

SOUTH AVENUE GATEWAY REDEVELOPMENT PLAN

**City of Plainfield
Union County, New Jersey**

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

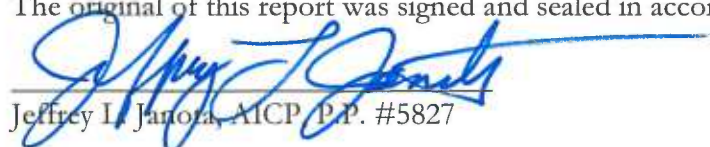

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INTRODUCTION

A. BASIS FOR THE PLAN

This Redevelopment Plan has been prepared for Block 625, Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, and portions of 60 and 61; and Block 625.01, Lot 1 (see Appendices) within the Plainfield, Union County, New Jersey. The redevelopment area is located on the southern side of South Avenue in the north east section of the Plainfield, near the border with Fanwood Borough. A small portion of the rear of redevelopment area also adjoins Seventh Avenue. The Plainfield Council on November 10, 2014 determined by resolution # 440-14 (See Appendices) that these properties qualified as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of the redevelopment area.

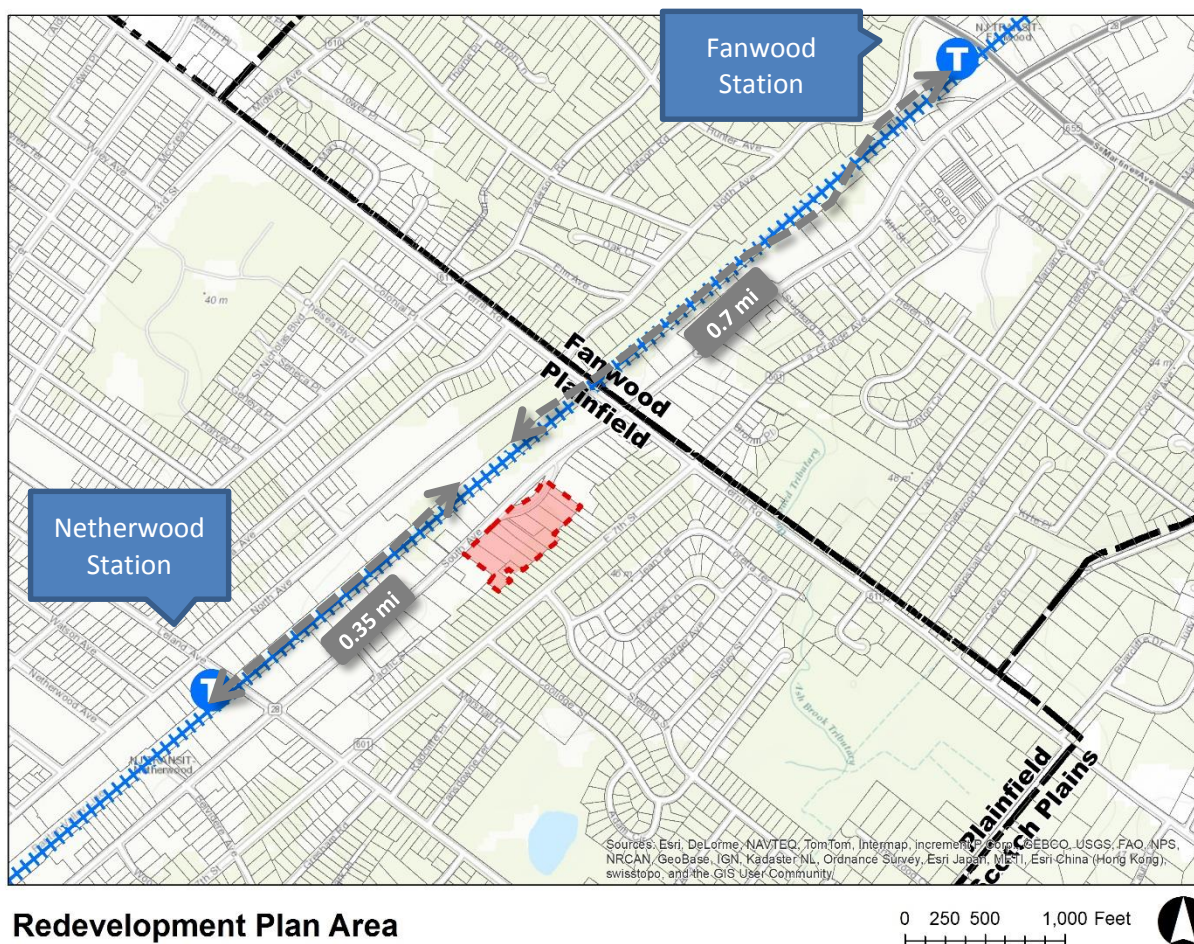


FIGURE 1: Area Location Map



Figure 2: Redevelopment Plan Area Map

B. PURPOSE/VISION

The South Avenue Gateway Redevelopment Plan (SAGR) sets standards for the construction of residential units and site improvements in the High Density R-8 Zone. The Redevelopment Plan is intended to create a new residential anchor at one of the major northeastern gateways to the Plainfield that capitalizes on access to retail shopping, restaurants, open space and its proximity and walkability to Plainfield's Netherwood Station and the Fanwood Borough station. The introduction of new housing to the corridor area will enhance existing and proposed commercial uses in the vicinity by providing potential new customers and create an increase in NJ Transit ridership. It will also provide new market rate housing options for Plainfield residents. Located at gateway to the City, the redeveloped area will convey a message of resurgence and revitalization to those entering Plainfield along this portion of the South Avenue corridor.

