed value;*
- g. *An urban enterprise zone designated by the New Jersey Urban Enterprise Zone Authority, except that redevelopment powers are limited to use of long and short term tax abatement/exemption unless separately designated as a redevelopment area.*

CITY OF PLAINFIELD

FIGURE 1

BLOCK 233- LOTS 1-14 REDEVELOPMENT PLAN REDEVELOPMENT AREA AND EXISTING LAND USE



- KEY:
- REDEVELOPMENT AREA BOUNDARY
 - BLOCK NUMBER
 - TAX LOT
 - PARKING
 - COMMERCIAL
 - AUTOMOTIVE
 - RESIDENTIAL
 - DISCONTINUED COMMERCIAL
 - COMMON OWNERSHIP



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PROJECT #: APFC007 DATE: SEPTEMBER 1, 2000

Section 2.0 Public Purpose

2.1 Redevelopment Goals and Objectives

The general goal of the City's redevelopment effort is to strengthen the central business district by reversing a persistent trend of disinvestments, abandonment and unproductive land use. The more specific goal of this redevelopment plan is to revitalize this portion of the West Front Street corridor by creating opportunities for private and public-private investment in both new construction and rehabilitation. The plan hopes to capitalize on the area's strategic location on the corridor by providing commercial activities at appropriate intensities.

The objectives of the redevelopment plan are to:

- 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.
- Eliminate blighting influences through the clearance or rehabilitation of substandard buildings.
- Provide a parcel of land of sufficient size and dimension to enable an orderly arrangement of new land uses.

2.2 Relationship to Local Objectives

Plainfield Master Plan

The 1998 Plainfield Master Plan recognizes that the City is a developed urbanized community. The Master Plan anticipates that development in the city will take the form of redevelopment and density-appropriate infill activities. The Master Plan envisions demolition of obsolete or substandard buildings, new construction, infill of vacant lots and substantial rehabilitation of existing structures. A primary objective of the Master Plan is to encourage development and redevelopment programs that will be responsive to the needs of the Plainfield community in specified redevelopment areas. The objectives of the Block 233 Lots 1-14 Redevelopment Plan are clearly consistent with these citywide goals and objectives.

The Land Use Element of the 1998 Master Plan proposes a mixed-use land use category for the redevelopment area. The schedule of land use and development requirements contained in this Redevelopment Plan is consistent with that categorization.

The Housing Element of the 1998 Master Plan provides a plan to preserve the City's housing stock and to promote new housing within the framework of the Master Plan's overall goals and objectives. Alternately, the Land Use Element recognizes the *West Front Street Neighborhood Commercial Districts* as designated *Nodes of Economic activity* that can become vibrant centers of economic opportunity affecting positive change for the city. Promoting the commercial development potential of the redevelopment area will contribute to the City's economic well-being. Therefore, within the context of the City's overall goals and objectives, this Redevelopment Plan is not substantially inconsistent with the Housing Element of the Master Plan.

The goal of the Master Plan's Circulation Element is to provide a system of circulation that integrates and coordinates different modes of transportation to conveniently, efficiently, and safely move people and goods within and through the City while providing appropriate access to different land uses. The Supplementary Guidelines of this redevelopment plan (Appendix A) advances the goal of the Circulation Element by ensuring that adequate parking and off-street loading are provided as part of redevelopment activities. Moreover, improvements to the streets, sidewalks, curbs and street lighting within the redevelopment area will enhance the visual environment of the public streetscape, thus encouraging and supporting the use of pedestrian routes that link residential neighborhoods with community facilities, parks and commercial uses.

Based on the above, the objectives of the Block 233 Lots 1 – 14 Redevelopment Plan are substantially consistent with the Plainfield Master Plan.

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000

Plainfield Zoning Ordinance

In response to the recent adoption of the City's Master Plan, the zoning ordinance has been completely rewritten and is awaiting adoption by the City Council. The existing zoning map places most of the redevelopment area in the General Business 3 (B-3) Zone District with some of the properties—Lots 5 through 11, inclusive—placed in the One- and Two-family Residence (R-3) Zone District (see Figure #3). The proposed zoning ordinance completely revises the district categories, regulations and boundaries. The entire redevelopment area—Block 233—is accordingly rezoned into the proposed Mixed Use (MU) District. Table 1 compares the existing permitted uses to uses that will be permitted by the new ordinance. Table 2 compares the existing bulk requirements to bulk requirements that will be adopted by the new ordinance. The permitted uses and bulk requirements in the redevelopment area are discussed in detail in Section 4 of this plan. They are consistent with and in most cases the same as those found in the proposed MU District.

Table 1 Plainfield Zoning Ordinance – Permitted Uses

Use Category	Existing B-3	Existing R-3	Proposed MU
one-family detached dwelling		P	
two-family detached dwelling		P	
multi-family residence (apartment, townhouse)	P		P
mixed-use structure (residential/commercial)			P
place of worship		C	P
home occupation		C	
home professional office		C	
nursing home		C	P
assisted living facility			P
fully enclosed retail store	P		P
bank	P		P
personal & commercial service establishment	P		P
fully enclosed restaurant, including drive-in tavern	P*		P
professional office	P		P
public utility structure	P	C	
City operation	P	P	
laundry & dry cleaning establishment	P		
fully enclosed recreational use/health & fitness club	P		P
membership club	P	C	
hotel/motel	P		
funeral home		P	P
commercial schools		P	
dance and music instruction		P	
concert hall / theater		P	P
studio/art gallery		P	
fully enclosed automobile showroom		P	
new & used car sales		P	
fully enclosed automobile repair garage		P	
general repair & trade shop		P	
animal hospital		P	
wholesale trade & storage		P	
warehousing		P	
stone yard / monument works		P	
commercial bakery		P	
gasoline station / automotive service station		C	P
car wash		C	
research center / computer center		C	
building material storage yard		C	
manufacturing, assembly, fabrication		C	
bottling works		C	
adaptive reuse of existing residential dwellings			P
telecommunication facilities on existing buildings			P

