

Area in Need of Redevelopment Investigation

South Avenue Study

City of Plainfield, New Jersey

November 3, 2016

Prepared by



Nishuane Group, LLC, 105 Grove Street, Suite 1 Montclair, NJ 0704

Preliminary Investigation for a Determination of Area in Need of Redevelopment

South Avenue- Netherwood Study

City of Plainfield, New Jersey

November 3, 2016

Prepared for:



Prepared by:

Michele Delisfort, PP, AICP
New Jersey Professional Planner
(PP) License#: 33LI00615500



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

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1.0 INTRODUCTION

Under statutory powers instituted by the State of New Jersey (C.40A:12A-5) and City Council Resolution 296-16 dated August 2016, the City of Plainfield Planning Board authorized a preliminary investigation of parcels along South Avenue located in the Netherwood Transit Oriented Development zone. The subject area is identified as Block 645, Lot 1-28 (701-1021 South Avenue, 417-431 Berkman Street) according to the City's tax records bounded by South Avenue (East), Berkman Street (South), and Netherwood Train Station (North) and NJ TRANSIT rail lines (West). This investigation was prompted by the existence of underutilized vacant structures and the Transit Oriented Development (TOD) designation.

HISTORY

South Avenue is one of the oldest streets within the City. The architecture of the houses are reminiscent of late 19th and early 20th century styles which complement the neighboring Netherwood historic district in addition to the landmarks such as the Netherwood Train Station and Fire House.

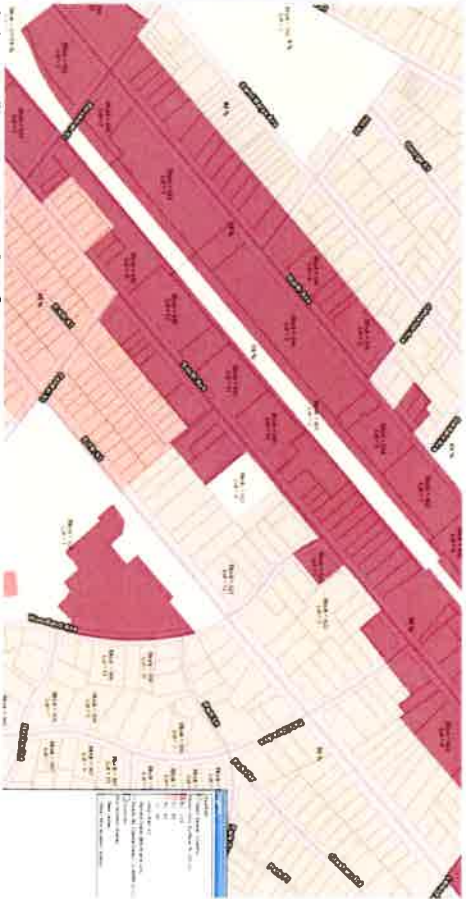
The study area is located along a mixed use corridor which includes residential, commercial and industrial uses. In the early 1900's the corridor was primarily commercial and industrial business consisting of lumber yards and warehouses. One of the most prominent businesses in Plainfield was the J.D Loizeaux Lumber Company, which owned several parcels on along North and South Avenues. In the mid 1900's the area began to transition with additional residential houses surrounding the warehouses and commercial buildings. The corridor has seen little changes until 2015 when the Family Dollar replaced an old warehouse.

METHODOLOGY

Several site visits to the study area and the surrounding neighborhood were conducted in order to observe the existing conditions of the area.



Picture 1: Existing view



Map 2: Impervious Surface Coverage Map

A photo survey of the study area was completed in order to illustrate and inventory the structural/physical issues of the study area (See appendices). Additionally, in preparation of the analysis, the following records and documents were reviewed:

- Official tax maps of the City Plainfield;
- Tax records for the properties located within the study area;
- City of Plainfield Master Plan & re-examination report;

- City of Plainfield Zoning Map and land use ordinance;
- Plan for South Avenue Gateway Development Plan;
- TODN-Netherwood Ordinance;
- Historic data regarding police, fire and municipal violations issued for properties located within the study area; and
- Ownership and sales information for the properties located within the study area.