This section of the South Avenue corridor has struggled to maintain viable uses in the original Neighborhood Commercial Zone for some time, as the Plainwood Square Park and Old South Avenue limited the visibility necessary to support commercial uses. The plan recommends for Council

consideration, the vacation of the Old South Avenue Right -of- Way in order to provide additional developable area on the smaller lots 24, 25, & 26, which may limit developability of the area. The vacation of Old South Avenue shall not include any portion of the existing park, and one half (1/2) of the 66 foot ROW width, or 33 feet, shall be conveyed to any prospective developer. As part of any redevelopment proposal all existing lot listed in this plan shall be combined into one. Any proposed new residential development opportunities, will provide an enhanced streetscape along South Avenue that meets the City's streetscape design standards, the restoration of Plainwood Square Park along South Avenue, and a safe, welcoming environment along the South Avenue corridor.

C. NOTE ON PLAN TERMINOLOGY

Throughout this Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without any deviations. “Should” means that a developer is encouraged to comply but is not required to do so.

D. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation on of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, 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 provisions for the temporary and permanent relocation , as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification on of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - The master plans of contiguous municipalities;
 - The master plan of the county in which the municipality is located;
 - The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution on finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation on 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 on or substantial rehabilitation on 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 on of the redevelopment plan.

8. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c. 291 (C.40:55D-1 et seq.).
10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
11. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

CONTEXT

A. 2014 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

The 2014 Area In Need of Redevelopment Study (AINR) established the boundary of the redevelopment area and the legal framework for issuing a determination of need for the area. Existing land uses, property conditions, zoning characteristics, municipal tax, fire, police and building records and relevant planning studies were examined and all parcels in the study area were analyzed to determine conformity with the required redevelopment criteria. The study found that parcels within the area met one or more of the following criteria **A, B, C, D, E & G**. A summary of the necessary criteria as presented in the 2014 Area in Need of Redevelopment Study, adopted November 10, 2014, met by the study area is listed below.

- *Criteria A*
Buildings are unsafe, substandard, unsanitary, dilapidated, obsolescent, or possess any such characteristics, or so lacking in light, air, or space as to be conducive to unwholesome living or working condition. Four (4) of the properties within the Study Area were classified as meeting the “A” criteria, as the properties were considered either substandard or dilapidated condition.
- *Criteria B*
The discontinuance of the use of a building previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings or the same being allowed to fall into so great a state of disrepair as to be untenable. Five (5) of the properties (Blk. 625 Lots 18, 19, 20, 24, 25) within the Study Area were classified as meeting the “B” criteria, as the properties contained a commercial or industrial use that has since been discontinued.
- *Criteria C*
Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portion of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital. One (1) property (Blk. 625 Lot 22) was classified as meeting the “E” criteria, as the property has remained vacant for more than ten (10) years and is a flag lot with 17 feet of frontage, significantly hindering the development and marketability of the property. One (1) additional property known as Plainwood Square Park (Blk. 165.01 Lot 1) is a municipally owned park that is not on the Municipal Recreation and Open Space Inventory (ROSI) or purchased with Green Acre funding.
- *Criteria D*
Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Six (6) properties (Blk. 625 Lots 18, 19, 20, 21, 24, 25) were classified as meeting the “D” criteria, as the properties are inconsistent with modern land use planning standards and practices.
- *Criteria E*
A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not

fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare. Eleven (11) properties (Blk. 625 Lots 18,19,20,21,22,23,24,25,26,60 & 61) were classified as meeting the “E” criteria, as the properties exhibited a growing lack of utilization because each of the lots has different owners, which impedes the development of the property through land assemblage.

▪ *Criteria G*

Municipalities in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zone s Act P.L. 1983, C.303 (C.52: 27H-60 et seq.) automatically qualify as areas in need of redevelopment for the purposes of granting long and short-term tax abatements and exceptions. All the properties in the study area, except the two (2) properties fronting along East 7th Street were classified as meeting the “E” criteria, because they were located within a designated Urban Enterprise Zone.

• *Inclusion under Section 3*

Parcels may be included under Section 3 (C.40A:12A-3) of the redevelopment statute whereby a redevelopment area may include lands and building, which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes their condition, is necessary for the effective redevelopment of the area of which they are a part.

B. SURROUNDING AREA CONTEXT

The redevelopment area is located in the northeastern portion of the Plainfield along South Avenue (Rte. 28), approximately 0.35 miles from the Netherwood Train Station and 700 LF of walking distance of two (2) NJ Transit bus stops (Bus # 113 & 822) at the intersection of Terrill Road and South Avenue and 0.7 miles from the Fanwood train Station. New Jersey Transit identifies optimal walking distance between a transit station or stop and a place of employment/residential use between ¼ mile (1320ft) and ½ mile (2,640ft), which places the proposed redevelopment area within walking distance of all three mass transit options (See Figure 1). The redevelopment area is located between one 3- story and one 5-story multifamily residential buildings (lots 17 & 27) that were part of the AINR Study, but were excluded from the redevelopment plan because they did not meet the criteria for redevelopment. The multi-family buildings “bookend” the proposed site, and provide a density of residential units to support local businesses and transit options, within walking distance.