*No live entertainment P = permitted use C = conditional use

Table 2 Plainfield Zoning Ordinance – Bulk Requirements

Bulk Category	Existing B-3		Existing R-3		Proposed MU
	Non-residential	Multi-family	1-family	2-family	MU or Non-residential
Minimum lot area (sq. ft.)	5,000	43,560	6,000	9,000	5,000
Maximum density (du/acre)	N/A	N/A	N/A	N/A	N/A
Minimum lot width (sq. ft.)	50	120	50	75	50
Minimum lot frontage (ft.)	N/A	N/A	N/A	N/A	50
Minimum lot depth (ft.)	100	100	120	120	100
Front yard setback (ft.)	0	50	30	30	10
Side yard setback (ft.)	0 or 10	30	6	6	5
Combined side setback (ft.)	N/A	N/A	15	25	10
Rear yard setback (ft.)	10	40	35	35	15
Maximum F.A.R.	1.0	N/A	N/A	N/A	1.8
Maximum building coverage	N/A	25%	30%	30%	60%
Maximum lot coverage	N/A	N/A	N/A	N/A	70%
Maximum number of stories	2	2 ½	2 ½	2 ½	3
Maximum building height (ft.)	35	35	35	35	35
Min. Improvable Area (sq. ft.)	N/A	N/A	N/A	N/A	2,100
MIA diameter (ft.)	N/A	N/A	N/A	N/A	32

Appendix A Supplementary Design Standards

FENCES AND WALLS

Fences and walls shall be permitted in accordance with an approved zoning permit prior to construction. Adequate surveys, plans and details are to be submitted to the Zoning Officer in order for a determination to be made as to the conformance of the proposed fence. Fences and walls shall be subject to the following provisions:

- A. Front Yards:
 - 1. Fences shall be permitted to be located in front yards, provided such fences shall not exceed four (4) feet in height, as measured from ground level, and shall be constructed so that at least fifty percent (50%) thereof is non-solid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative walls are permitted to be located in front yards, provided such shall not exceed two and one half (2 ½) feet in height, as measured from ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed five (5) feet in height.
 - 2. Chain link fences shall be prohibited in front yards.
- B. Side and Rear Yards:
 - 1. Both solid and non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Decorative walls are permitted to be located in side or rear yards, provided such shall not exceed four (4) feet in height, as measure from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.
- C. Finished Exterior Side. All fences or walls shall be constructed so that a finished side, with no fully exposed structurally supporting members, is located on the exterior facing outward away from the property upon which it is located.
- D. Materials. No fence or wall shall be constructed or installed with barbed wire, metal spikes, or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals.

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000
Appendix A

- E. Drainage. Fences and decorative walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either on the property upon which such is located or on any adjacent lot. Those applying for a zoning permit to erect a fence or decorative wall may consult with the City Engineer to ensure compliance with this provision.
- F. Obstruction. No fence shall be constructed within any sight triangle as defined in the Land Use Ordinance, or installed so as to constitute a hazard to traffic or public safety.
- G. Retaining Walls. Any permitted wall proposed to be used as a retaining wall may be required to be reviewed by the City Engineer prior to the issuance of a zoning permit.
- H. Exceptions. Fences or walls that constitute a permitted buffer area screen approved as part of a site plan application shall be excepted from the above height and location provisions.

PARKING, DRIVEWAYS AND LOADING

- A. No non-residential driveway shall be located within ten (10) feet of an existing adjacent residential property nor within five (5) feet of any other property line, unless otherwise regulated in this section.
- B. No building shall be oriented toward a parking lot. All buildings shall be located to allow for adequate fire and emergency access.
- C. The minimum setbacks for buildings from driveways, parking areas and private streets within the site shall be ten (10) feet.
- D. A parking lot shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way can be minimized. Parking lots shall be prohibited in any side yard setback area or front yard area.
- E. A barrier-free walkway system shall be provided to allow pedestrian access to a building or use from both a parking lot within the site and from the City sidewalk system.
- F. All loading areas shall be located on the same lot as the use being served. No loading area shall be located in a front yard. There shall be no loading in a yard abutting, or in a public right-of-way. No loading space shall be located within

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000
Appendix A

forty (40) feet of an intersection of any two public right-of-ways. The off-street loading space shall be located on the property so as to permit any vehicle to be parked in the loading space with no portion of the vehicle extending into the public street.

- G. No commercial parking garage or area for twenty-five (25) or more vehicles shall have an entrance or exit for vehicles within 1,000 feet along the same side of a street upon which is located a school, public playground, house of worship, hospital, public library or institution for dependents or children, except where such property is in another block or on another street on which the zone line does not abut. Such access shall not be closer to the intersections of any two (2) streets than fifty (50) feet. No driveway shall serve any use other than the permitted use on the lot upon which the driveway is located.

- H. Parking lots or individual spaces shall be prohibited within front yard areas.

PARKING LOT LANDSCAPING

The interior area of all parking lots shall be landscaped to provide visual relief from the undesirable and monotonous appearance of extensive parking areas, and to provide shading that will reduce solar heat gain to both the surface of the parking lot and vehicles parked thereon. Such landscaped areas shall be provided in protected planting islands or peninsulas within the perimeter of the parking lot and shall be placed so as not to obstruct the vision of motorists. The area and types of plantings shall be provided based on the number of parking spaces in the lot, as follows:

- A. For parking lots with ten (10) spaces or less, no such interior landscaping shall be required if the Board determines there is adequate landscaping directly surrounding the perimeter of the parking lot. If the Board finds that such landscaping is inadequate, then the requirements of subsection B(2) below shall apply.
- B. For parking lots with eleven (11) or more spaces, a minimum of five percent (5%) of the interior area of the parking lot shall be provided with planting islands containing a minimum of one deciduous tree planted for every five (5) parking spaces abutting such island. Planting islands in parking lots shall also conform to the following requirements:
1. The minimum width of planting islands shall be five (5) feet on the side of parking spaces ten (10) feet between parking bays. If sidewalks are incorporated through either the long sides of the landscape islands between parking bays or through the landscape islands on the sides of parking spaces, their width shall be added to these requirements.

BLOCK 233 REDEVELOPMENT PLAN
 CITY OF PLAINFIELD
 DRAFT NOVEMBER 9, 2000
 Appendix A

- No more than eight (8) parking spaces shall be placed in one row of parking without an intervening landscape island.
- Where the parking lot design will result in pedestrians cutting perpendicularly through landscape islands, sidewalks shall be installed at regular intervals across the islands.
- The remainder of any such interior planting areas not containing trees shall be planted with low-growing evergreen shrubs.
- Parking lot lighting may be sited within landscape islands, however, without hindering necessary lighting coverage.

