

CITY OF PLAINFIELD



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JFK MUHLENBERG HOSPITAL REDEVELOPMENT PLAN

MAY 5, 2017



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The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.



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Contents

INTRODUCTION AND PROCESS	4	Plainfield Master Plan and Reexamination Report (2009)	34
STATUTORY REQUIREMENTS	6	RELATIONSHIP TO OTHER PLANS	36
EXISTING CONDITIONS	7	State Development and Redevelopment Plan (SDRP)	36
Location and Description	7	State Strategic Plan.....	37
Existing Zoning and Land Use.....	9	Union County Plans	37
PLAN PRINCIPLES, GOALS, AND OBJECTIVES	10	Master Plans of Adjacent Municipalities	38
Goal	10	ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS.....	39
Objectives	10	Redevelopment Entity	39
RELATIONSHIP OF THE PLAN TO CITY LAND DEVELOPMENT		Property to be Acquired	39
REGULATIONS	13	Relocation Assistance.....	39
STANDARDS OF THE MUHLENBERG REDEVELOPMENT OVERLAY		Affordable Housing	39
DISTRICT	16	Amending the Redevelopment Plan	39
Purpose	16	Duration of the Redevelopment Plan	39
Permitted Uses	16		
Definitions	17		
Bulk Standards	21		
Design Standards	23		
Environmental Contamination	32		
Transportation and Circulation.....	32		
CONFORMANCE WITH CITY OBJECTIVES	34		

INTRODUCTION AND PROCESS

Since the closure of Muhlenberg Regional Medical Center in 2008, the City of Plainfield has been working with consultants, developers, and members of the community to develop a plan to repurpose the bulk of the hospital facility. In 2014, Heyer, Gruel and Associates prepared a study of the main hospital property and several auxiliary parcels. This study described the history of the medical center and the important role it played in the community for over a century. The report included analysis of the physical, demographic, and regulatory conditions of the site and the surrounding neighborhood. The purpose of the study was to consider options for returning the property to a productive state that would benefit the neighborhood and the City as a whole. The study included an extensive public outreach process which entailed several community meetings held throughout the City and stakeholder interviews with local officials, community leaders, and medical professionals.

The City opted to proceed with an investigation of a portion of the area that was studied in 2013 and 2014 to determine if it qualified as an area in need of redevelopment pursuant to the statutory criteria in the Local Redevelopment and Housing Law (LRHL). On October 13, 2015, the City Council designated the parcel known as Block 13, Lot 38.03, the largest parcel covered by the 2014 Study, as a non-condemnation area in need of redevelopment. Resolution R 401-15, which designated the

area, also authorized the Planning Board to prepare a Redevelopment Plan for the area.

Following the designation of the Area, the City undertook an RFP process to market the property and attract the best potential developer. Real Estate Solutions Group, LLC and Franzini Consulting, LLC were contracted by the City to assist with the RFP process. This led to the formation of a "re-use committee", a working group that included property owner JFK Health System, representatives from the public, City Council, Planning Board, and staff from the office of the Division of Community Development and the office of Economic Development.

This Redevelopment Plan is the next step in the process. It contains the elements required by the LRHL, sets forth goals and objectives for the area, and provides use and design standards to govern the redevelopment of the Area in a manner consistent with the recommendations of the re-use committee.



STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The Master Plans of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

This redevelopment plan includes each of these required sections, as applicable, serving as a guide for the redevelopment of the JFK Muhlenberg Hospital Facility in the City of Plainfield.

EXISTING CONDITIONS

Location and Description

The former JFK Muhlenberg Hospital site (the "Area") is located in the southeastern portion of the City. The site consists of a single parcel, Block 13, Lot 38.03, that is approximately 10.8 acres in size. The main entrance to the site is from Randolph Road, which forms the property's northern edge. The properties to the west are occupied by complementary medical uses; a satellite emergency room and dialysis center, and the JFK Muhlenberg Harold B. & Dorothy A. Snyder School of Nursing. The southern edge of the site borders on Moffett Avenue, and the eastern edge of the site adjoins a residential neighborhood characterized by detached single-family houses.

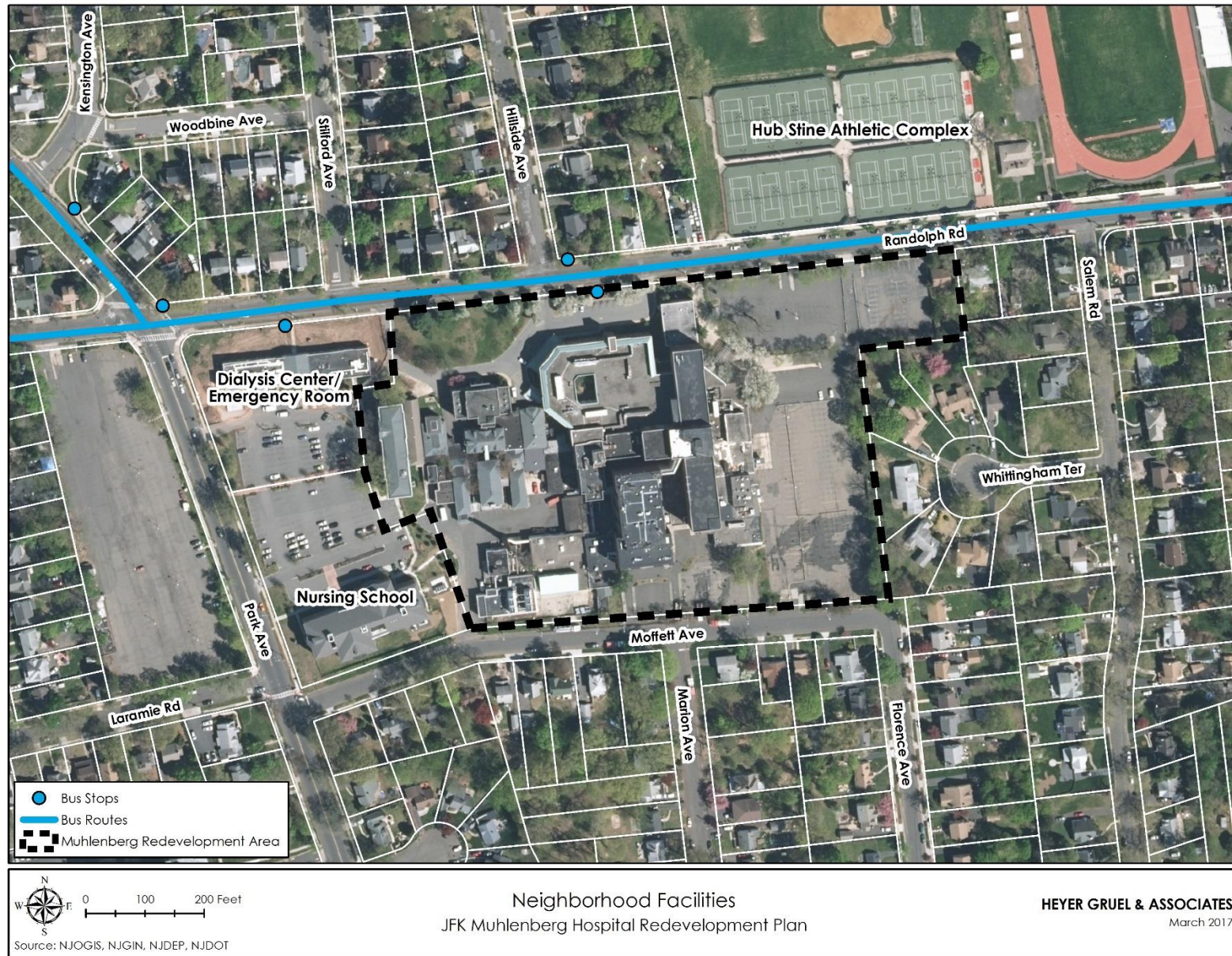
The oldest, and most historically significant portion of the hospital is located in the western part of the site and features entrances oriented toward Randolph Road and the adjoining properties. The power plant and other auxiliary buildings are located in the southwest corner of the property near Moffett Avenue. The majority of the structure, including the tallest, six-story portion is centrally located on the site. An "s" shaped parking lot occupies the eastern portion of the site with access driveways to Randolph Road and Moffett Avenue. The main entrance and ambulance drop off point is oriented at an angle in the north-central portion of the site.