Subsequently, City staff was contacted to provide additional information on each parcel regarding violations, property taxes, recent permit requests, zoning, land uses, property values, etc. Furthermore, information from the Plainfield Public Library and the State Historic Preservation office ~~was~~ utilized to better understand the historic background of the study area. To this end, the report is a collection of the findings based on the research conducted.

1.1 STUDY AUTHORIZATION

On August 15, 2016, City Council issued a resolution authorizing the Planning Board to undertake an area investigation of Block 645, Lots 1-28 to determine if the area is "in need of redevelopment" in accordance to criteria cited in the Local Housing & Redevelopment Law (LRHL).

This report is written pursuant to Section 6 of the LRHL (NJS.A 40-12A-6) that requires the following:

1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5)... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.

2. (1) Before proceeding to public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map a statement setting forth the basis of the investigation

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

1.2 SCOPE OF STUDY

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

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

1.3 REDEVELOPMENT PROCESS

According to the Redevelopment Handbook, "A Guide to Rebuilding New Jersey's Communities", redevelopment is defined as, "A process to rebuild or restore an are in a measurable state of decline, disinvestment, or abandonment. A particular parcel or area qualifies for redevelopment if it meets at least one criterion listed in Section 3.0 of this report.

Redevelopment Objectives

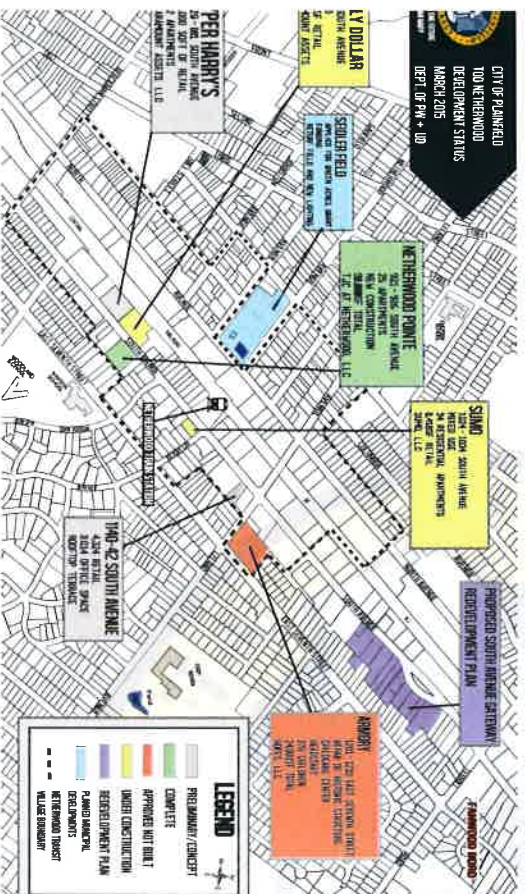
The renewal activities of the study area should be undertaken in conformity with, and should be designed to meet the following objectives of an

area investigations: *not*

- To improve the functional and physical layout of the project area for contemplated new development and the removal of impediments to land deposition.
- To provide redevelopment that minimizes the need to relocate residents or businesses.
- To create new employment/or housing opportunities for residents.
- To enhance the goals and objectives of the Transit Oriented Development zone.
- To coordinate redevelopment activities that mitigate and eradicate blighted conditions.

Redevelopment Process

The LRHL essentially provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an “area in need of redevelopment,” study; preparing and adopting redevelopment plans; and implementing redevelopment projects. Generally



Map 1: City of Plainfield TOD Netherwood Development Status Map

speaking, the LRHL is a planning and financial tool that when an area meets the specific criteria, the area can be overlain with specific zoning and other incentives to stimulate the areas redevelopment or rehabilitation. More specifically, a redevelopment designation allows the municipality to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;
3. Acquire property;
4. Lease or convey property without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

As such, the City can utilize the powers granted to municipalities under the LRHL to improve the existing conditions at the study area.