BUFFERING AND SCREENING

The following regulations shall be used to prepare and review buffering and screening for any site plan:

- Residential uses and districts. Any directly abutting residential use shall be suitably buffered and screened from all uses other than single-and two-family dwellings in order to minimize the impacts of noise, glare, vibration, vehicular traffic, pedestrian activity and other potential nuisances. Unless otherwise provided in these design standards, the width of buffering and height of screening shall be provided based on the type of use that is being buffered as follows:

TYPE OF USE/SUBJECT BUFFERING AND SCREENING REQUIREMENTS	WIDTH OF BUFFERING (feet)	HEIGHT OF SCREENING AT THE TIME OF PLANTING (feet)
Permitted residential uses other than single- and two-family dwellings	5	6
Permitted non-residential uses	10	6
Permitted light industrial and warehouse uses	25	10

- Driveways and parking lots. All driveways and parking lots shall be suitably buffered and screened to minimize the impacts of noise, lighting and glare, exhaust fumes, views of parked vehicles and other nuisances. Buffering and

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000
Appendix A

screening shall minimize such impacts both from within the site itself, as well as from adjacent and nearby properties and public rights-of-way as follows:

1. Buffering shall consist of a minimum five (5) foot wide area surrounding all sides of a parking lot exposed to view. Where such parking area is located on a tract adjacent to a residential use or district, such buffering shall consist of a minimum ten-foot-wide area surrounding all sides of a parking lot exposed to view.

2. Screening shall consist of a minimum four (4) foot high visually impervious screen to be located within the buffering area. Where such parking area is located on a tract adjacent to a residential use or district, such screening shall consist of a minimum six-foot-high visually impervious screen. The height of any required screen shall decrease to a maximum of three (3) feet in height where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles and police visibility into the lot.

- C. Loading areas. All loading areas, including loading dock areas of buildings and driveways providing access to the same, shall be suitably buffered and screened to minimize the impacts of noise, loading and unloading activities, lighting and glare, exhaust fumes, views of loading and unloading vehicles and other nuisances. Buffering and screening shall minimize such impacts both from within the site itself, as well as from adjacent and nearby properties and public rights-of-way, as follows:

1. Buffering shall consist of a minimum ten (10) foot wide area surrounding all sides of a loading area exposed to view. Where such loading area is located on a tract adjacent to a residential use or district, such buffering shall consist of a minimum twenty-five (25) foot wide area surrounding all sides of a parking lot exposed to view.

2. Screening shall consist of a minimum ten (10) foot high visually impervious screen. If such screen consists of a wall or fence, the buffer area between the wall or fence and the lot line shall be a minimum of ten (10) feet in width and shall also be extensively planted with both deciduous and evergreen trees.

- D. HVAC equipment and utility service boxes. All ground level HVAC equipment and utility service boxes shall be suitably buffered and screened to minimize views of the same from both within the site itself, as well as from adjacent and nearby properties and public rights-of-way, as follows.

1. Buffering shall consist of a minimum three (3) foot wide area surrounding all sides of HVAC equipment and utility storage boxes exposed to view.
2. Screening shall consist of a minimum four (4) foot high evergreen hedge along all sides of the same.

SHADE TREES

The following regulations shall apply to the placement of shade trees:

Location and spacing. The developer shall plant between the sidewalk and right-of-way line proper shade trees of a type approved by the Planning Board at a maximum distance of forty (40') feet between trees, and a minimum distance of thirty (30') feet. Trees may be planted closer together in order to avoid interference with utilities, roadways, sidewalks, sight easements, and streetlights. Such plantings shall not be required within sight easements or sight lines as required in the Land Use Ordinance.

- A. Corner lots and driveways. No shade tree shall be planted in a planting strip, between the curb and the sidewalk, within twenty-five (25) feet of the intersecting curblines of an intersection or within ten (10) feet of a driveway apron.

LIGHTING

- A. Illumination for Surface Parking. Parking lots shall be adequately lighted for both motorists and pedestrians in accordance with the following table:

Minimum Illumination for Surface Parking

ACTIVITY TYPE	VEHICULAR TRAFFIC FOOTCANDLES	PEDESTRIAN SAFETY FOOTCANDLES	PEDESTRIAN SECURITY FOOTCANDLES
Low activity	0.5	0.2	0.5
Medium activity	1.0	0.5	1.5
High activity	1.5	0.9	2.5

1. Lighting shall be provided by fixtures with a mounting height not more than twenty-five (25) feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source.
2. Any other outdoor lighting such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental

lighting, shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objectives of these specifications are to minimize undesirable off-premises effects. No light shall shine into building windows, or onto streets and driveways so as to interfere with or distract driver vision. To achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval. Wall mounted fixtures are only permitted if directed into a site and not positioned towards neighboring properties or public streets.

3. Average and Maximum Lighting Controls. The ratio of average illumination, measured in footcandles, to minimum illumination, as required in the above table shall not exceed 4 to 1. The maximum illumination provided on any site shall not exceed the minimum illumination by more than a ratio of 10 to 1.

EXAMPLE:

Minimum illumination required: 0.5 f.c.
Average to minimum ratio: (4 x 0.5) or 2.0 f.c.
Maximum to minimum ratio: (10 x 0.5) or 5.0 f.c.

- B. Pedestrian Way and Sidewalk Illumination. Minimum pedestrian way and sidewalk illumination shall be as required in the following table:

Pedestrian Way and Sidewalk Illumination Requirements

	MIN. AVG. LEVEL	AVG. LEVELS SPECIAL PEDESTRIAN SAFETY
<i>Walkway classification</i>	<i>Footcandles</i>	<i>Mounting hts (9-15') footcandles</i>
<i>Sidewalks (roadside)</i>		
Common areas	0.9	2.0
Intermediate areas	0.6	1.0
Residential areas	0.2	0.4
<i>Sidewalks (distant from roadways)</i>		
Parks, walkways and bikepaths	0.5	0.6
Pedestrian tunnels	4.0	5.0
Pedestrian overpass	0.8	0.4
Pedestrian stairways	0.6	0.8

1. Lighting shall be provided by fixtures with a mounting height not more than fourteen (14) feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source.
2. The fixture type shall be Hadco Hagerstown VO3 or its functional and aesthetic equivalent. The lamp shall not be high pressure sodium.