In the northeastern corner of the Area, there is a single-family residence that is located on the same tax lot as the former hospital. It is anticipated that this dwelling will remain and will not be affected by the proposed redevelopment of the complex.

Park Avenue, also known as Union County Route 531, is the nearest cross street on Randolph Road and forms the western edge of the nursing school and emergency care facility properties. To the north of the property across Randolph Road is the Hub Stine athletic complex, which has a multi-purpose field and track, tennis courts, and baseball fields for Plainfield High School athletics and community use.

The majority of the properties surrounding the Area are residential in nature. The Cedarbrook Park high-rise senior housing apartment building is just over a block from the site and the JFK Hartwyck at Cedarbrook nursing home is located less than two blocks away on the west side of Park Avenue.

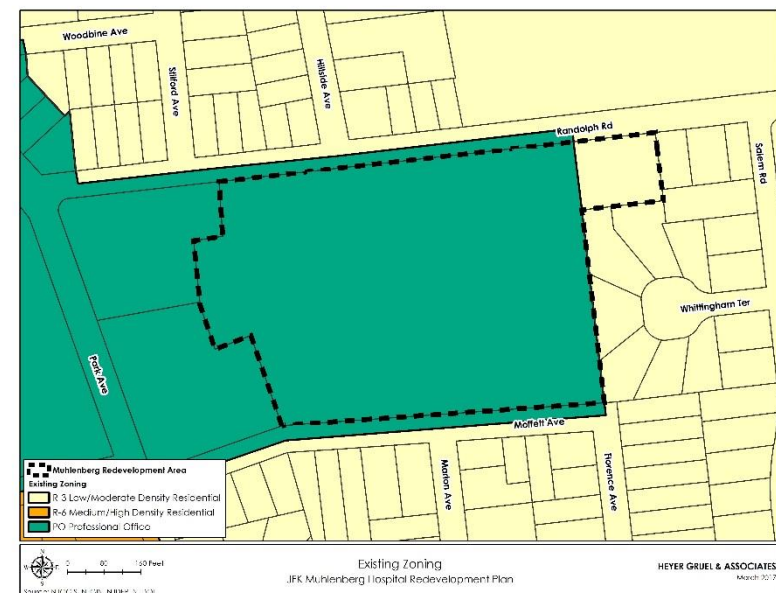
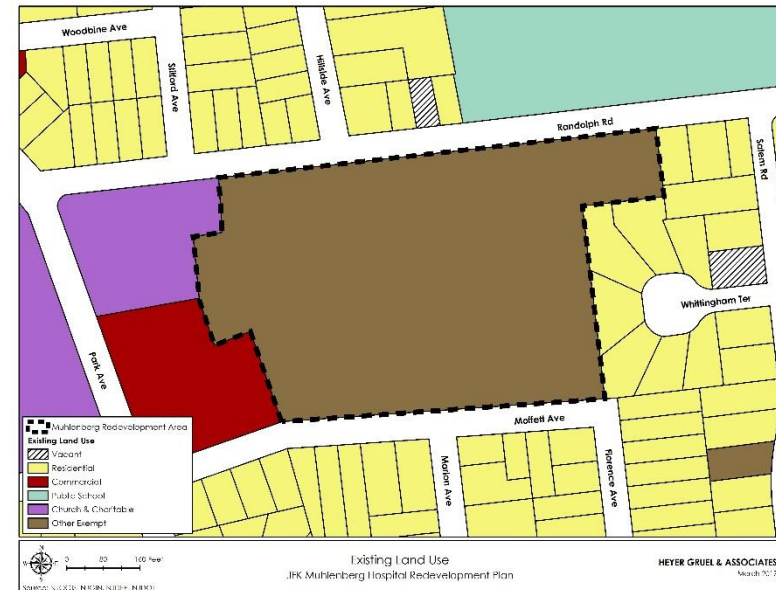




Existing Zoning and Land Use

The majority of the Area is currently located in the City's PO Professional Office Zoning District, and a small portion in the northeastern part of the site is in the R-3 Low-Moderate Density Residential District. The PO zone permits single family dwellings, two-family dwellings, apartments, mixed use residential dwellings, child care centers, offices, medical offices, and hospitals. The highest density of residential development currently permitted is 12 units per acre. The R-3 zone permits single family dwellings at a density of 3.5 units to the acre. With the exception of the adjacent nursing school and emergency care facility, which are also in the PO zone, the properties surrounding the Area are all in the R-3 zone. The PO zone extends to the northwest along Park Avenue. To the southwest of the site, the R-6 Medium / High Density Residential Zone is located along Park Avenue.

The Area is developed with the former JFK Muhlenberg Hospital, its accessory buildings, and parking lots. The site is nearly entirely covered with impervious surfaces. A board-on-board fence runs along the southeastern and eastern portions of the property line where the site is in closest proximity to the adjacent residential properties. The use of the site as an active hospital was discontinued in 2008. There is currently no activity on the site.



PLAN PRINCIPLES, GOALS, AND OBJECTIVES

This Redevelopment Plan seeks to promote the reuse of the JFK Muhlenberg Hospital Site by repurposing portions of the existing buildings while retaining a focus on healthcare.

This institution was an important part of the community for over a century. Moving forward, the site needs to be redeveloped in a manner that is sensitive to the context in which it is situated. This context includes the changing landscape of the healthcare industry and services as well as the physical surroundings and adjacent patterns of development.

The redevelopment of the site and the standards contained in this Plan are meant to build on previous planning studies and complement ongoing planning projects.

Existing Conditions – The Area is developed with approximately 575,000 square feet of structures, which includes the main modern hospital building, the power plant and mechanical equipment, and the original hospital structures (see the Building Layout on Page 12).

Proposed Conditions - The redevelopment of the site may include the demolition of portions of this structure to “right-size” the property for adaptive reuse. It is anticipated that the existing footprint of the hospital buildings will be reduced. An overall

reduction in impervious coverage and increase in landscaped area is anticipated.

Goal

The goal of this Redevelopment Plan is to provide a set of standards that will enable the adaptive reuse of the site and a portion of the existing structure while introducing viable modern medical and complementary uses to the property. An important part of the modernization of the site will be to incorporate green building and efficiency standards, reduce impervious surfaces, and promote a mix of uses that are economically feasible but also sensitive to the character of the community.

Objectives

- Promote a mix of medical uses as the main focus of the redevelopment.
- Attract healthcare uses that will address the needs of Plainfield residents. Particularly areas of concern that were identified in the Community Health and Needs Assessment in the 2014 Muhlenberg Hospital Study, including but not limited to prenatal care.
- Permit residential uses that may benefit from proximity to medical services.
- Ensure positive synergy between the uses on the site and the adjacent medical and educational facilities.

- Encourage green building and site design standards that improve energy efficiency, reduce storm water runoff, improve water quality, and beautify the site.
- Retain aspects of the historical character of the original Muhlenberg Hospital buildings and the significant historical and cultural artifacts and memorabilia contained therein.
- Encourage site and neighborhood improvements that promote traffic calming, enhance pedestrian and bicycle safety, and are coordinated with the City's Safe Routes to School initiative.