The existing redevelopment area, which was previously zoned for Neighborhood Commercial – NC, and subsequently High Density Residential R-8, consists of a mix of uses including single family residences, office space, retail and restaurant space, mixed use retail/office, vacant parcels and

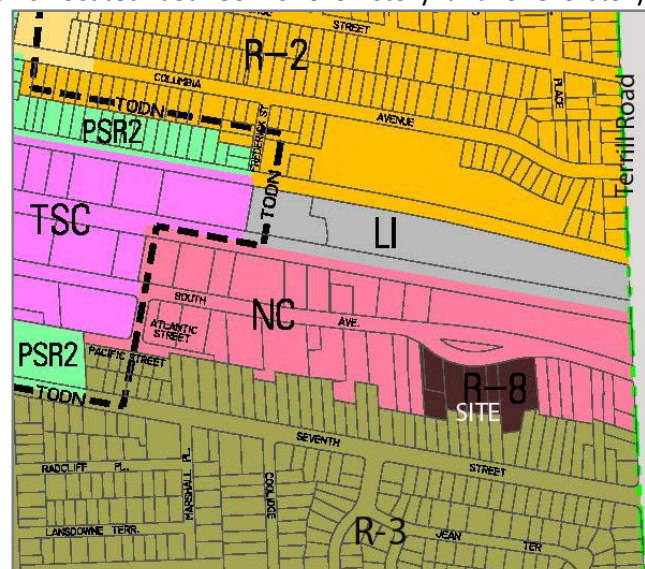


FIGURE 3- Zone Map

municipal open space. The redevelopment area is surrounded by the neighborhood commercial zone on three sides, to the northeast, northwest, and southwest and the R-3 Residential Zone to the east, along East 7th Street.

The Neighborhood Commercial – NC Zone is intended to include commercial areas that serve the specific surrounding neighborhoods with a scale and intensity of development that should not intrude into but compliment the character of the residential neighborhoods they serve. Permitted uses consist of mixed use residential/retail, child care centers retail, personal service establishments, banks. Fitness clubs, art studios and galleries, theatres, hotels, restaurants, parking lots and senior centers.

The Low/Moderate Density Residential R-3 Zone is designated for single family development at a density not to exceed 3.5 dwelling units per acre or 12,445 sqft lots. Permitted uses consist of single family dwellings, community residences, and family day care homes and home occupations as accessory uses.

C. RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

Master Plan Objectives

The Plainfield's current Master Plan and a Master Plan Reexamination were adopted in May 2009. The Land Use Plan Element of the Master Plan sets forth the goals and objectives for land uses within Plainfield, including recommendation 3.2 which discusses identifying areas appropriate for application of redevelopment planning pursuant to redevelopment law. The Master Plan contains a variety of goals and objectives to guide future development in the City. A number of goals of the 2009 Reexamination are relevant to this Redevelopment Plan, including the following:

1. Objective 2: Development and redevelopment should be responsive to the needs of the Plainfield community by ameliorating conditions suggestive of physical and economic deterioration, by supporting sustainability, creating economic opportunity and providing a variety of housing (page 14).
2. Objective 8: The City should seek to preserve and acquire open space in order to enhance the quality of life in the city in a manner consistent with the Recreation and Open Space Element. (page 19)
3. Objective 20: Redevelopment activities undertaken by the city should be consistent with the Master Plan (page 25).
4. The Plainfield Planning Board is aware of the need to have the master plan reflect any redevelopment plans and is in the process of updating the master plan to incorporate the proposed redevelopment plan at the time of preparation of this document

Although not located within the Transit Oriented Development Netherwood Area (TODN), the redevelopment site certainly supports planning rationale of Transit Oriented Development. The master plan discusses in great depth the development of a Transit Village Zone around the Netherwood Train Station, located along South Avenue. In March 2014, the State Department of Transportation designated

Downtown Plainfield Station Area as its newest Transit Village, which helps municipalities create attractive, vibrant, pedestrian-friendly neighborhoods where people can live, shop, work and play without relying on automobiles.

Redevelopment Plan Objectives:

The City is looking to promote a high density residential development that would support the continuing revitalization efforts along the South Avenue Corridor as a part of the 2009 Master Plan and Re-examination Report and the May 2013 adoption of the TOD Netherwood. The redevelopment plan intends to capitalize on its prime location and proximity to Plainfield's Netherwood Train Station located within walking distance, the Borough of Fanwood train station along South Avenue, the proximity of retail and services, as well as the major transportation corridors including Route 22, and Rte. 78.

The objectives for this Redevelopment Plan are to:

1. Enhance/Create a Gateway Project to the Plainfield
2. Promote a multi-story residential design that utilizes traditional design and planning concepts combined with modern architectural elements that create a sense of place and attractive livable environment.
3. Promote increased quality of life for all residents in the Plainfield;
4. Support existing businesses and property owners while creating new construction and permanent jobs in the City;
5. Create a development that is pedestrian oriented in its scale and design of circulation and open space and interconnected with the surrounding land uses.
6. To promote the development of a compact urban environment with improved connectivity to the existing rail and bus transit in order to encourage walking and minimize vehicular dependency.
7. Implementation architectural, neighborhood and design standards that promote high quality development.
8. Provide opportunities to utilize bicycle transportation, including adequate bicycle storage capacity within residential building design to encourage bicycle links to mass transit and retail services.

D. RELATIONSHIP TO ZONING ORDINANCE

The South Avenue Gateway Redevelopment Area (SAGR) shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of Plainfield regulating development in the redevelopment area. In all situations where zoning issues are not specifically addressed herein, the Plainfield Land Use Ordinance and Development Regulations shall, however, remain in effect. The City's Zoning Map shall be amended to indicate the SAGR to which this Redevelopment Plan applies.