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

1.4 REPORT SECTIONS

This Report contains five sections: Introduction, Description of Study Area, Statutory Criteria for Development Area Determination, Study Area Evaluation and Conclusion. The second section describes the study area in terms of its location, existing zoning, physical, regulatory, fiscal and environmental conditions. The third section reviews and applies the statutory criteria and sets forth the findings based upon the observed

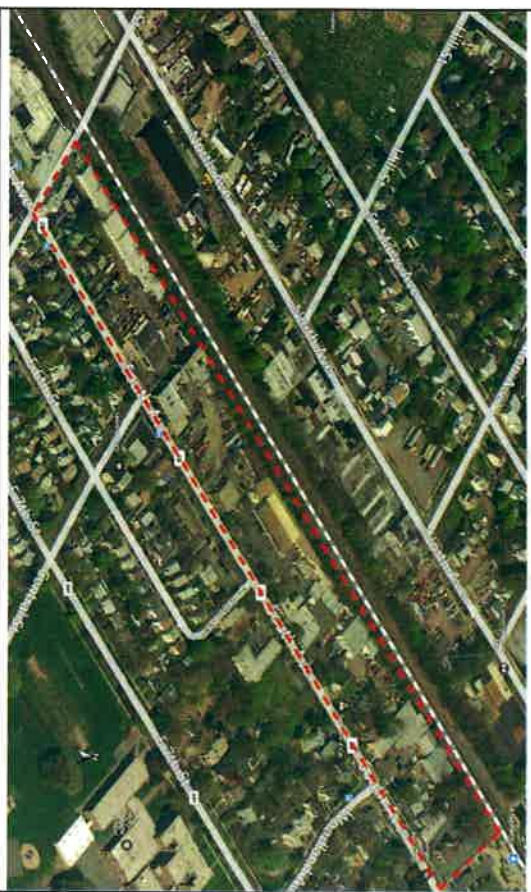
and analyzed characteristics and conditions of the study area. The fourth section provides an overview and evaluation of the properties within the study area, based upon the property tax assessments, field observations, building conditions and photo surveys. The fifth section provides recommendations to the City of Plainfield Planning Board relative to determining the redevelopment needs of the area.

2.0 STUDY AREA CHARACTERISTICS

2.1 LOCATION

According to the 2010 U.S. Census, the study area is comprised of census tracts 39000, block 2001, which has a combined population of 89 people. The study area is located in the eastern portion of the city and occupies an area of approximately 10.2 acres. The boundaries are South Avenue (East), Berkman Street (South), Netherwood Train Station (North) and

Study Area



Map 2: Boundary Map

NJ TRANSIT rail lines (West).

The study area contains 28 parcels and is illustrated in tax maps 34,35, and 36 (See appendices). The report relies upon the Plainfield Tax Assessor's list as the basis for identifying the study area's block and lots as well as ownership information. Tax block and lot numbers for the properties studied in this report are included herein within Table 1.

Table 1: Tax Block and Lot for the Study Area

Block	Lots
645	1-28

2.2 REGIONAL SETTING/TRANSPORTATION

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

2.3 EXISTING ZONING

The zoning of an area indicates uses permitted at a particular property, the ordinance stipulate standards regarding the building height, lot coverage, parking requirements, etc. The zoning ordinance also sets forth standards regarding site design such as lighting, landscaping and architectural standards. Plainfield is currently zoned into 31 separate districts.

The study area is located in the Transit Oriented Development Netherwood

zone (TODN): Trainside Commercial Zone (TCZ).