RELATIONSHIP OF THE PLAN TO CITY LAND DEVELOPMENT REGULATIONS

The Muhlenberg Redevelopment District will serve as an overlay zone for a portion of the Area. Where the overlay applies, the existing PO-1 Professional Office Zone will remain as the underlying zoning. In the northeast corner of the property, the R-3 Residential Zone standards will remain.

When submitting a development application, a developer shall indicate whether the overlay zone standards provided in this Plan or the PO-1 Professional Office Zone standards will govern review of the application. The standards cannot be combined. The choice of standards cannot be reversed without filing a new application and beginning the review process anew.

The City's zoning ordinance may be amended from time to time. Any changes to the PO-1 Professional Office Zone or the R-3 Residential Zone or other relevant standards will be applicable to the Redevelopment Area.

The Local Redevelopment Housing Law contemplates that in reviewing a Redevelopment Plan, the planning board will carry out a function analogous to its normal function in reviewing applications for development under the Municipal Land Use Law. The zoning board also has jurisdiction to carry out the functions it ordinarily would discharge under the MLUL, in

particular, the granting of use variances from the overlay requirements of the Redevelopment Plan as well as from the requirements of the underlying zoning ordinance. As such, any use variances would be properly directed to the zoning board.

The Planning Board shall have power to grant relief from other bulk and dimensional requirements of this Plan to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-70.c.

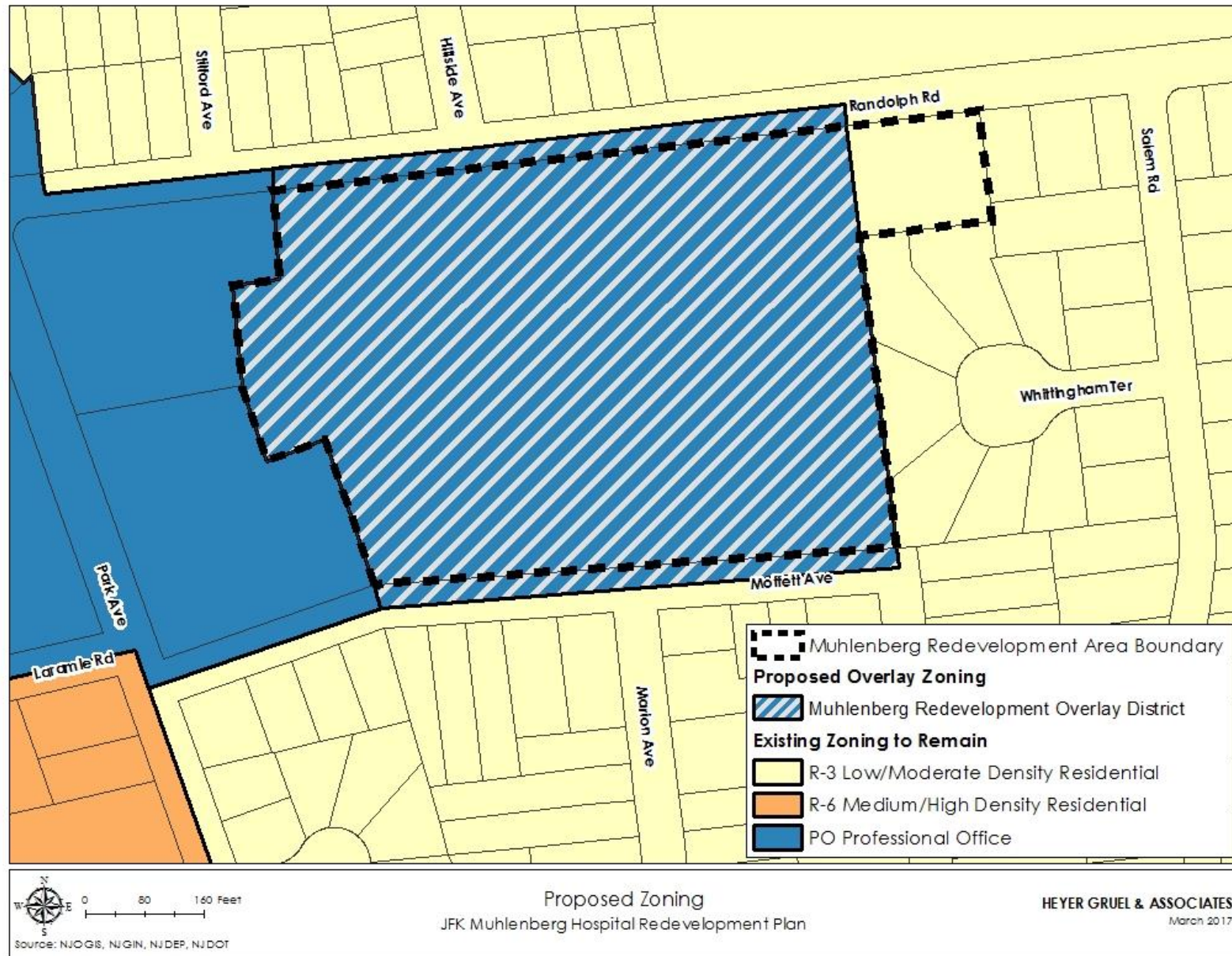
All exceptions or waivers from design standards from the requirements for site plan or subdivision approval shall be within the jurisdiction of the appropriate Board.

All development must be approved by the appropriate Board and shall be submitted through the standard site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment to the City Zoning Ordinance and Official Zoning map.

Unless otherwise noted in this Plan, definitions in the City's Zoning and Land Use Ordinance shall be utilized.

The Redevelopment Plan creates a land use district that will overlay the current zoning for the Area. The map on page 15 shows the boundaries of the overlay district. A section detailing permitted uses and bulk standards within the Muhlenberg Redevelopment District follows.



STANDARDS OF THE MUHLENBERG REDEVELOPMENT OVERLAY DISTRICT

Purpose

The delivery of health-care services is constantly evolving and has become an interdisciplinary exercise featuring a variety of specialists. The purpose of this district is to permit the redevelopment of the defunct JFK Muhlenberg Hospital site into a modern, flexible medical campus with a mix of medical uses and other complementary uses that could benefit from proximity to medical uses.

Permitted Uses

Principal Uses

- Non-Residential Medical related uses, including facilities licensed by the New Jersey Department of Health such as, but not limited to:
 - Adult Daycare Facility
 - Ambulatory Care Facility
 - Ambulatory Surgical Center
 - Chiropractic Wellness Facility
 - Cognitive and Behavioral Health Facility
 - Diagnostic Laboratory Testing Facility
 - Diagnostic Sleep Center
 - Home Healthcare Staffing
 - Hospital

- Medical / Biomedical Technology Research and Manufacturing
- Medical Professional Office
- Medical Research Facility
- Multi-modal Medical Imaging Facility
- Neuropsychology and Psychiatric Treatment Practice
- Neurosurgical Center for Spine and Brain Injury
- Nutrition and Wellness Center
- Outpatient Orthopedic Surgical Facility
- Pain Management Facility
- Physical and Occupational Rehabilitation
- Skilled Nursing Facility
- Urgent Care Center
- Retail that caters to medical / health related uses, including but not limited to:
 - Audiology Products
 - Durable Medical Equipment
 - Pharmacy / Drugstore without drive-through window
 - Vision Care Products
- Assisted Living
- Building Mounted Wireless Communication Facilities
- Dwelling Units
- Health Club

- Nursing Home
- Office
- Post-Secondary Educational Facility

Accessory Uses

- Cafeteria
- Child Care Facility
- Community Garden
- Solar Energy System
 - Building Mounted
 - Ground Mounted Canopy over Parking Lots
- Surface or Structured Parking
- Any use customarily incidental to a principal permitted use.