USE AND BULK REGULATIONS

The following land use and development standards provide a framework for the physical development of the South Avenue Gateway Redevelopment Area (SAGRA) and have been put forth in the interest of public health, safety, convenience, and general welfare. The standards allow for project flexibility, while requiring that the design of buildings and improvements be of high quality and performance, and that the physical integration of design elements be prudently employed to meet the goals and objectives of this redevelopment plan. The City has not attempted in these controls to anticipate every possible design or land use solution. Therefore the land use controls set forth herein reinforce current zoning while providing guidelines for the types of uses the City would like to see.

Relief/variances from the provisions of this section may be granted by the City of Plainfield Planning Board in accordance with the provisions of Section 70(c) of the Municipal Land Use Law. To the extent that this establishes requirements from which the Planning Board cannot grant relief pursuant to Section 70(d) of the Municipal Land Use Law (e.g., permitted uses), then the procedure for amending the plan outlined in the report shall apply.

A. LAND USES

South Avenue Gateway Redevelopment Area (SAGRA)

The purpose of the SAGRA is to provide an area for a high-density residential community in close proximity to the Netherwood and Fanwood Train Stations. The SAGRA, located less than one half mile from the Netherwood Station, will provide a new residential base within walking distance of the train station, South Avenue shopping, and the mixed-use offerings of the Transit Oriented Development Netherwood Zone (TODN) surrounding the station. The new market rate housing will fill a housing need for new and future City of Plainfield residents; provide ample on-site amenities for the new residents; provide increased ridership for the Netherwood and Fanwood Train Stations; and provide customers to support surrounding businesses, enhance economy activity and street life during the day and evening hours along South Avenue. The revitalization of the SAGRA Area will also improve the appearance and safety of the corridor, thereby attracting shoppers and visitors, and spurring future investment in the wider area.

1. **Purpose:** The SAGRA provides for higher density residential development along Old South Avenue/South Avenue where commercial development is inappropriate.
2. **Permitted uses.** Property in the SAGRA Area may be developed only for:
 - a. Multi-family units at a maximum gross density of the tract of 45 units per acre.
 - b. Open Space
3. **Accessory uses.** The following accessory uses are permitted in the SAGRA:
 - a. Off-street parking in accordance with Section E below.
 - b. Private recreation facilities, including pools and playgrounds, intended for the use by residents of the premises.
 - c. Maintenance sheds

B. BULK REGULATIONS

Development in the South Avenue Gateway Redevelopment Area (SAGRA) is subject to the requirements in the table below.

Bulk Standards	Requirements
Min. Lot Area	20,000 sq. ft.
Max. Density	45 d.u./acre
Min. Lot Width	100 feet
Min. Lot Frontage	100 feet
Min. Lot Depth	200 feet
Front Yard Setback	10 feet
Side yard Setback	20 feet*
Combined Side yard Setback	30 feet
Rear yard Setback	40 feet avg.
Max. Floor Area Ratio (FAR)	1.7
Max. Building Coverage	45%
Max. Lot Coverage	85%
Minimum Useable Open Space	15%
Min. Number of Stories	4 stories
Max. Number of Stories	5 stories
Max. Building Height	62 feet
Min. Improvable Area (MIA)	8,000 sq. ft.
MIA – Diameter of Circle	80 feet

*side yard setback to be 20 feet from proposed ROW/property line upon street vacation to any proposed structure

C. BUILDING AND UNIT DESIGN

- Dwelling unit size : Only one and Two bedroom units are permitted as must meet the following criteria:
 - One bedroom – minimum 600 sqft/unit
 - Two bedroom – Minimum 900 Sqft/unit
- Buildings with residential uses shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window

air conditioning units are not permitted. Television connection shall be provided for each unit. Satellite dishes shall be permitted only in accordance with 17:9-49.

D. DRIVEWAYS & CURBS

1. Driveways shall not be located closer than five (5) feet from a property line, nor closer than ten (10) feet from an existing driveway on an adjacent property.
2. A maximum of three (3) driveways shall be permitted.
3. Two-way driveways shall be 30 feet wide, when a central median is proposed
4. Curbs along public right-of-ways shall be poured-in-place concrete or other masonry material such as Belgian block.
5. Curbs for off-street parking areas shall be Belgian block.

E. PARKING

1. Parking may be provided as both surface parking and garage spaces.
2. All required parking must be provided on site.
3. Parking is prohibited in any required front yard setback.
4. Parking 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 will be minimized. Parking is prohibited in any front yard, other than a maximum of 20 spaces allowed in the side yard, parallel to Plainfield Park, for pick up, drop off, deliveries and visitors parking.
5. The minimum setback from a building to a parking area or paved area shall be five (5) feet.
6. Adequate fire and emergency access must be provided subject to the City of Plainfield Fire Division
7. Parking spaces are to be a minimum of nine feet by eighteen (9x18) feet.
8. One-car garage spaces shall be a minimum of ten (10) feet wide and a maximum width of twelve (12) feet.
9. On-site parking shall not be provided for any use or to any party other than a resident of the site, nor shall parking areas be used for any purpose other than parking.
10. Required parking.
 - a. Apartment uses: Shall adhere to the standards in the Residential Site Improvement Standards. However in accordance with those standards, that state that alternate parking standards shall be accepted if the applicant demonstrates that these standards better reflect local conditions and factors such as household characteristics, mass transit options, urban versus suburban location , and off-street parking resources, the Planning Board may grant deviations and exceptions.
 - b. Signage shall be provided where parking spaces are to be reserved for residents and/or for areas used for visitor parking.