OUTDOOR DISPLAYS OF RETAIL MERCHANDISE.

Outdoor display of retail merchandise shall be permitted, subject to the following regulations:

- A. Daily Outdoor Retail Sales. Retail stores and service establishments conducting outdoor retail sales and services shall conform to the following provisions:
 1. The display of merchandise shall be restricted to products sold by an established permitted use located on the premises.
 2. The display of merchandise shall be restricted to the regular hours of the business' operation and shall be removed at the close of business each day, with the area swept clean each day.
 3. The length of the merchandise display shall not exceed more than one-half ($\frac{1}{2}$) of the width of the street frontage occupied by the business. No portion of the display shall project more than three (3) feet from the building facade.
 4. The retail merchandise shall not be displayed in cardboard boxes, but rather shall be placed either on the sidewalk itself or upon a display table or rack as appropriate to the nature of the merchandise.
 5. The merchandise may contain additional signage indicating the product(s) displayed and its price. Each additional sign shall not be larger than one square foot, and the total additional signage associated with the outdoor display shall consist of no more than three (3) square feet for each business.
 6. The display shall be maintained in a neat and orderly manner at all times and will be removed when the merchandise is removed.

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000
Appendix A

- B. Seasonal Outdoor Retail Sales. Temporary outdoor storage and sales of flowers, trees, and other decorative or ornamental plants is permitted from November 24 to December 27, and for a period of one (1) week prior to Easter and one (1) week prior to Mother's Day and shall conform to the following provisions:
1. Such storage and sales may not take place in any required setback area.
 2. No storage or sales may be conducted in a congested area, required sight triangle, or within the public right of way, where the free flow of pedestrian or vehicular traffic may be impeded or impaired. The reasonable judgment of any city police officer or the Zoning or Construction Official shall be conclusive as to whether the area is congested or whether the flow of traffic is impeded or inconvenienced.
 3. No storage or sales area may interfere with an existing required parking lot or loading or access areas. If such storage or sales use is to be conducted from a parking lot or area, sufficient parking must be demonstrated for both the existing and proposed uses. If a site contains only the minimum number of parking spaces for the existing on-site use, seasonal storage and sales is not permitted.
 4. Any use of any premises pursuant to this subsection must be an accessory use to the principal permitted use of the premises.
 5. All stands, plants, and storage structures are to be removed within three (3) days of the date of the event.
 6. Fees. All persons wanting to conduct any outdoor sales are required to obtain a permit from the Zoning Officer and must pay the fee required in this ordinance. All persons wanting to conduct outdoor seasonal retail sales as outlined in paragraph (B) above shall also post a one hundred dollar (\$100.00) bond with the City Clerk in order to insure that an adequate and timely cleanup is conducted.

Section 3.0 The Redevelopment Plan

3.1 Land Use Plan

The redevelopment area is planned for retail/commercial development that will serve both local and regional patrons. Figure 2, Land Use Plan, identifies the planned location of the retail/commercial land use category.

3.2 Redevelopment Activities

The major activities planned for the redevelopment area include:

- Acquisition, clearance and assembly of an approximately 6.9 acre (300,324 square feet) parcel of land for the construction of a supermarket.
- Expansion and rehabilitation of the existing funeral home on Plainfield Avenue.
- Improvements to the streets, sidewalks, curbs and street lighting surrounding the site.
- Utility upgrades necessary to support these planned activities.

CITY OF PLAINFIELD

BLOCK 233- LOTS 1-14

REDEVELOPMENT PLAN

LAND USE PLAN

FIGURE 2



KEY:

- 319 REDEVELOPMENT AREA BOUNDARY
- 2.01 BLOCK NUMBER
- 2.01 TAX LOT
- 2.01 COMMERCIAL/RETAIL



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PROJECT #: APFC007 DATE: SEPTEMBER 1, 2000

3.3 Schedule of Land Use and Development Requirements

Definitions

All terms used herein shall have the same meaning as defined in the proposed Plainfield Land Use Ordinance unless otherwise specified in this redevelopment plan.

Permitted Uses

The following uses are permitted in the redevelopment area subject to the requirements of the proposed Plainfield Land Use Ordinance or as otherwise stated in this plan:

- Retail establishments
- Personal and commercial service establishments
- Mixed-use residential dwellings
- Houses of worship
- Offices, including medical offices
- Restaurants
- Banks
- Funeral homes
- Health and fitness clubs
- Taverns

Adult entertainment venues are specifically prohibited within the redevelopment area. An adult entertainment venue is a building or viewing area(s) used predominately for presenting photographs, film, books, magazines, videos or live entertainment depicting, describing or relating to sexual activities or anatomical genital areas.

Accessory Uses

All uses customarily incidental and subordinate to primary permitted uses are permitted in the redevelopment area as accessory uses.

Bulk Requirements

The requirements for lot size and dimensions, setbacks, coverage, building stories and height are listed in Table 3. These requirements conform to those proposed for the Mixed Use District in the proposed Plainfield Land Use Ordinance.

Table 3 Redevelopment Plan – Bulk Requirements

Category	Redevelopment Plan Requirement
	Mixed Use or Non-residential
Minimum lot area (sq. ft.)	5,000
Maximum density (du/acre)	N/A
Minimum lot width (sq. ft.)	50
Minimum lot frontage (ft.)	50
Minimum lot depth (ft.)	100
Front yard setback (ft.)	10
Side yard setback (ft.)	5
Combined side setback (ft.)	10
Rear yard setback (ft.)	15
Maximum F.A.R.	1.8
Maximum building coverage	60%
Maximum lot coverage	70%
Maximum number of stories	3
Maximum building height (ft.)	35

Parking

Parking and loading shall be provided in the redevelopment area in conformance with the parking regulations found in Table 4 and the loading standards found in Table 5. For uses not specified in Table 4, the Planning Board shall determine parking requirements during a public hearing. These requirements are considered minimum standards, and parking may be provided in excess of these requirements, but in no case shall the provided parking for non-residential uses exceed these minimum requirements by more than ten (10) percent.