Definitions

- Adult Daycare Facility – A facility that provides preventive, diagnostic, therapeutic, and rehabilitative services under medical and nursing supervision for functionally impaired adult participants. Adult day care service facilities provide services which do not exceed 12 hours a day.
- Ambulatory Care Facility – A facility that provides preventative, diagnostic, and treatment services to persons who come to the facility to receive services and depart from the facility on the same day.
- Ambulatory Surgical Center – A surgical facility in which ambulatory surgical cases are performed and which is

licensed as an ambulatory surgical facility, separate and apart from any other facility license.

- Assisted Living Facility – A facility licensed by the Department of Health to provide apartment-style housing, dining and assisted living services when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, and a lockable door on the unit entrance.
- Audiology Products – Devices to assist individuals with hearing loss, including hearing aids, cochlear implants, and other products.
- Building Mounted Wireless Communication Facility - A building mounted installation that facilitates personal wireless services as defined in the Federal Telecommunications Act of 1996 which includes FCC licensed commercial wireless telecommunications services such as cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or may be developed in the future. Such installations may include, but are not limited to antennae and satellite dishes.
- Cafeteria – A restaurant in which patrons wait on themselves, carrying their food, to their tables from counters, where it is displayed and served.

- Child Care Facility – An accessory facility that may offer child care services to employees of uses located on the site. Such facility shall be licensed by the Department of Human Services pursuant to N.J.S.A. 30:5B-1, et seq., providing for the care, supervision and protection of children.
- Chiropractic Wellness Facility – A facility concerned with the diagnosis and treatment of unverified mechanical disorders of the musculoskeletal system.
- Cognitive and Behavioral Health Facility – A healthcare facility that provides treatment and therapy related to a variety of emotional, behavioral, and psychological needs in an individual or group setting.
- Community Garden – A piece of land, accessory to other onsite uses, gardened by a group of people, utilizing either individual or shared plots. The land may produce fruit, vegetables, and/or ornamentals.
- Diagnostic Laboratory Testing Facility – A facility specializing in the testing of samples of substances from the body to determine a diagnosis, plan treatment, evaluate treatment, and monitor conditions over time.
- Diagnostic Sleep Center – A facility that conducts polysomnography (sleep study), involving over-night stays, for the purpose of diagnosing sleep disorders.
- Durable Medical Equipment – Necessary medical equipment that is durable, used for a medical reason, not

usually useful to someone who is not sick or injured, used in the home, and has an expected lifetime of at least three years. Includes, but is not limited to blood sugar monitors, crutches, hospital beds, wheelchairs, oxygen equipment and accessories, patient lifts, and walkers.

- Dwelling Unit - A building or entirely self-contained portion thereof intended or designed for non-transient residential use by a single housekeeping unit, (A) separated from all other spaces by lockable doors, (B) having access to the outside without crossing another dwelling, (C) having full kitchen and food refrigeration facilities, and (D) having sanitary facilities. A boarding or rooming house, convalescent home, fraternity or sorority house, hotel, nursing, or other similar home, or other similar structure shall **not** be deemed to constitute a dwelling unit.
- Health Club – An establishment that provides facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, and saunas, showers, massage rooms, and lockers. Instruction programs and classes may be offered.
- Home Healthcare Staffing – A business that provides nurses and health care assistants to patients in need of healthcare professionals in their homes.
- Hospital - An institution providing primary health services and medical or surgical care to persons, primarily inpatients,

suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, training facilities, medical offices and emergency care facilities.

- Medical / Biomedical Technology Research and Manufacturing – Research, design, and manufacturing activities related to the development of advanced medical technologies and equipment to be used for medical purposes. Manufacturing uses shall not produce noxious odors, noise audible outside the facility, discharge of byproducts into the environment, or any other emission that may constitute a nuisance to surrounding properties.
- Medical Professional Office – An office occupied by one (1) or more practitioners of the medical and related arts.
- Medical Research Facility – A facility that may conduct research, including clinical research involving patients, to aid and support the development of knowledge in the field of medicine.
- Multi-modal Medical Imaging Facility – A facility providing diagnostic medical imaging services including but not limited to Nuclear Medicine / Stress Tests, CAT Scans, PET/CT Scans, MRIs, Ultrasounds, X-Rays, and Digital Mammography.
- Neuropsychology and Psychiatric Treatment Practice – A practice specializing in how diseases, injuries, and disorders

of the nervous system affect emotions and behaviors, as well as counseling and treatment for mental health issues.

- Neurosurgical Center for Spine and Brain Injury – A medical practice specializing in spine, brain, and nerve care, which may include minimally invasive surgery.
- Nutrition and Wellness Center – A facility that provides resources, education, and support for prenatal care, weight management, nutrition programs, managing food sensitivities, and general wellness.
- Nursing Home– A facility that provides health care under medical supervision and continuous nursing care for 24 or more consecutive hours to patients who do not require the degree of care and treatment which a hospital provides and who, because of their physical or mental condition, require continuous nursing care and services above the level of room and board.
- Office – A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment.
- Outpatient Orthopedic Surgical Facility – A medical practice specializing in outpatient evaluation, treatment, and comprehensive interdisciplinary care for a wide range of orthopedic conditions.

- Pain Management Facility – A medical facility that specializes in the treatment of physical pain using interventional procedures such as injections, medication management, physical therapy, counseling and support, and alternative therapies such as acupuncture.
- Pharmacy / Drugstore – A store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines but where nonmedical products may be sold as well.
- Physical and Occupational Rehabilitation – A medical practice specializing in therapeutic exercise, neuromuscular training, pulmonary rehabilitation, and other techniques to improve function, relieve pain, and promote recovery from injury or surgery.
- Post-Secondary Educational Facility – A facility offering educational programs that lead to an academic degree or certificate, including colleges and vocational schools.
- Skilled Nursing Facility – A facility regulated by the Department of Health where around the clock skilled nursing care, rehabilitation services and other related health services are provided by registered nurses.
- Solar Energy System – An energy system that consists of one or more solar collection devices, solar energy related “balance of system” equipment, and other associated

infrastructure with the primary intention of generating electricity, storing electricity, or otherwise converting solar energy to a different form of energy. These systems may be ground mounted over existing impervious surface or building mounted. Solar energy systems shall comply with all Board of Public Utilities regulations and any other applicable state statutes.

- Urgent Care Center – A medical facility that provides immediate medical service offering outpatient care for the treatment of acute and chronic illness and injury. Urgent Care is for less extreme circumstances than a hospital Emergency Room.
- Vision Care Products – Prescription eyeglasses, contact lenses, and associated products dealing with correcting vision problems.

Bulk Standards

Any deviation from the following standards will require variance relief. The approving Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the MLUL at N.J.S.A. 40:55D-70.c.

Bulk Standards for Muhlenberg Redevelopment Overlay District

Minimum Lot Area	10 Acres
Minimum Building Setback to Randolph Road	40 feet
Minimum Building Setback to Moffett Avenue	40 feet
Minimum Building Setback to Adjacent Residential Property	150 feet
Minimum Parking Setback to Residential Properties or ROW Lines	15 feet
Maximum Lot Coverage (all impervious surfaces)	80%
Maximum Building Area (all buildings on site)	Existing Condition as verified at time of site plan application.
Maximum height	6 Stories / 80 feet
Maximum Number of Dwelling Units	120 Units

For P-O Professional Office and R-3 Residential Zone Bulk Standards (see Plainfield City Code Chapter 17, Article IX)

Supplemental Requirements

- Dwelling Unit Age Restriction
 - A minimum of 30% of dwelling units shall be restricted to households with at least one member age 55 or older.
- Dwelling Unit Size
 - Studio Unit - Minimum 500 Square Feet
 - 1 Bedroom Unit – Minimum 750 Square Feet
 - 2 Bedroom Unit – Minimum 900 Square Feet
 - All Units - Maximum 1,000 Square Feet
- A maximum of 2 bedrooms shall be permitted per dwelling unit.
- Any structure, or portion of a structure containing dwelling units (as defined in this plan) shall not be connected to any other structure or portion of a structure containing a non-residential principal use by an internal passageway that enables movement of people or goods.