F. ON-SITE PEDESTRIAN AND BICYCLE REQUIREMENTS

1. Pedestrian walkways shall be provided connecting South Avenue to building entrances, and connecting parking areas to building entrances.
2. Where practical, pedestrian walkways shall be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.
3. Walks, sidewalks and parking areas shall have lighting as required by Articles IX and XI of Chapter 17 of the City Land Use Ordinance.
4. Internal walkways shall be a minimum of four (4) feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).
5. Each unit with a garage space shall provide a minimum of 225 cubic feet of additional storage space beyond the area dedicated to vehicular parking.
6. Bicycle parking shall be provided to make cycling a more convenient transportation option. The redevelopment plan must comply with the requirements set forth in Section 17:11-22 and 17:11-8 of the Plainfield Land Use Code, except 11-22A is preplaced by the following: A minimum of one (1) exterior bike rack space per 10 units shall be required.

**G. SIGNAGE**

1. Two (2) monument-style signs identifying the name of the residential complex may be provided at the primary entrance. The sign shall have a maximum height of five (5) feet, a maximum area of 30 square feet, and be set back a minimum of seven (7) feet from any street right-of-way line. Any illumination shall be limited to either indirect lighting or diffused lighting, and the source of any lighting shall be shielded in such a manner as to not be visible from the street or any adjoining residential property.
2. Appropriate directional signage indicating the location of visitor parking and/or unit locations may be required.

H. STREETScape REQUIREMENTS

The public right-of-way frontage of the SAGRA Area shall be improved in accordance with the Streetscape Design Manual. (MC 2013-01, May 13, 2013) The streetscape details should be provided at the time of site plan approval and should conform to the standard for the street upon which the project is located.

BUILDING AND SITE DESIGN

These design guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial characteristics of (SAGRA). Any development that occurs in the SAGRA should be considered in the context of the overall redevelopment area with regards to building height, massing, siting, materials, color or other design characteristic. These standards are intended to apply to renovations of existing buildings, to infill construction and to new construction.

The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing high density residential development for the City.

Architecture and residential standards

1. *Building Type Mix.* In developments with three or more structures, and twenty-five (25) or more dwelling units, the mix of building types shall be such that not more than fifty percent (50%) of the total number of dwelling units shall be located in the same type of building. In developments with three or more structures and fifty (50) or more dwelling units, the mix of building types shall be such that not more than forty percent (40%) of the total number of dwelling units shall be located in the same type of a building. The building type mix for each section or phase of a development plan need not reflect the building type mix prescribed for the entire development. In such cases, the Board shall require, as a condition of final approval on a particular phase or section of a development plan, the provision that future phases or sections shall bring the building type mix into conformance with the above standards.
2. *Dwelling Unit Mix.* In developments of twenty-five (25) or more dwelling units, the mix of dwelling units shall be such that not more than seventy-five percent (75%) of the total number of dwelling units shall have the same number of bedrooms. The dwelling unit mix for each section or phase of a development plan need not reflect the building type mix and dwelling unit mix prescribed for the entire development. In such cases, the Board shall require, as a condition of final approval on a particular phase or section of a development plan, the provision that future phases or sections shall bring the dwelling unit mix into conformance with the above standards.
3. *Dwelling Unit Privacy.* Adjacent dwelling units in the same building shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
4. *Site Layout.* The development plan shall locate buildings, parking areas and open space in an arrangement that promotes the enjoyment of dwelling units, other on-site facilities and the community as a whole by residents of the development. Dwelling units and buildings shall be oriented towards the public street and interior open spaces and away from parking lots and garages. Parking lots and garages shall be prohibited from being located in the front yard area of any dwelling unit.
5. *Individuality of Dwelling Units and Buildings.* In order to provide attractiveness, identity and individuality to dwelling units, buildings and complexes of buildings within the entire development and to avoid the monotonous repetition of design elements and its undesirable visual effects, the following design standards shall be utilized:

- a. Varying dwelling unit widths, staggering dwelling unit setbacks and altering building heights and rooflines;
 - b. Varying architectural embellishments to roofs between dwelling units, buildings or complexes of buildings including roof elements such as dormers, belvederes, masonry chimneys and similar elements, provided that such are architecturally compatible with the style, materials, colors and details of the building;
 - c. Varying the front entrance definition and articulation between dwelling units, buildings or complexes of buildings, provided that such are architecturally compatible with the style, materials, colors and details of the building.
6. Entrance Lighting. A minimum of one (1) low-wattage incandescent light fixture shall be provided outside each exterior entrance to a dwelling unit or building.
7. Fire Escapes. Buildings containing dwelling units located above the second story and requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.
8. Dwelling Unit Storage Space. Each dwelling unit shall be provided with a completely enclosed, covered storage space consisting of a minimum of two hundred twenty five (225) cubic feet. Such storage area shall be exclusive of normal interior closets and may either be contained within the dwelling unit or building, attached thereto or located separately.
9. Community Space.
 - a. Any proposed development shall incorporate the appropriate ratio of interior community space such as, but not limited to: a wellness/fitness center, business center, concierge services, recreation room, and library or jitney services. All these services should be for the use of building residents only.
 - b. Each dwelling unit located above the ground floor level shall be provided with a private outdoor patio or balcony area consisting of a minimum of sixty-four (64) square feet. The minimum length of any individual dimension of such area shall not be less than six (6) feet. This area shall be located or recessed inside the outer wall plane of the building on which it is located. A minimum of one (1) low-wattage light fixture shall be provided to light such area.
10. Ground Floor Elevations. The ground floor level of each dwelling unit shall be elevated above grade eight inches minimum, except for dwelling units designed for senior citizens or the handicapped.
11. Common Open Space. Active and passive recreational areas and other public and/or semipublic open space, such as courtyards, plazas, alleys and pedestrian walkways, shall be designed to promote use and enjoyment by residents of the development. Such areas shall be designed to utilize natural features of the site, including existing vegetation, where possible, and shall be extensively landscaped with a wide variety of plant materials. Where such areas are enclosed by buildings, such as courtyards and plazas, they shall be designed to be architecturally