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000

Design Standards

The design standards pertaining to the design and layout of such items as parking, landscaping, buffers, fences, building elevations, lighting and signs within the redevelopment area are provided in Appendix A of this Redevelopment Plan and are further supplemented by the Urban Enterprise Zone Design Guidelines.

Each building façade shall be finished with materials and design treatments comparable to those that would be used on the front of the building. No outdoor storage is permitted except for refuse/recycling areas that are screened from adjacent properties and public rights-of-way by evergreen landscaping and board on board fencing sufficient to screen such storage from view. No storage may exceed six feet in height.

All drainage plans are to be designed in accordance with the Plainfield Storm Water Runoff/Detention Ordinance. All drainage plans shall be reviewed and approved by the City Engineer prior to implementation.

All utility connections and transformers shall be located in side or rear yards and screened from view from the public right-of-way.

Waivers

Variation from the requirements set forth by this redevelopment plan may be necessary in certain unusual circumstances. In such an instance, the Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

3.4 Provisions Related to Rehabilitation

All properties within the redevelopment area which are not to be acquired for redevelopment (as identified in Section 5 below) shall be rehabilitated by the property owner to conform to any standards included in this redevelopment plan as well as all other applicable municipal and State codes, regulations and standards including Appendix A of this Redevelopment Plan and the Urban Enterprise Zone Design Guidelines.

3.5 Provisions Related to Off-Site Improvements

The designated redeveloper or other such party responsible for the development or rehabilitation of a property within the redevelopment area shall be responsible for

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000

his/her fair share of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sewers, streets, curbs, sidewalks, street lighting and street trees. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the City. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans With Disabilities Act. All streetscape improvements shall also comply with applicable standards found in Appendix A of this Redevelopment Plan and the Urban Enterprise Zone Design Guidelines. All utilities shall be placed underground.

The redeveloper shall be required to provide bus shelters at NJ Transit designated bus stops adjoining the site and provide for safe pedestrian access from the bus stops to the proposed commercial/retail uses.

3.6 Provisions Related to Environmental Constraints

The designated redeveloper shall be responsible for determining the extent of any on-site contamination caused by previous land uses and the subsequent mitigation of that contamination to appropriate NJDEP standards.

Section 4.0 Plan Interpretation

4.1 Relationship to Plainfield Zoning Ordinance

The standards contained within this redevelopment plan shall supersede any conflicting regulations in the Plainfield Land Use Ordinance. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Plainfield Land Use Ordinance or other applicable Plainfield code or ordinance will be required.

4.2 Zoning Map Revisions

The Zoning District Map of the City of Plainfield is hereby amended in accordance with Figure 3, Zoning Map Amendment, to indicate the boundaries of the redevelopment area and to identify the district as the Block 233 Lots 1-14 Redevelopment Area.