Off Street Parking Requirements

1. Parking on the site shall be designed to maximize efficiency and promote shared parking between uses. A parking management plan shall be submitted as part of any application for site plan approval.
 - A parking management plan includes the layout of proposed parking facilities along with an identification of uses on site and their respective parking requirements, hours of operation including identification of peak times, number of employees, proposed bicycle parking facilities and other information that may be requested by the Planning Board and its professionals. The purpose of such a plan is to encourage the efficient use of parking facilities and improve the quality of service offered.
2. Non-Residential Uses Parking Requirement:
 - Three (3) spaces per 1,000 square feet of gross floor area
3. Residential Uses Parking Requirement:
 - One (1) Space per residential unit.
 - The Residential Site Improvement Standards (RSIS) dictate parking requirements for all residential uses. For developments that have particular household characteristics, alternative parking standards may

be used. The redeveloper will be responsible for obtaining the necessary de minimis exception.

4. ADA Accessible Parking:

The following chart shall govern the provision of ADA accessible parking spaces. One of every six accessible parking spaces, or fraction thereof, must be "van-accessible."

Total # of Parking Spaces	Minimum # of Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Design Standards

Any deviation from the following design standards will result in the need for a design exception from the approving Board. The Board shall have the power to grant such exceptions to the same extent as it is permitted to grant exceptions from site plan ordinance requirements pursuant to the MLUL at N.J.S.A. 40:55D-51.

Where the standards in the Plan conflict with existing City land use standards, the Plan takes precedence. Where specific standards are not addressed in this plan, the existing City Land Use Ordinance standards shall apply.

Architectural Elements and Mechanical Equipment Screening

1. Where possible, architectural elements with value to the character of the historic portion of the original hospital building shall be preserved and integrated into the new development.
2. Additions and modifications to the building shall be designed in a manner complementary to the remainder of the building.
3. Additional fenestration and transparency shall be provided where possible, particularly for the main entrances and exits to the building, and in any common gathering spaces.

4. All mechanical equipment, both roof and ground mounted shall be screened from view in a manner consistent with the architectural aesthetic of the structure.

Green Design and Sustainability

The use of energy efficient building and site design is encouraged as part of this Plan. Adherence to the standards of the US Green Building Council and LEED Certification of the project are preferred. These elements may be incorporated into a redevelopment project in numerous ways throughout the construction and operation of the development. A minimum of twenty-one of the following elements shall be included in the project:

1. Provide a net decrease in storm water runoff quantity.
2. Increase storm water runoff quality.
3. Reuse of existing building components where possible,
4. Reuse of existing site elements where possible.
5. Exceed State building code envelope requirements whenever possible.
6. Exceed State energy code requirements through the use of efficient HVAC and electrical equipment whenever possible.

7. Allow occupant access to thermal comfort controls (e.g. thermostats, occupant sensors).
8. Use low-VOC or zero-VOC products and materials wherever possible (e.g. sealants, paint, flooring).
9. Utilize new materials that have recycled content, are from renewable resources, and/or are regionally harvested/sourced wherever possible.
10. Install a white roof to reduce heat island effect and the impact on building performance.
11. Optimize indoor air quality by filtration and provide fresh air for improved health.
12. Optimize the use of natural light.
13. Install Energy Star compliant appliances.
14. Install astrological time clocks for site lighting.
15. Install high-efficiency plumbing fixtures to reduce water consumption.
16. Use interior/exterior LED lighting to decrease electrical consumption wherever possible.
17. Optimize acoustics within the building whenever possible to limit excess noise.
18. Optimize shading, including mechanical shades, sun shades, window coatings, and deciduous trees.
19. Restore habitat as it connects to the project scope while maximizing open space.

20. Incorporate passive design – take advantage of the existing building orientation to utilize the north/south axis to maximize light while minimizing heat loss/gain.
21. Provide electric vehicle charging stations.
22. Satisfy building Energy Star requirements.
23. Upgrade elevators to more energy efficient equipment where possible.
24. Introduce skylights / borrowed light in public spaces.
25. Implement a campus-wide recycling program and educate its occupants on its importance.
26. Implement a construction waste management program.
27. Use green cleaning products.
28. Manage HVAC equipment with timed setbacks.
29. Manage lighting with timed setbacks/occupancy sensors.
30. Provide staff training program for proper management of building systems.
31. Post anti-idling signs near loading and drop-off areas.

Historic Preservation

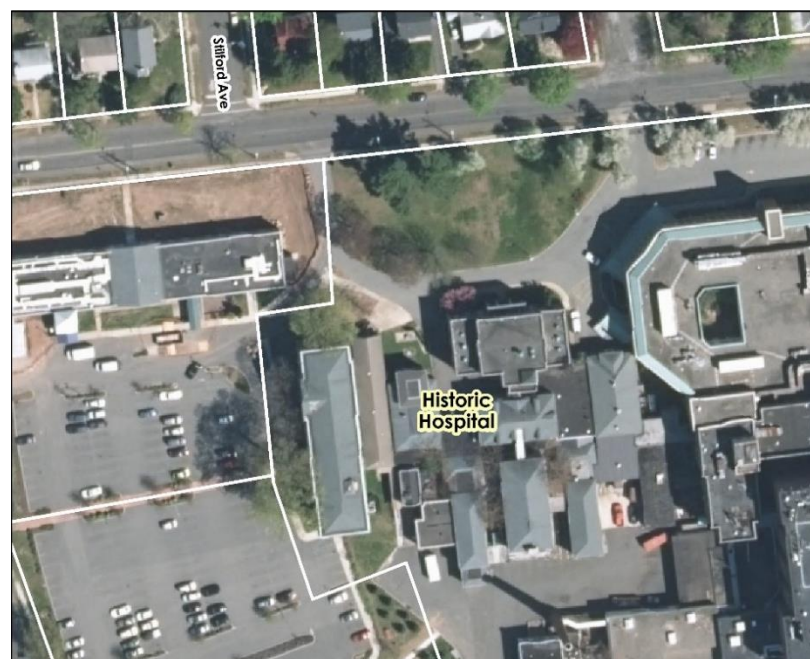
1. The Hospital structures are not listed on any National, State, or Local register of historic places.
2. The oldest portions of the hospital building are well known in the City and the neighborhood. The façade

facing Park Avenue between the adjacent emergency room and nursing school buildings, and the facade facing Randolph Road may have particular historical value. The lawn area sloping from Randolph Road up to the exterior of the hospital has also been a part of the neighborhood character for years and should be preserved.

3. The redeveloper shall evaluate the feasibility of pursuing historic tax credits to assist with the preservation and retention of portions of the original hospital building. Where possible, the historic character of the hospital shall be integrated into the redevelopment of the site.
4. Any portions of the building with historic significance that cannot be retained as part of the redevelopment of the site shall be documented in a report prepared by a qualified professional specializing in historic preservation. This report shall be provided to the City and kept in the collection of the Plainfield Public Library.
5. Prior to the demolition of any structures on site, all artifacts or items with historical significance to Muhlenberg Hospital and / or the City of Plainfield shall be catalogued and maintained in conjunction with the Plainfield Historical Society.
6. The existing auditorium or commensurate interior space should be designated on a site plan / building floor plan

to provide a space, open to the public, that can offer artistic or cultural displays which may include artifacts and memorabilia from Muhlenberg Hospital and other items of local historical value.

7. A plaque or similar installation commemorating the history of Muhlenberg Hospital shall be provided onsite, preferably in conjunction with the above-mentioned display space, in a location deemed appropriate by the Planning Board.