TSC

Transit Oriented Development Netherwood Zone

The purpose of the TODN zone is to provide the foundation for a complementary mixture of appropriately intensive commercial and high-density residential land uses in close proximity to the Netherwood Train Station. The intent of the TODN zone is to be pedestrian friendly in order to create a symbiotic benefit through the provision of an aesthetically improved, vibrant, Netherwood commercial district for Plainfield residents and visitors. The TODN consolidates most of the existing zones within an irregularly based one-quarter (1/4) miles distance from the Netherwood Train Station. The TODN zone fosters the formation of an active, thriving area buffered from surrounding lower density residential uses.

Trainside Commercial Zone

Block 645, Lots 1-28 exists within the TSC sub-district. The zone is intended to be the primary commercial and mixed-use area for the TODN district. The TCZ zone extends the entire length of the railroad including the North Ave and South Ave borders of the train station. Note that pedestrian traffic will be strongest in this zone. Permitted uses in TCZ include mixed-use structures, apartments, child-care centers, retail sales, personal service establishments, offices, art studios, art galleries, museums, restaurants, taverns, night clubs, banks (with drive-through facilities), banks (excluding drive-through facility), health and fitness clubs, theaters, hotels, banquet halls, parking lots, parking structures, laundromats, funeral homes, wireless communication facilities, fraternal organizations, open spaces, and electric vehicles charging stations. Any uses other than those uses mentioned are not permitted. The zoning ordinance requires a minimum lot area of 20,00 square feet. The minimum lot width and minimum frontage is 100 feet. The permitted front and side yard setback is 5 feet, combined side yard setbacks are 10 feet and the rear yard setback is 75 feet.

The maximum floor area ratio is 1.5. The maximum permitted building coverage is 40% and the maximum total lot coverage is 90%. All buildings should be built to a minimum of 3 stories and maximum of 4 stories. The maximum building height is 56 feet.

2.4 RELEVANT PLANNING STUDIES

Master Plan

The 2009 Land Use Plan Element of the Master Plan sets forth the goals and objectives to guide future development in the City. Specific to the context of the investigation area, certain goals and objectives that support the redevelopment study are as follows:

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.

Policy 2.3 - Residential Density. Residential redevelopment should be of a scale that promotes increased neighborhood densities in the TOD areas while reinforcing existing neighborhood character in areas outside of designated TOD areas in accordance with the LUO.

Objective 5: The city should promote a diverse and strong economy with opportunities for employment over a range of occupational classifications.

Policy 5.1 - Business Retention, Expansion and Growth. The city should support the retention and expansion of existing businesses consistent with the land use ordinance and provide new areas

for growth. These efforts should be undertaken within existing commercial corridors, the various Neighborhood Commercial zones throughout the city, and where designated, in TOD areas, and areas along the Raritan Valley Line which connect them, so to enhance economic opportunity through the introduction of a range of permitted commercial uses.

Objective 20: Redevelopment activities undertaken by the city should be consistent with the Master Plan.

Policy 20.1 - Targeted Areas. Redevelopment initiatives should be employed throughout the city in areas manifesting conditions suggestive of economic and physical deterioration consistent with the criteria established under the LRHL and deemed appropriate for redevelopment by this master plan (N.J.S.A. 40A:12A-1 et seq.).

South Avenue Gateway Development Plan

In 2014, Plainfield developed the South Avenue Gateway Redevelopment Plan. The Plan establishes a new residential anchor, which would accommodate growth to support new and existing retail, restaurants and open spaces, in addition to promoting walk-ability to Plainfield's Netherwood Station and the Fanwood Borough Station. Though this redevelopment area is not located in the TODN zone, it supports the planning rationale promoted by the designation. Additionally, the current study area is located in close proximity to the South Avenue gateway Redevelopment Area.

2.5 URBAN ENTERPRISE ZONE & SMART GROWTH CLASSIFICATION

UEZ Classification

The study area is located within one of 32 designated Urban Enterprise Zones (UEZ) in the state of New Jersey. (Business located within a UEZ are provided benefits such as reduced sales tax, tax free purchases on

certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA, subsidized unemployment insurance costs for certain employees, energy sales tax exemption, and tax options. Tax options consist of up to \$1,500 for new permanent full time employee hired or up to 8% corporate business tax credits on qualified investments.)