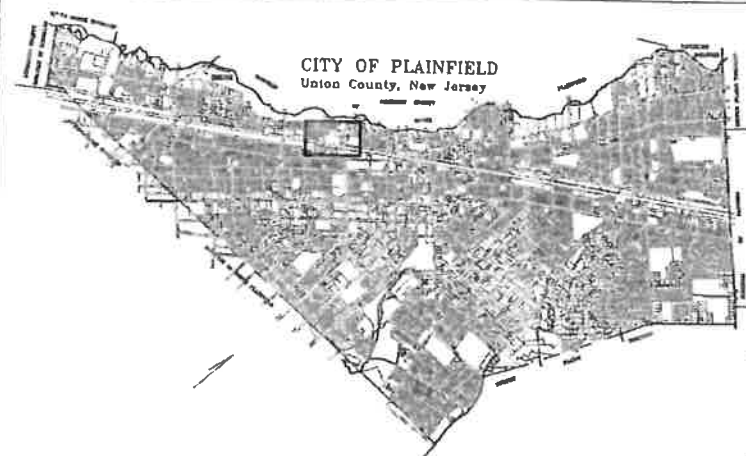
CITY OF PLAINFIELD

BLOCK 233- LOTS 1-14

REDEVELOPMENT PLAN

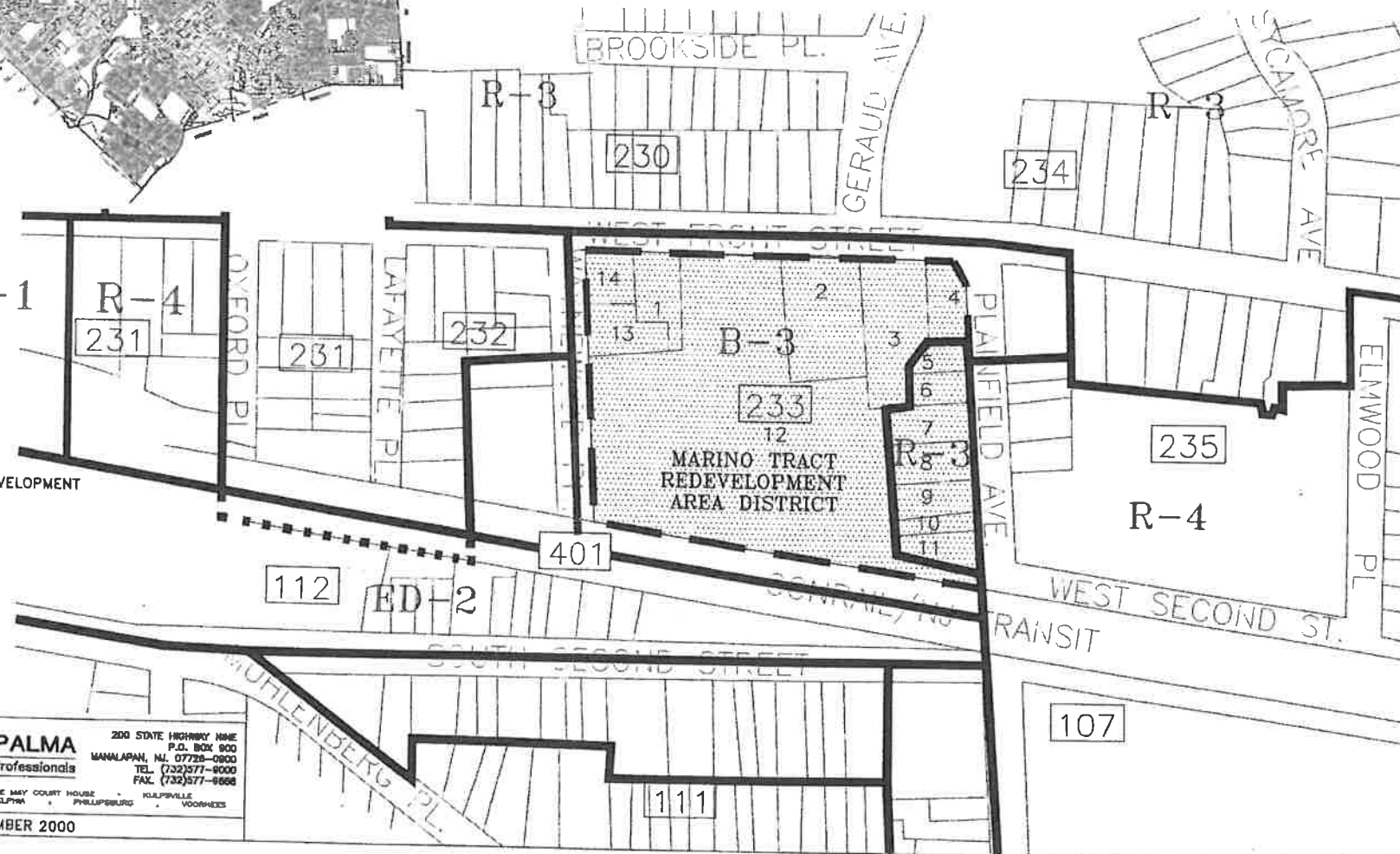
ZONING MAP AMENDMENT

FIGURE 3



KEY:

- MARINO TRACT REDEVELOPMENT AREA DISTRICT
- EXISTING ZONING
- BLOCK NUMBER
- TAX LOT
- ZONE BOUNDARY



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PROJECT # APFC007 DATE: NOVEMBER 2000

Section 5.0 Acquisition and Relocation

5.1 Identification of Real Property to be Acquired

Figure 4, Property Acquisition, identifies real property to be acquired for clearance and redevelopment. The properties may be acquired either directly by a designated redeveloper or by the City of Plainfield for transfer to a designated redeveloper. The proposed acquisition will provide a redevelopment parcel of sufficient size and dimension to accommodate new construction.

The specific properties to be acquired are as follows:

- Block 233; Lots 1 through 7 inclusive and lot 11.

5.2 Conditions Under Which Properties “Not to be Acquired” may be Acquired

If the owner of a property within the redevelopment area that is not identified for acquisition under section 5.1 is unable or unwilling to rehabilitate that property in conformance with the standards prescribed in this redevelopment plan or other applicable City codes and ordinances, the City of Plainfield redevelopment entity may, after 30 days written notice to the owner, proceed to acquire the property. The redevelopment entity reserves the right to acquire such non-complying parcels for a period of five years from the date of this redevelopment plan. Upon acquiring such parcels the redevelopment entity may, at its option, clear such parcels for redevelopment or dispose of such parcels without demolition but expressly subject to the appropriate provisions of this redevelopment plan.

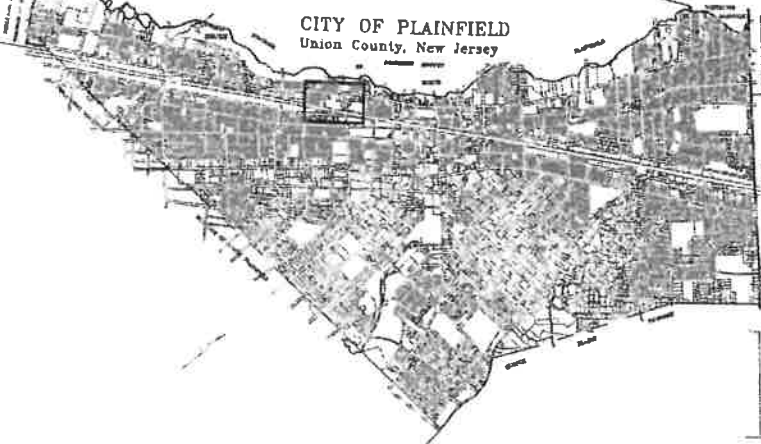
5.3 Exemption of Properties from Acquisition

There are no conditions under which properties identified to be acquired may be exempt from acquisition.

CITY OF PLAINFIELD

FIGURE 4

BLOCK 233- LOTS 1-14 REDEVELOPMENT PLAN PROPERTY TO BE ACQUIRED



- KEY:
- REDEVELOPMENT AREA BOUNDARY
 - BLOCK NUMBER
 - TAX LOT
 - PROPERTY TO BE ACQUIRED FOR REDEVELOPMENT
 - PROPERTY NOT TO BE ACQUIRED - LOTS 8, 9 & 10
 - COMMON OWNERSHIP



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PROJECT #: APFC007 DATE: SEPTEMBER 1, 2000

5.4 Relocation Proposal

The City of Plainfield and/or its agencies will be responsible for preparing a Workable Relocation Assistance Plan (WRAP), which must be filed and approved by the New Jersey Department of Community Affairs prior to the physical relocation of any households or businesses. The City and/or its agencies will be responsible for assisting in the relocation of all occupants to be displaced as a result of redevelopment projects undertaken in accordance with this redevelopment plan, including households and businesses. Site occupants will be notified that they are entitled to relocation payments under the law. Relocation payments will be made to all displaced residential and nonresidential occupants for reasonable and necessary moving expenses and for actual direct loss of property.

The potential for relocation is summarized in Table 5. The information regarding occupied units is taken from the Block 233, Lots 1- 14, In Need of Redevelopment Study, April 20, 2000 prepared for the Plainfield Planning Board. At the time of the redevelopment investigation there were 15 occupied dwelling units and one used car establishment on the properties identified for acquisition and redevelopment (see Figure 4, Property Acquisition).

Table 6 Summary of Occupied Properties

<i>Properties to be Acquired</i>	
Occupied Dwelling Units	15
Occupied Businesses	1

Source: *Block 233, Lots 1-14 In Need of Redevelopment Study, April 20, 2000*

Strategies for Replacement Housing

- The City of Plainfield has experience in providing relocation assistance to those affected by city actions. From January of 1999 through October 2000 the City processed approximately 24 families/individuals for relocation with a budget of \$42, 811.00.
- In the Block 233 Redevelopment Plan tract there is a potential for 15 families/occupants to be relocated. Vacancies in existing structures outside of the redevelopment tract may be utilized for relocation purposes. All vacancies to be recommended for relocation will be inspected for occupancy standards.