Façade Facing Park Avenue

Landscaping and Open Space

1. All areas not devoted to structures, roads, driveways, access ways, storage areas, parking, or sidewalks shall be landscaped and maintained in accordance with a landscape plan approved by the Planning Board.
2. The landscape plan shall include drought resistant and/or non-invasive, native plant species.
3. Buffers
 - a. A fenced and landscaped buffer shall be provided where the site abuts residential properties. This buffer shall consist of a six (6') foot tall board-on-board fence and a landscaped area at least fifteen (15') feet wide that includes

a mix of deciduous shade trees and evergreen plantings sufficient to screen the site activities from the adjacent residential properties.

- b. Existing fences may remain in place and satisfy this requirement as long as they are in good condition and properly maintained throughout the site redevelopment process.
- c. No chain-link fences are permitted.
- d. A ten (10') foot-wide landscaped strip, which shall contain required shade trees shall be provided along all street frontages within the property, not in the public right-of-way.

4. Shade (Street) Trees

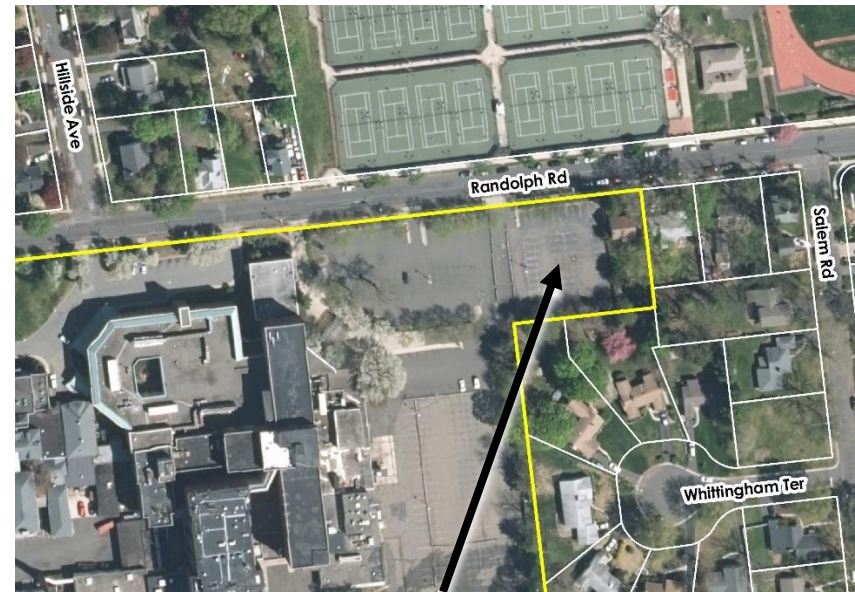
- a. Shade trees exist along the site frontage. As part of the redevelopment of the site, existing trees shall be preserved and replaced if necessary, and new trees shall be planted where gaps exist. Shade trees shall be spaced at a minimum of forty (40') feet on center.

5. Parking Areas

- a) Landscaping shall be required in and around parking areas. At least ten (10%) percent of the area within parking lots shall be devoted to landscaping.

6. Open Space

- a. The redeveloper shall consider providing landscaped open space in the northeastern corner of the Area. This is currently impervious parking area adjacent to several single-family residences several hundred feet from the main building.
- b. The redeveloper shall consider providing an area that could be utilized as a community garden for residents, or in conjunction with therapeutic programs on site.
- c. Benches, tables, planters, and other appropriate furniture or design elements, including recreation amenities, shall be provided near building entrances and in common exterior gathering spaces.



Potential Open Space in Existing Parking Lot



Northeastern Corner of Site – Potential Open Space and Reduction in Impervious Surface

Lighting

1. Average Illumination Levels
 - a. Parking Lots – 0.5 – 2.0 foot-candles
 - b. Loading Area – 3.0 – 5.0 foot-candles
 - c. Pedestrian Walkways – 0.5 – 1.0 foot-candles
2. Lighting levels shall maintain a maximum to minimum ratio of no greater than 3:1 throughout parking areas in order to minimize excessive “hot spots”.
3. Lighting fixtures shall be downcast and shielded to prevent glare and excessive light spillage that will impact neighboring properties.
4. Lighting levels at a property line abutting a residential use shall not exceed 0.1 foot-candles.
5. Light fixture mounting height shall not exceed twenty (20') feet.
6. Light poles shall be rust proof metal, cast iron, fiberglass, or similar decorative material subject to review and approval by the Planning Board.
7. Building mounted light fixtures shall be designed to be architecturally compatible with the details of the building and other lighting fixtures used on site. Flood lights shall not be permitted.
8. Light fixtures shall utilize LEDs and should have dimmable controls and programmable timers to manage lighting levels and maximize energy efficiency.

Off-Street Parking

1. The redeveloper shall ensure that sufficient ADA and ADA van accessible spaces are provided in areas near accessible entrances. The proposed nature of the use may require more accessible spaces than are required in the parking standards.
2. The redeveloper shall provide electric vehicle charging stations, and shall consider options for alternative fuel, hybrid, and electric vehicles for shuttles or other fleet vehicles kept on-site.
3. Bicycle racks shall be provided on-site that are accessible to residents of the site and visitors or employees. The Planning Board shall determine the adequacy of the quantity of the bicycle racks and approve the design of the racks at the time of site plan application.
4. Reserve Parking:
 - The Planning Board shall have the discretion to set-aside a reserve parking area as part of a site plan approval that will allow the redeveloper to construct a lesser number of parking spaces than required by this Plan. The reserve parking area may be considered a phased parking development as the project is built-out and operational conditions are reviewed. The spaces may be constructed at a later

date, if necessary, without the need for amended site plan approval.

- The conditions that trigger the need for the construction of the reserve parking shall be negotiated as part of a redevelopers agreement, or included by the Planning Board in a resolution of site plan approval.
- Landscaping shall be provided in the reserve parking area to decrease the impervious surface on site.
- No structure or mechanical equipment shall be placed in the reserve parking area.

Off-Street Parking and Circulation Design

1. A traffic impact assessment report shall be submitted as part of an application for site plan approval. This report shall include an existing conditions assessment, projected traffic generation, a level of service assessment for streets and intersections in the vicinity of the Area, analysis of connections to transit including proposed shuttle services, consideration of bicycle and pedestrian traffic including the City's Safe Routes to School initiative, and any other information requested by the Planning Board or its professionals.
2. The developer shall work with the City Council to develop and implement a program of permit parking on

the streets in the vicinity of the Area. The goal shall be to permit residential parking and prohibit parking associated with the redevelopment of the Muhlenberg Area.

3. The developer shall work with the City Council to provide a plan for traffic calming on streets and at intersections in the vicinity of the site and in proximity to site driveways.
4. Parking Stalls shall be a minimum of nine (9') feet wide by eighteen (18') feet deep.
5. Site driveways, drive aisles around the building, and drop off areas shall be of sufficient width to allow emergency vehicles to safely and efficiently circulate throughout the site.
6. Drive aisles between rows of parking shall conform to the following standards:
 - a. For 90-degree parking stalls
 - i. Twenty-four (24') feet for two-way operation, twelve (12') feet for one-way operation.
 - b. For 60-degree angled parking stalls
 - i. Twenty (20') feet for two-way operation, twelve (12') feet for one-way operation.
 - c. For 45-degree angled parking stalls

- i. Eighteen (18') feet for two-way operation, ten (10') feet for one-way operation.

7. Loading Areas

- a. One or more dedicated loading areas shall be provided on site. At the time of site plan application, the Planning Board shall review the proposed mix of uses and the size and location of the proposed loading area(s). The Board and its professionals should consider the mix and arrangement of uses on the site in evaluating the loading area design.
- b. Loading Areas shall not be located any front yard.
- c. Loading Areas shall be screened with a row of evergreen landscaping and solid fencing or a masonry wall of at least six (6') feet in height.