formal and geometrically logical, however, this shall not preclude the use of curvilinear designs for walkways or landscaped areas.

13. **Type of Lighting Source.** Low-wattage lamps shall be used along all sidewalks, walkways, courtyards and plazas and on any building or unit. Parking lot lighting shall be incandescent or another light source compatible with the same. Both shall comply with the City's lighting standards.

14. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to the City's cable television utility.

15. **Maintenance Equipment Storage.** An accessory building shall be provided for the storage of maintenance equipment, if such is to be stored on-site. Such accessory building shall be architecturally compatible with the style, materials, colors and details of the principal buildings.

16. **Common Entrances.** Apartment buildings with common entrances, lobbies, elevators and/or stairwells shall be designed to promote safety and security of residents and visitors using such areas.

Façade Standards:

1. Façades shall be expressed as building nodules to reduce the apparent size of larger buildings and to set up a rhythm in the façade that expresses the traditional scale of buildings. Architectural variety in building material, massing, cornice height, and window style/height/arrangement is encouraged.
2. All buildings shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
3. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
4. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
5. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.

6. Articulate the building entrance in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest.

Roofs:

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
3. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
4. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.

Mechanical Equipment Screening:

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact;
3. Screening materials shall be consistent with the architectural detail, color and materials of the building; Wire mesh screening is not permitted;
4. All roof and HVAC systems must meet the building code requirements and at minimum be set back from the building edge a minimum of 15' from any street or public open space and screened as to not be visible from any adjacent public street or public property within the Rehabilitation Area;
5. If wall pack ventilation units are being used they are required to match the adjacent building material color;

Trash Enclosures/Recycling

1. All trash enclosures shall be screened by a solid masonry wall or 6 foot solid fencing on three sides and heavy-duty gate closures.
2. The trash enclosure shall be planted with a mixture of deciduous and evergreen plant species that are a minimum of 5-6 feet tall at planting.
3. A recycling and trash pickup plan shall be submitted.

Buffering and Screening:

1. A landscape buffer width, with an average of 15 feet and minimum of 5 feet shall be required as screening along the rear of the property.

2. A 6 foot high solid stockade fence within the buffer area parallel to the edge of the parking/loading area or lot line of the abutting lot, allowing for an adequate distance for buffer landscaping shall be required, when it is determined that the vegetative buffer is not substantial enough to reduce or eliminate lights from parking cars.
3. A minimum of 5% of all parking areas shall be landscaped.
4. A shrub mass of deciduous and/or evergreen species shall be planted within the required buffer area to provide for a visual and physical screen along the entire buffer. Shrubs within the buffer shall primarily include evergreen species, although deciduous plants may be used provided that their use does not result in significant visual openings during the winter season. This landscape mass shall be interspersed with the required ornamental and evergreen trees to provide for a natural, random and visually interesting plant scheme.
5. Required plantings in the buffer area shall meet the minimum size requirements as follows:
 - i. Shrubs: planted size is to be a minimum of 24 inches to 30 inches in height.
 - ii. Ornamental trees: planted size is to be a minimum of five feet to six feet in height.
 - iii. Evergreen trees: planted size is to be a minimum of five feet to six feet in height.

Utilities

All new utility distribution lines and utility service connections from such lines to buildings in the redevelopment area shall be located underground. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

Lighting

Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including street lamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the land use ordinance standards for lighting.

LEED and Energy Star

The redeveloper shall incorporate, to the extent possible, in the performance based criteria from LEED; ICC-700-2008 National Green Building Standard and/or ASHRAE Standard 189.1-2009 in addition to ENERGY STAR, a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy. Developers shall be required to submit LEED documentation efforts for the development but are not required to be certified LEED buildings. ENERGY STAR aims to reduce heating and cooling costs and protect the environment through energy efficient products and practices for residential buildings. The redeveloper shall contact the New Jersey Office of Clean Energy, the administrator of the New Jersey Clean Energy Program, to see how the project can participate in New Jersey’s ENERGYSTAR programs.

Streetscape Design Standards

The public right-of-way frontage of all properties within the South Avenue Redevelopment Area shall be improved in accordance with the most current adopted Streetscape Design Manual.

Plan Consistency Review

A. RELATIONSHIP TO MASTER PLANS OF ADJACENT MUNICIPALITIES

The Plan Area is not adjacent to any of the surrounding municipalities. Given its physical separation, the Redevelopment plan will not affect those nearby municipalities to any significant degree, other than have a positive impact via the creation of new market rate housing within walking distance to the Fanwood and Train Station.