BLOCK 233 REDEVELOPMENT PLAN
CITY OF PLAINFIELD
DRAFT NOVEMBER 9, 2000

- Over 70 new/rehabilitated housing units are projected for completion over the next 3-5 years as part of the City's recently adopted Scattered Site Redevelopment Plan. This plan packages city owned vacant lots and boarded structures for construction of one, two and townhouse dwellings in all of the city's wards by profit and not-for-profit developers. These dwelling units will be sold to qualified buyers who will be required to be owner occupants, except the second unit in each two family dwelling can be a rental unit. Households displaced as a result of this redevelopment plan will be interviewed for income eligibility for purchase or rent of new units created by this program, with the option of applying relocation assistance funds towards the acquisition costs, subject to the approval of the City's Relocation Officer.
- A minimum of 27 dwelling units will become available in the next few years to first time homebuyers through the City's "First Time Homebuyer's Program". This joint program is to be administered through the City and the Plainfield Interfaith Neighborhood Corporation for Housing (PINCH). It provides assistance to homebuyers who need additional moneys for closing costs.

Strategies for Replacement Commercial Space

- In the Block 233 Redevelopment Plan tract there is the potential for one business to be relocated. There is adequate existing vacant space outside of the redevelopment tract to be utilized for relocation purposes. All vacancies to be recommended for relocation will be inspected for occupancy standards. Displaces will be offered new accommodations at comparable rates.
- The City's recently adopted Scattered Site Redevelopment Plan also identified city owned vacant commercial lots/structures. The city looks forward to entering into developer's agreements for commercial entities to utilize these lots. Businesses to be displaced as a result of this redevelopment plan will be interviewed for income eligibility for purchase or rent of new units created by this program, with the option of applying relocation assistance funds towards the acquisition costs, subject to the approval of the City's Relocation Officer.

Section 6.0 Relationship to Other Plans

6.1 Plans of Adjacent Municipalities

The City of Plainfield is located in the westernmost portion of Union County. Municipalities adjoining the City are North Plainfield, South Plainfield, Scotch Plains, Fanwood, Dunellen, Piscataway, Watchung and Green Brook. The Block 233 Lots 1-14 Redevelopment Plan does not adjoin any of those municipal boundaries. The relatively small scale of the Block 233 Lots 1-14 Redevelopment Plan is unlikely to have a notable regional impact on any of the adjacent municipalities. Planned redevelopment activities will concentrate on serving the local community and adding to the general revitalization of Plainfield's West Front Street (Route 28) Corridor.

6.2 Union County Master Plan

The Union County Master Plan, adopted in April of 1998, sets forth an assortment of planning goals & objectives designed to address major issues relevant to Union County's physical and economic development. The goals and objectives of the county plan provide the framework for the implementation of specific programs intended to accomplish those stated goals & objectives. Overall, the Block 233 Lots 1-14 Redevelopment Plan is consistent with the goals and objectives of the Union County plan. Specifically, the Block 233 Lots 1-14 Redevelopment Plan furthers the following Union County Master Plan objectives:

- Promote new development and redevelopment that is consistent and compatible with existing settlement patterns.
- Promote the revitalization of urban centers and older suburban areas through adaptive reuse, economic development programs, environmental clean up of contaminated sites, upgrading of community infrastructure, and upgrading transportation and transit facilities.

6.3 NJ State Development and Redevelopment Plan

The 1992 SDRP places the entirety of the City within the Metropolitan Planning Area (PA-1). The planning area designation of the SDRP is compatible with the goals and objectives of the Block 233 Lots 1-14 Redevelopment Plan. Specifically, the Block 233 Lots 1-14 Redevelopment Plan furthers the following SDRP policy objectives:

Section 7.0 Amendments to and Duration of Redevelopment Plan

7.1 Amendments to Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the Redevelopment and Housing Law, except that amendments affecting a redevelopment parcel addressed in an agreement, duly executed by a developer and the City of Plainfield's redevelopment entity, shall be contingent on the written approval of such developer.

7.2 Certificates of Completion

Upon the inspection and verification by the City of Plainfield's redevelopment entity that the redevelopment of a parcel subject to a developer agreement has been completed, a Certificate of Completion shall be issued to the developer and such parcel shall be deemed no longer in need of redevelopment.

This redevelopment plan shall remain effective until all the redevelopment area has been redeveloped and deemed no longer in need of redevelopment by the City Council of the City of Plainfield.

EXHIBIT "B"

M E M O R A N D U M

TO: Laddie Wyatt, City Clerk

FROM: William Nierstedt, Director of Planning & Community Development

DATE: December 18, 2000

SUBJECT: Resolution of the Plainfield Planning Board Recommending City Council Adoption of the Marino's Tract Redevelopment Plan Pursuant to N.J.S.A. 40A: 12A-7

Attached please find one (1) copy of the resolution in the above matter that was memorialized by the Planning Board at their December 7, 2000 meeting.

As this is a resolution which recommends City Council action, I am forwarding a copy to the Corporation Counsel for advice on the preparation of the requisite City Council ordinance. I look forward to her prompt response. At this time please forward this to the Council members as correspondence.

Please do not hesitate to contact me or Rosalind Miller at 908-753-3486 if you have any questions.

Sincerely,

Bill Nierstedt

Bill Nierstedt, PP, AICP
Planning Director

rm

cc: Thomas Morrison III, Acting City Administrator
Jacqueline R. Drakeford, Corporation Counsel
Patricia Ballard Fox, Deputy City Administrator – Economic Development
Tracy Bennett, Tax Assessor
Jocelyn Pringley, Director, Inspections Division (w/attachment)
Board Secretary Resolution File (w/attachment)
PB case file (w/original resolution)

EXHIBIT B

RESOLUTION OF THE PLAINFIELD PLANNING BOARD
RECOMMENDING THAT CITY COUNCIL ADOPT A
REDEVELOPMENT PLAN FOR BLOCK 233, LOTS 1 to 14
PURSUANT TO N.J.S.A. 40A:12A-7

WHEREAS, N.J.S.A. 40A:12A-4b(2) empowers the Planning Board to prepare a redevelopment plan if authorized to do so by City Council; and

WHEREAS, the Planning Board makes the following findings of fact and conclusions of law:

1. On February 22, 2000, Plainfield City Council adopted a Resolution authorizing the Planning Board to conduct a preliminary investigation as to whether Block 233, Lots 1-14 satisfies the statutory criteria to be designated as an area in need of redevelopment.