8. Sidewalks

- a. Sidewalks shall be provided along all street frontages. Where sidewalks exist, they shall be repaired, improved or replaced as necessary during the course of redevelopment of the site.
- b. A well-defined sidewalk / pedestrian connection shall be provided between the site and the

nursing school and emergency care facility on the adjacent property.

- c. A well-defined sidewalk / pedestrian connection shall be provided between all parking areas and the building entrances.
- d. A well-defined sidewalk / pedestrian connection shall be provided between the building and the bus stop on Randolph Road.

Signage

All sign details shall be reviewed by the Planning Board at the time of site plan application.

1. Standards Applicable to All Signs

- a. All signage may be indirectly illuminated.
- b. Internally illuminated signage is not permitted.
- c. All wiring for signage shall be concealed from view.

1. Monument / Ground Signs

- a. Two (2) monument / ground signs shall be permitted per street frontage.
- b. Monument / Ground Signs:
 - i. Shall not exceed twenty-five (25) square feet in area per sign face.
 - ii. Shall be set back at least ten (10') feet from any public right-of-way line.

- iii. Shall not exceed seven (7') feet in height.
- 2. Building Mounted Signs
 - a. One wall sign that identifies the name of the structure or facility may be provided per street frontage. These wall signs shall not exceed fifty (50) square feet in area.
 - b. One wall or awning/canopy sign may be permitted per exterior building entrance, these signs shall not exceed ten (10) square feet in area.
 - c. Existing signage retained as part of the preservation of historic hospital building(s) shall not count toward any portion of the permissible building mounted signage.
 - 3. Wayfinding and Directional Signage
 - a. There shall be no limit on the number of permitted wayfinding and directional signs.
 - b. Wayfinding signage shall be adequate to direct site visitors to appropriate areas, label parking areas designated for specific purposes, and identify pedestrian pathways.
 - c. Wayfinding signage shall not exceed five (5) square feet in area, per sign.

Storm Water Management

Redevelopment of the site will be required to adhere to the storm water management standards found at Article XII of Chapter 17 of the City Code. Where possible the redeveloper should update and optimize the storm water management systems onsite in accordance with the NJDEP Best Management Practices or other similar standards. Consideration should be given to incorporating non-structural storm water management techniques such as rain gardens or bio-swales into the site design to maximize water retention, reduce impervious cover, and improve the sustainability of the site.

Utilities

- 1. Utility connections to all site features shall be provided below ground, no overhead connections shall be permitted.
- 2. A natural gas powered emergency backup generator shall be provided on site. The generator shall be screened from view by a fence or masonry wall.

Environmental Contamination

There are potential areas of concern related to environmental contamination within the Area. Adaptive reuse of the building and redevelopment of the site are contingent on the successful remediation of all existing contamination. A Licensed Site Remediation Professional should oversee the cleanup process. The redeveloper shall be required to keep the City informed about the status of any remediation activities. Information related to the status of these activities may be required when designating a redeveloper, at the time of site plan review, prior to granting certificates of occupancy, and any other time as may be deemed appropriate by the City.

Transportation and Circulation

The Area is located approximately 1.2 miles from the Plainfield Train Station on the New Jersey Transit Raritan Valley Line. In addition to the train station, there is bus service offered throughout the City. There are several NJ Transit Routes with stops along Park Avenue and Randolph Road in the immediate vicinity of the Area (see Public Transportation Map on page 31).

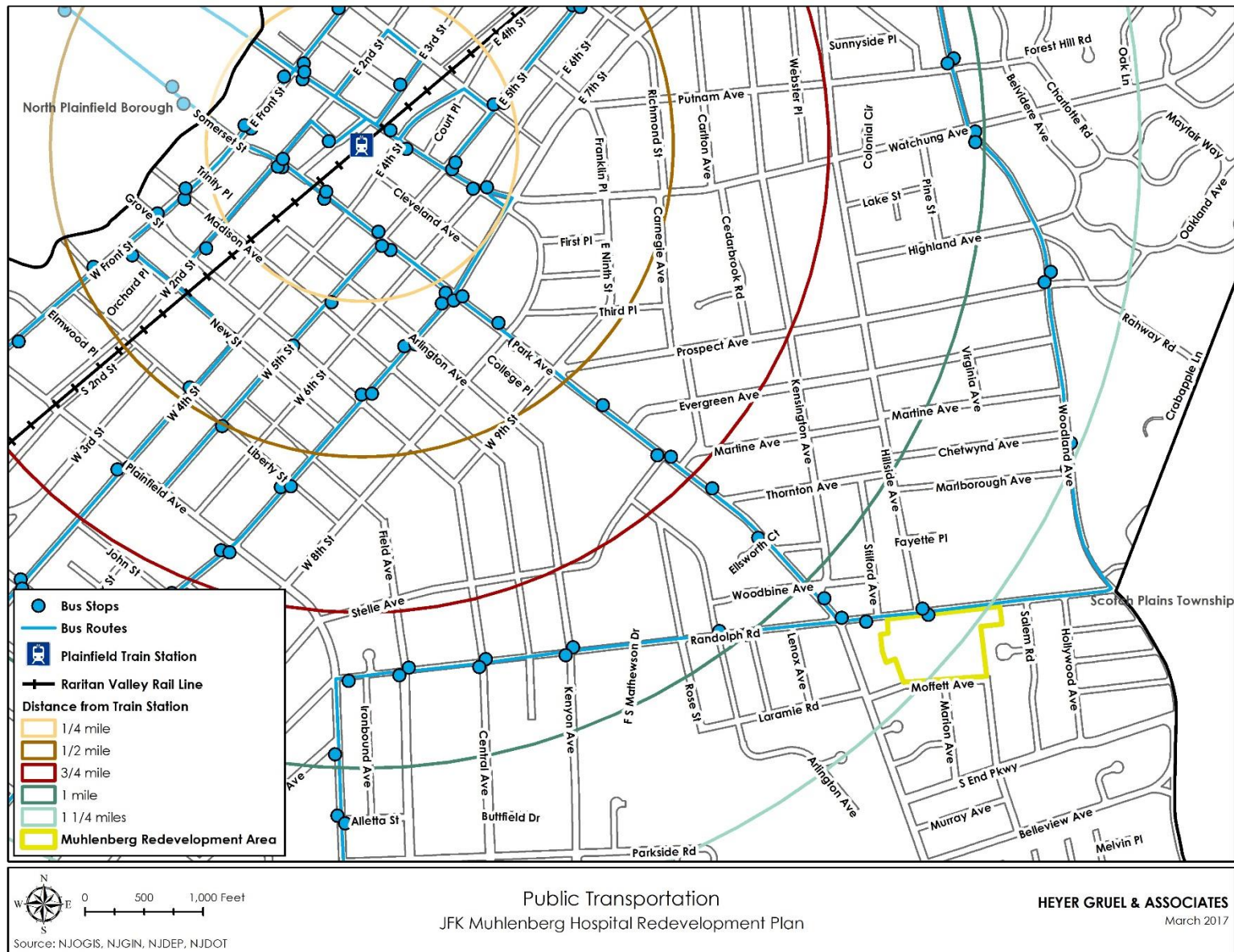
In order to provide residents and visitors with a range of transportation options that are accommodating to people with mobility restrictions and challenges, the redevelopment of the site shall ensure that barrier free pathways exist between the closest bus stops and an accessible entrance to the facility.

These pathways should be clearly identified with signage and delineated with sidewalks and/or pavement markings throughout its length.

Furthermore, the redeveloper and future tenants of the site shall consider providing shuttle / para-transit service for residents, employees, and visitors to the medical facilities. These shuttles may provide connections to the train station or provide residents with access to the downtown commercial district for shopping and other outings. In addition, bike racks shall be provided on the property to promote and support multi-modal transportation options.