Smart Growth Area Classification

The Smart Growth commonly refers to growth that serves the environment, the economy, and the community equally. It attempts to concentrate development into already-existing communities when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area. They are designated by the Department of State, Office for Planning Advocacy, from spatial data relating to the NJ State Development and Redevelopment plan, and several other master plans. The City of Plainfield is located in the smart growth boundary for a Metropolitan Planning Area. This area includes a variety of municipalities that range from a large urban centers to 19th century towns shaped by commuter rail. The communities in the area have strong ties to major metropolitan centers- New York/Newark/Jersey City Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.

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

1. Mixed land uses;
2. Take advantage of existing communities assets;
3. Foster walkable neighborhoods;
4. Create a range of housing opportunities and choices;
5. Promote distinctive, attractive communities with a strong sense of place;
6. Preserve open space, farmland and critical environmental area;
7. Strengthen and encourage growth in existing communities;

8. Provide a variety of transportation choices;
9. Make development decisions predictable, fair, and cost effective; and
10. Encourage citizen and stakeholder participation in development decisions.

Map 2 contains an illustration of attributes in the study area that represent Smart Growth principles. The map highlights local community facilities and transportation options within a quarter mile radius or a five-minute walk. Additionally, the map displays the City's new and proposed development, which are in close proximity to the study area.

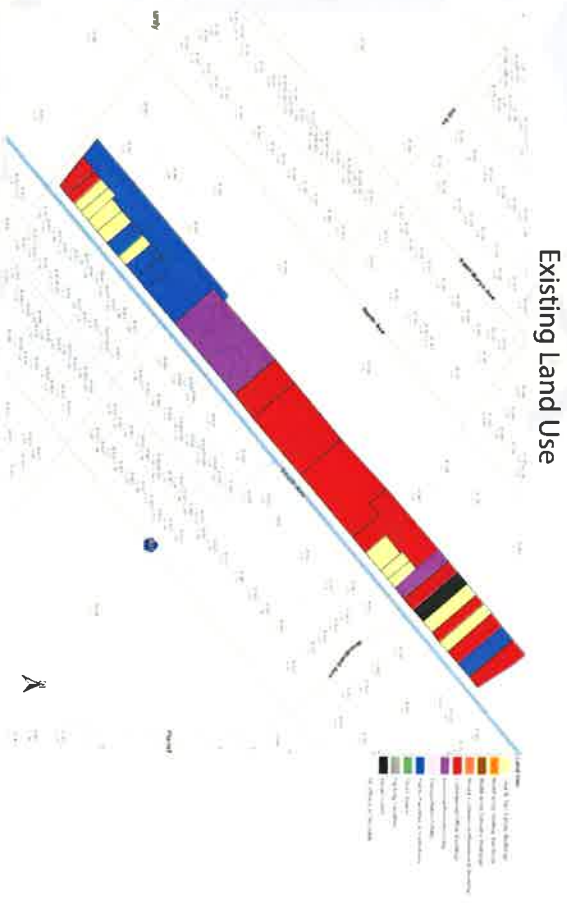


Map 2: Study Area Assets Map

2.6 EXISTING LAND USES

This section tabulates the existing zoning of the parcels in the study area. It is accompanied by a land use map illustrating the location of existing residential, commercial and industrial parcels as well as those lands that are vacant and set aside for municipal use. The importance of this section is to understand the classification for the area and compare it to what is actually present on the lot which is determined during the site visits.

Table 2 includes individual block and lots, street addresses, and existing land uses in the study area. The information below was obtained from the City of Plainfield's tax records.