2. On May 4, 2000, the Planning Board held a public hearing and received public comment on whether the area should be determined to be in need of redevelopment. On June 1, 2000, the Planning Board adopted a Resolution declaring the block to be in need of redevelopment.

3. On July 10, 2000, City Council accepted the findings of the Planning Board and directed the Planning Board to prepare a redevelopment plan for the designated properties.

4. Pursuant to this direction, Schoor DePalma prepared a report entitled, "Block 233 Lots 1-14 Redevelopment Plan, City of Plainfield, Union County, New Jersey," dated August 31, 2000 and

revised through November 9, 2000. (hereinafter referred to as " the Plan.")

5. The Planning Board considered the Plan and made a number of recommendations for changes. The Board incorporates by reference the findings of fact and conclusions of law contained in the Plan, which incorporates the recommendations of the Planning Board.

6. The Planning Board finds that the Plan addresses the criteria for a redevelopment plan set forth in N.J.S.A. 40A:12A-7.

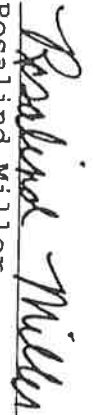
7. The Planning Board recommends adoption of the Redevelopment Plan by City Council.

NOW THEREFORE BE IT RECOMMENDED BY THE PLANNING BOARD OF THE CITY OF PLAINFIELD that the Redevelopment Plan attached hereto be recommended for adoption by City Council as a redevelopment plan pursuant to N.J.S.A. 40A-12A-7.

ROLL CALL

Fulter:	<u>AYE</u>	McWilliams:	<u>AYE</u>
Howard:	<u>AYE</u>	Storch:	<u>AYE</u>
Hurd:	<u>AYE</u>	Montgomery:	<u>AYE</u>
James:	<u>AYE</u>	Robertson:	<u>AYE</u>
Jones:	<u>AYE</u>	Scott Bey:	<u>AYE</u>

I hereby certify that the foregoing is a true copy of a Resolution of the City of Plainfield Planning Board adopted on December 7, 2000.


Rosalind Miller
Planning Board Secretary

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN
FOR BLOCK 233, LOTS 1 to 14,
INFORMALLY REFERRED TO AS THE "MARINO TRACT"
PURSUANT TO THE LOCAL REDEVELOPMENT AND
HOUSING LAW, N.J.S.A. 40A:12A-1, ET. SEQ.**

MC – 2001

WHEREAS, The New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12-1 et seq., authorizes the governing body to adopt by ordinance redevelopment plans for areas In Need of Redevelopment; and

WHEREAS, On February 22, 2000, the City Council of the City of Plainfield adopted Resolution No. 098-00 directing the Planning Board to conduct a preliminary investigation in order to determine whether Block 233, Lots 1-14 (601-643 West Front Street, 100-136 Plainfield Avenue, 101-133 Waynewood Park and the Conrail/New Jersey Transit Raritan Valley railroad line) herein referred to as the "Marino Tract" meets the statutory criteria to be designated as an area in need of redevelopment; and

WHEREAS, on May 4, 2000, the Planning Board held a public hearing and received public comment on whether the Marino tract should be determined to be In Need of Redevelopment; and

WHEREAS, on June 1, 2000, the Planning Board adopted a Resolution recommending that the Marino tract be declared In Need of Redevelopment; and

WHEREAS, on July 10, 2000 the City Council adopted Resolution No. 309-00 declaring Block 233, Lots 1-14 In Need of Redevelopment and directed the Planning Board to prepare a Redevelopment Plan for the designated properties; and

WHEREAS, pursuant to this direction, the Planning Board considered a report entitled, "Block 233 Lots 1-14 Redevelopment Plan, City of Plainfield, Union County, New Jersey," dated November 9, 2000 prepared by Schoor DePalma (hereinafter referred to as "the Marino Tract Redevelopment Plan.")

WHEREAS, on December 7, 2000 the Planning Board adopted a resolution forwarding the Marino Tract Redevelopment Plan attached hereto as Exhibit B to the City Council for its consideration,

WHEREAS, the City Council has reviewed the Marino Tract Redevelopment Plan dated November 9, 2000 and given due consideration to the recommendations of the Planning Board;

NOW THEREFORE BE IT ENACTED by the City Council of the City of Plainfield that:

Section 1.

1. The Redevelopment Plan dated November 9, 2000 calls for the redevelopment of Block 233, Lots 1-14 (601-643 West Front Street, 100-136 Plainfield Avenue, 101-133 Waynewood Park and the Conrail/New Jersey Transit Raritan Valley railroad line) for commercial development.
2. The Plainfield Planning Board has reviewed the Marino Tract Redevelopment Plan dated November 9, 2000 and found same to be consistent with the City's Master Plan for the development of commercial uses at Block 233, Lots

1-14.

3. The Plainfield Planning Board's findings incorporate the findings of fact and conclusions of law contained in the Resolution of the Board recommending adoption of the Marino Tract Redevelopment Plan dated December 7, 2000.
4. The Marino Tract Redevelopment Plan dated November 9, 2000 entitled "BLOCK 233 LOTS 1-14 REDEVELOPMENT PLAN" recommended by the Planning Board and attached hereto as Exhibit A is hereby adopted as the official redevelopment plan for the Marino tract pursuant to N.J.S.A. 40A-12A—et seq.
5. The official Zoning Map of the City of Plainfield is hereby amended to include this redevelopment plan and the regulations therein as the controlling zone regulations for Block 233, Lots 1-14 as set forth on the amended zoning map attached hereto as Exhibit C.

Section 2.

If any subsection, paragraph or provision of this ordinance is declared to be invalid by a court of competent jurisdiction, such finding shall not affect the remaining provisions of this ordinance.

Section 3.

All ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

Section 4.

This ordinance shall take effect twenty (20) days after final passage and approval, as provided by law.