NJ Transit Bus Stop on Randolph Road



CONFORMANCE WITH CITY OBJECTIVES

Plainfield Master Plan and Reexamination Report (2009)

The Plainfield Master Plan and Reexamination Report were adopted in May 2009. The Master Plan has several general objectives that are particularly relevant to the redevelopment of the Area. These objectives include:

- Objective 1: Existing residential neighborhoods will be preserved to protect and enhance their character.
- 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. Redevelopment planning is to be implemented in a comprehensive city-wide manner and where appropriate to promote transit oriented design.
- Objective 5: The City should promote a diverse and strong economy with opportunities for employment over a range of occupational characteristics. Further, the City recognizes the need to provide a diverse and productive labor force through partnerships with job training groups, private industry and schools to create new employment opportunities.

- Objective 20: Redevelopment activities undertaken by the City should be consistent with the Master Plan. Further, targeted Areas and redevelopment initiatives should be employed throughout the City in areas manifesting conditions suggestive of economic and physical deterioration.

The Land Use Element of the Master Plan indicates that the existing and proposed land use for the Area is Professional / Office / Medical. The Professional Office Zone was in place at the time of Master Plan adoption and continues to exist today. This Plan will function as an overlay, so the PO Zone will remain as the underlying zoning. The PO Zone permits the following uses:

- Single-family dwellings
- Two-family dwellings
- Apartments
- Mixed-use residential dwellings
- Child care centers per N.J.S.A. 40:55D-66.6
- Offices, including medical offices
- Hospital
- Telecommunication facilities on existing buildings and structures

The list of permitted uses in this Plan includes all of the uses currently permitted in the PO Zone, along with others that are intended to spur the effective reuse of the property.

The Community Facilities / Social Services Master Plan Element addresses the closure of the Muhlenberg Regional Medical Center. It includes the following recommendations and statements applicable to the Area:

- Support ongoing efforts to maintain the Muhlenberg facilities as a full acute care hospital with in-patient services.
- Continue to utilize the Muhlenberg facilities as the anchor for surrounding professional office land use pattern.
- Encourage the re-use of any under-utilized facilities by community agencies serving to enhance the overall quality of life for Plainfield residents.
- The city should focus its efforts on ensuring full occupancy of the facility and tract and not allowing it to become underused or an eyesore.
- It should insist that the emergency room remain on site permanently in order to provide for area residents.

The City has made significant efforts since 2009 to bring a full-service hospital back to the site. These efforts have not been successful; however, an emergency room is located on the parcel adjacent to the Redevelopment Area and has been providing a vital service to the residents.

This Plan represents the City's effort to restore the Muhlenberg site to productive use and to prevent it from falling into disrepair and becoming an eyesore. The Plan permits a mix of medical uses, including hospitals, and non-medical uses such as general offices and dwelling units that are designed to anchor the surrounding land use pattern and enhance the overall quality of life of Plainfield residents.

In addition, the Community Facilities / Social Services Element defines the term "social services" as:

"establishments providing assistance and aid to those persons requiring counseling for job training, employment, psychological problems, learning and physical disabilities, or general quality of life improvements"

and recommends that it be included as a permitted use in the Professional Office / Medical Zone. A number of the uses permitted in this Plan offer services covered by the definition of "social services" proposed in the Master Plan.

This Plan is substantially consistent with and designed to effectuate the City's Master Plan.

RELATIONSHIP TO OTHER PLANS

State Development and Redevelopment Plan (SDRP)

In 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (SDRP). The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. Eight statewide goals are articulated in the Plan, along with dozens of corresponding implantation policies. The goals are as follows:

1. Revitalize the State's cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all New Jersey residents.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

This Plan meets stated goals 1, 3, 6, and 7 of the SDRP.

- The intended redevelopment of the shuttered hospital site will advance the goal of revitalizing one of the State's cities.
- Restoring the site to a productive use will create jobs, attract new businesses, and provide an economic benefit to the neighborhood and the City.
- The provision of housing as part of the redevelopment of the site will serve the local market.
- The plan encourages the preservation of the historic character of the site, and the expansion of open space on the property.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. This Redevelopment Area is located in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for redevelopment efforts. The goals for PA-1 include the following:

1. Provide for much of the state's future redevelopment.
2. Revitalize cities and towns.
3. Promote growth in compact forms.
4. Stabilize older suburbs.
5. Redesign areas of sprawl.
6. Protect the character of existing stable communities.

This Plan meets stated goals 1, 2, 3, and 6 for Planning Area 1.

- The redevelopment project promotes the reuse and revitalization of a parcel whose previous use has been discontinued.
- The redevelopment of a previously disturbed and developed site is consistent with concept of promoting growth in compact forms.
- Infill development and redevelopment within a City furthers the promotion of growth in compact forms.
- The former JFK Muhlenberg hospital has been part of the fabric of the Plainfield community for over a century. The restoration of a similar use to the property will protect the character of the existing community.

State Strategic Plan

The final draft of the State Strategic Plan was released in 2012. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to review the relationship between this Plan and the State Strategic Plan Draft. This Plan is consistent with the stated goals of the State Strategic Plan. This Plan exemplifies the guiding principle of “Spatial Efficiency”, where new development is encouraged to be located in areas where infrastructure is already in place to support growth.

This Plan meets the following “Garden State Values” of the State Strategic Plan:

- Prioritize Redevelopment, infill, and existing infrastructure;
- Create high-quality, livable places;
- Diversify housing opportunities.

Union County Plans

Union County Master Plan, June 1998

The Union County Master Plan is organized into five elements including:

- Introduction, Goals & Objectives
- Demographics
- Land Use Plan
- Circulation/Transportation Plan
- Economic Development Plan

The goal for development in the County is to direct new growth to environmentally suitable areas that can be provided with essential infrastructure and support facilities. The revitalization of urban centers such as Plainfield, is also highlighted. The creation of incentives for research and development firms to expand or relocate to the County is targeted by the Plan.

Union County Transportation Master Plan, June 2016

The Union County Transportation Master Plan was recently updated. There are no recommendations directly pertaining to the Area, but the expansion of transit services in the City,

improved connections between transit options and destinations, and improvements to bicycle and pedestrian infrastructure are all encouraged.

Master Plans of Adjacent Municipalities

The Redevelopment Area is less than a mile from the municipal border of both Scotch Plains Township and South Plainfield Borough. The following is a brief discussion of relevant points from the master plans of these municipalities:

Scotch Plains Township

The pattern of land use in Scotch Plains along the border with the City is compatible with Plainfield's land use plan and with the redevelopment of the JFK Muhlenberg site. Hillside Cemetery is located on the southernmost edge of Scotch Plains, which is the portion closest to the Area.

South Plainfield Borough

The northern portion of South Plainfield is in close proximity to the Area. The land use patterns along the border area are primarily residential with some sections of commercial and office land uses, including along Park Avenue just to the south of the area. The land use patterns on the Plainfield side of the border, and the redevelopment of the JFK Muhlenberg site are compatible with South Plainfield's land use plan.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Redevelopment Entity

The Plainfield City Council shall serve as the Redevelopment Entity to implement this Redevelopment Plan. The Redevelopment Entity must designate a redeveloper prior to the submission of an application for any approval to the Planning Board.

Property to be Acquired

The Area has been designated as a non-condemnation redevelopment area. No property acquisition through the use of eminent domain is authorized or anticipated as a part of this Plan.

Relocation Assistance

The Redevelopment Area consists of a single property occupied by the defunct hospital buildings. No residential properties will be affected by this Redevelopment Plan, and therefore, no plan for relocation assistance is necessary.

Affordable Housing

As described above, there are no residential properties in the Redevelopment Area. Consequently, there are no affordable housing units identified for removal as part of the implementation of this redevelopment Plan.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Plainfield City Council may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

Duration of the Redevelopment Plan

This Redevelopment Plan, as amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the City Council.