Map 3: Existing Land Use Map

Table 2: Existing Land Uses in th Study Area

Block	Lot	Address	Existing Land Use
645	1	701-703 South Avenue	Commercial
	2	705-707 South Avenue	Commercial
	3	709-711 South Avenue	Residential
	4	713-715 South Avenue	Residential
	5	717-719 South Avenue	Residential
	6	721-723 South Avenue	Residential
	7	725-729 South Avenue	Exempt Public Property
	8	731-733 South Avenue	Residential
	9	735-737 South Avenue	Exempt Public Property
	10	739-741 South Avenue	Exempt Public Property
	11	743-755 South Avenue	Exempt Public Property
	12	757-819 South Avenue	Industrial
	13	821-827 South Avenue	Commercial
	14	829-881 South Avenue	Commercial
	15	889-925 South Avenue	Commercial
	16	927-931 South Avenue	Commercial
	17	933-935 South Avenue	Residential
	18	937 South Avenue	Residential
	19	939-941 South Avenue	Residential
	20	943-945 South Avenue	Industrial
	21	947-949 South Avenue	Commercial
	22	951-953 South Avenue	Commercial
	23	1001-1005 South Avenue	Residential
	24	1007 South Avenue	Commercial
	25	1009 South Avenue	Residential
	26	1011-1013 South Avenue	Commercial

Block	Lot	Address	Existing Land Use
	27	1015-1017 South Avenue	Exempt Public Property
	28	1019-1021 South Avenue	Commercial

2.7 MUNICIPAL, FIRE AND POLICE ACTIONS

Municipal records were requested from the municipal divisions regarding permit applications and approvals, property management and building code violations for the study area. Research conducted reveals the following municipal actions in the study area:

Planning Division

On September 8, 2016, the City Planning Division reported brownfield sites located in the study area, which area shown in table 3. The table represents sites listed on the City's Brownfield Inventory.

Table 3: Brownfield Sites

Block	Lot	Address	Note
645	15	839-925 South Avenue	Potential brownfield location. Site was previously use for an automobile repairers and supplies from 1914-1917.
645	7, 9, 10, 11	All Public Works Parcel	Identified as an Area of Concern (AOC) by Excel Environmental Resource, Inc. in 2009.

Zoning Board of Adjustments and Planning Board Applications

Zoning Board of Adjustments and Planning Board Applications

The following is a table containing the land use boards permits application approvals and denials over the last two years for parcels within the study area. The actions of the Planning Board and Zoning Board of Adjustments demonstrates that the decisions support the redevelopment vision of the City, its residents and stakeholders- to promote land uses that generate

economic activity, caters to the needs of residents in the immediate and surrounding area and promotes adaptive reuse of abandoned and underutilized structures.

Table 4: Land Use Boards Applications

Block, Lot	Address	Land Use Board/ Year of Appearance	Application #	Proposal
645, 15	911 South Avenue	Planning Board, 2014	PB-14-17	Preliminary and final site plan approval to partially demolish and convert a vacant building previously used for selling, warehousing, and distributing automotive parts to a retail store.
645, 15	839-925 South Ave			
645, 14-15	829-925 South Avenue	Planning Board, 2014	PB-14-17	Family Dollar review of facade
				Certification of Non-conformity for a continuation of a retail use in the TODN-TSC zone.

Tax Collector

On September 8, 2016, the City Tax Collector reported the following parcels showed outstanding taxes.

Table 5: Outstanding Tax Balances

Block, Lot	Address	Outstanding Balance
645, 13	821-827 South Avenue	\$68.81
645, 15	943-945 South Avenue	\$76.28

1 or 911 South Ave?
839-925 South Ave

Block, Lot	Address	Outstanding Balance
645, 21	947-949 South Avenue	\$75.23
645, 22	951-953 South Avenue	\$12.46
645, 26	1011-1013 South Avenue	\$105.51

Engineering Division

On October 5, 2016, the City Engineering Division reviewed the conditions of the right of way for the above referenced area consisting of properties in Block 645, Lots 1-28, generally located along the north side of South Avenue between Berckman Street and mid-block between Woodland Avenue and Belvidere Avenue:

- The right of way on the north side of South Avenue consists of curbs, sidewalks, and driveway aprons, mature street trees, and utilities.
- South Avenue is a paved roadway in fair condition.
- The concrete curbs and sidewalks between Berckman Avenue and Central Street are in fair condition with some cracked and spalling concrete and missing sections of concrete curb.
- The section between Central Street and Woodland Avenue has concrete curbs and sidewalks in fair to good condition.
- There is a section in front of the newly renovated Family Dollar store has newly constructed concrete curbs, sidewalks and driveway aprons.