The Redevelopment Plan provides for the redevelopment of a previously developed site in an area already served by infrastructure and transit. Therefore it would not impact the master plan of any municipality adjoining Plainfield.

B. RELATIONSHIP TO THE UNION COUNTY MASTER PLAN

The Union County Master Plan, adopted in 1998 consists of goals and objectives, demographics analysis, land use plan, circulation and transportation element and an economic development element. The following goals of the master plan relating directly to the redevelopment area are as follows:

- Housing Goal: Promote the provision of a broad range of housing opportunities for all income levels and household types by encouraging the maintenance or rehabilitation of the existing housing stock and through the construction of new housing units.
- Development Goal: To facilitate the development of Union County by directing new growth to environmentally suitable areas that can be provided with essential infrastructure and support facilities and to revitalize the urban centers and corridors within the County.
- Transportation/Circulation Goal: To promote the development of an improved and balanced multi-modal transportation system that integrates and links highway, bus, rail, air, waterborne transport systems and pedestrian and bicycle facilities.

Based on the review of the County master plan, the planning goals of the City of Plainfield and the South Avenue Gateway Redevelopment Plan, are consistent with goals identified in the 1998 Union County Master Plan.

C. RELATIONSHIP TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In 1986, New Jersey adopted the State Planning Act — an effort to coordinate land-use planning among state agencies and different levels of government. The act mandated the creation of the State Development and Redevelopment Plan (the “State Plan”), as well as the formation of the State Planning Commission and its staff, which is now called the New Jersey Business Action Center Office of Planning Advocacy in the Department of State.

The draft Final State Strategic Plan (SSP): New Jersey’s State Development and Redevelopment Plan and the draft Infrastructure Needs Assessment was released for public comments and hearings in November 2011. The Plan is “to focus the State’s policies and investments on vibrant regions by fostering targeted job growth, supporting effective regional planning and preserving the State’s critical resources”. A total of six public hearings were scheduled throughout the State. Since the initial public meetings and the

addition of several more, the State Planning Commission has not acted on the adoption of the plan, therefore this redevelopment plan will reference the most current adopted state plan.

One of the State Plan's objectives is to revitalize the state's existing urban areas by directing growth and development to those areas. Planning Area 1 – Metropolitan Planning Area, in which the Redevelopment Plan Area is located, is comprised of communities that are fully developed, or almost fully developed, with little vacant land available for new development. The PA 1 constitutes two thirds of New Jersey's population and jobs and will continue to accommodate growth. Communities within this planning area supply a range of housing opportunities and everyday commercial needs. Good design can accommodate high density development with amenities that include parking, shopping, parks and schools within close proximity and with access to employment centers. The intent of the Metropolitan Planning Area is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

This Redevelopment Plan is thoroughly consistent with the SDRP and the draft SSP, as it epitomizes the smart growth principles set forth in both documents. In particular, the Redevelopment Plan promotes the reuse of developed property in an area well served by infrastructure and transit. This South Avenue Gateway Redevelopment Plan therefore furthers the goals, strategies and policies of the SDRP and the proposed SSP.

D. AFFORDABLE HOUSING REQUIREMENTS

Inventory of Affordable Housing

N.J.S.A. 40A:12A-7 requires 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. In response to this requirement, there are no 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 will be removed as a result of implementation of this Redevelopment Plan.

Plan for the Provision of Affordable Replacement Housing

N.J.S.A. 40A:12A-7 requires 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 a redevelopment plan. In response to

this requirement, the implementation of this Redevelopment Plan does not result in the removal of any affordable housing unit that is subject to affordability controls.

IMPLEMENTATION

1. SITE PLAN AND SUBDIVISION REVIEW

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the site plan and subdivision ordinance of Plainfield, except that where this redevelopment plan contains provisions that differ from those in the subdivision ordinance, this plan shall prevail.

Prior to commencement of construction, site plans for the construction, and/or rehabilitation of improvements to the Redevelopment Area, prepared in accordance with the requirements of the City Land Use Ordinance and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq) and shall be submitted by the developer(s) to the Planning Board for approval.

Any revisions to plans previously approved by the Planning Board must also be submitted to the Planning Board for approval. This pertains to revisions or additions prior to, during, and after completion of the improvements.

2. INFRASTRUCTURE

The redeveloper, at its cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, street trees, street lighting and its pro rata share of on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project. The redeveloper's agreement between the City and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

3. ACQUISITION AND RELOCATION

The Redevelopment Plan does not anticipate the need to acquire privately-owned property within the Plan Area by Plainfield.

4. DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

The Plainfield City Council shall be the designated Redevelopment Entity as permitted under the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.) ("LRHL") and shall for the purposes of this report be identified as The Plainfield Redevelopment Agency ("PRA").

The governing body of Plainfield, may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan as SAGRA. (C. 40A: 12A-4) if necessary.

When necessary for the implementation of this plan, the Plainfield Redevelopment Entity, as authorized shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).

The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as required by this Plan. The redeveloper shall further agree not to lease, sell or transfer interest acquired, or any part thereof, without prior written approval of the Plainfield Redevelopment Authority.

5. CRITERIA AND PROCEDURES FOR REDEVELOPER SELECTION AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

- A. Applicants wishing to be designated as redeveloper(s) shall submit the following materials to the PRA , together with any other materials requested by the PRA (collectively, “Redeveloper Materials”):
 - a. Documentation evidencing financial responsibility and capability with respect to proposed development.
 - b. Estimated offering price and deposit for acquisition of any land(s) to be acquired from the municipality for development.
 - c. Estimated total development cost.
 - d. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
 - e. Detailed description of proposed public amenities and benefits.
 - f. Estimated time schedule for start and completion of development.
 - g. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, vehicle and pedestrian circulation, landscaping, active and/or passive recreation space, and sign proposals for all uses.
 - h. A detailed proposal for the transition and relocation assistance that will be provided to existing tenants, including where feasible incorporation of existing tenants in the project.
 - i. A certification that no member of the governing body nor any member of the Redevelopment Entity will receive any pecuniary benefit from the Redeveloper or as a consequence of the redevelopment of the subject properties.
 - j. The PRA shall review such submissions, may request supplemental information (which supplemental information shall be considered within the scope of “Redeveloper Materials”) and, in its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. The PRA shall have the authority to determine at what pace and in what order it shall designate redevelopers for redevelopment of the properties in the Redevelopment Area.
- B. The redeveloper will be obligated to carry out the specified improvements in accordance with the South Avenue Gateway Redevelopment Plan and the redevelopment agreement.
- C. The redeveloper shall devote land within the Redevelopment Area for the uses specified in the South Avenue Gateway Redevelopment Plan.
- D. Upon completion of the required improvements, the conditions determined to exist on the subject property at the time the Redevelopment Area was determined shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain or deemed “in need of redevelopment” pursuant to the LRHL.

- E. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redevelopers, the Township, or successors, lessees, or assigns of any of them, by which the land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, or marital status.
- F. Neither the redeveloper nor Plainfield and the PRA, nor the successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, sexual orientation, ancestry, national origin, sex, or marital status in the sale, lease or rental in the use and occupancy of land or improvements erected thereon or any part thereof the Redevelopment Area.

GENERAL PROVISIONS

A. PROVISIONS OF PLAN

1. The Plainfield Redevelopment Authority (PRA) and the Plainfield Planning Board specifically reserve the right to review and approve the redeveloper's plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the redevelopment area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:D-53. Either the City Attorney, or the Planning Board shall approve such performance guarantees. The amount of such performance guarantees shall be determined by the City and shall be sufficient to assure completion or improvements within two years of final site plan approval.
3. Interim uses may be established; subject to finding by the Planning Board that such use will not have an adverse effect upon existing or contemplated development during the interim use. The Planning Board will determine a time period during which the interim use will be permitted. No interim use approval shall be granted for more than two years; extensions may be granted at the Board's discretion for a maximum of two (2) additional one-year periods.
4. Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, the City Land Use Ordinance, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new block, the developer shall also be required to comply with the Municipal Land Use Ordinance, as if the developer were proposing a subdivision or portion thereof.
5. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.
6. No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic, or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to the public health, safety or general welfare.
7. No building shall be constructed over an easement in the project area without prior written approval of the Plainfield Redevelopment Authority and the City.
8. Utility easements, when necessary, shall be provided by developers and approved by the Redevelopment Entity and the City.
9. The developer the redevelopment area shall submit, if needed, a storm water management plan as part of the design submission for review by the Planning Board in the redevelopment area is

intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.

10. The developer shall submit a Fiscal Impact Analysis to determine the impact of the development.
11. No covenant, lease conveyance or other instrument shall be affected or executed by the Plainfield Redevelopment Authority, or other designated agency, or by the developer or any of his/her successors or assignees, whereby land within the project area is restricted by the Redevelopment Agency or other designated agency, or the developer, upon the basis or race, creed, color, marital status, gender, age, handicap, familial status, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the disposition agreements.
12. Any plans or plats approved by the City of Plainfield, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

B. PROCEDURE FOR AMENDING THE PLAN

The Plainfield Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Plainfield Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments.

No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment area shall be permitted only by means of an amendment of the Redevelopment Plan by the City governing body, and only upon a finding that such deviation would be consistent with and the furtherance of the goals and objectives of this Plan and the master plan.

The Mayor and Council may require the party requesting the amendment to prepare a study of the impact of such amendment, which must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, shall be responsible to post sufficient escrows to cover any and all costs of City professionals or professional consultants retained by the City to review the proposed redevelopment project and advise the City on any and all aspects of the redevelopment process.

C. ZONING MAP AMENDMENT

The Zoning Map of the City of Plainfield is hereby amended to include the “South Avenue Gateway Redevelopment Area” as described in this Redevelopment Plan.

D. VALIDITY OF ORDINANCE LIMITS

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this plan shall be deemed valid and effective.

E. TIME LIMITS

The selected redeveloper(s) within the South Avenue Gateway Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in a contract between the Plainfield Redevelopment Authority and other designated agency, and the chosen private, quasi-public, or public sector developer(s).

Provisions of this plan specifying redevelopment of the South Avenue Gateway Redevelopment Area and requirements and restrictions with respect to thereto shall be in effect for a period of 25 years from the date of approval of this plan by the City Council of the City of Plainfield.

F. SUPERSEDEENCE, REPEAL AND SEVERABILITY

1. This Redevelopment Plan may be implemented pursuant to agreements negotiated with redevelopers consistent with the terms of this plan.
2. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the zoning law, provisions of this plan shall prevail.
3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Redevelopment section, subsection, paragraph, subdivision or clause of this redevelopment ordinance, and such section, subsection, paragraph, subdivision or clause are hereby declared severable.

APPENDICES

Table 1
Existing Land Uses in the Study Area

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