Fire Division

The Division provided no reports for this study.

Plainfield Police Division

The Division provided no reports for this study.

Plainfield Municipal Utilities Authority (PMUA)

On September 14, 2016, PMUA conducted an inspection and after reviewing the properties listed with the study area boundaries, concluded that the sanitary sewer mains in the study area are in good condition,

about 80 years old and are of terracotta clay.

Division of Inspection

On September 15, 2015, the City's Inspection Division provided findings for the properties with violations between January 2014 to September 2016.

Table 6: Property Inspection Violations

Block, Lot	Address	Violation	Date
645, 24	1007 South Avenue	Front yard parking	6/16/14
645, 13	823-925 South Avenue	Overgrown landscaping	5/15/14
645, 14	829-881 South Avenue	Trash, debris, litter and rubbish on premises	1/14/14
645, 14	829-881 South Avenue	Graffiti on structure wall	1/9/14
645, 14	829-881 South Avenue	Overgrown landscaping	5/28/15
645, 14	829-881 South Avenue	Unsanitary conditions in the interior of the house. Damage/missing window sash cords.	2/18/16
645, 12	757-819 South Avenue	Overgrown landscaping	5/6/16
645, 12	757-819 South Avenue	Overgrown landscaping	5/28/16
645, 6	723 South Avenue	Basement has a broken sewer pipe	12/7/14
645, 6	723 South Avenue	Trash, debris, litter and rubbish on premises	1/14/14

Block, Lot	Address	Violation	Date
645, 6	721-723 South Avenue	Trash, debris, litter and rubbish on premises. Basement has water damage. Obstructions on front porch. Driveway and sidewalk in need of repair.	12/8/15
645, 4	713-715 South Avenue	Trash, debris, litter and rubbish on premises.	4/13/15
645, 3	709-711 South Avenue	Overgrown landscaping	7/23/15
645, 6	721-723 South Avenue	Trash, debris, litter and rubbish on premises.	1/14/14

3.0 LRHL STATUTORY

CHARACTERISTICS

Criteria for Area In Need of Redevelopment

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

criteria:

1. **“Criteria A.”** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
2. **“Criteria B.”** The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. **“Criteria C.”** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
4. **“Criteria D.”** Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
5. **“Criteria E.”** A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
6. **“Criteria F.”** Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
7. **“Criteria G.”** In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
8. **“Criteria H.”** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or

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

3.1 APPLICATION OF STATUTORY CRITERIA

The finding that an area is in need of redevelopment is an area wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration that physical deterioration by the presence of improvements, which are dilapidated, obsolete and faulty in term of arrangement, lack of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals for welfare of the community.

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

4.0 STUDY AREA EVALUATION

4.1 STUDY APPROACH

Nishuane Group, LLC conducted numerous site visits and prepared a photo survey of the structures to establish existing conditions, land uses and external property conditions. The firm reviewed relevant plans and municipal documents (i.e. City of Plainfield’s Master Plan, City of

Plainfield’s Land Use Regulations, South Avenue Gateway Redevelopment Plan and City Council Resolution.) related to the study area. Various departments (i.e. Planning Division, Division of Inspections, Tax Collector, Engineering Division, Fire Division, Police Division, PMUA, and Division of Inspection) within the municipality were contacted to provide reports on the parcels in the study area. The information retrieved by the firm allowed planners to appropriately evaluate the conditions of the parcels for consideration of an “Area in Need of Redevelopment”.

4.2 PROPERTY EVALUATION

Property Improvement Evaluation

Below is an evaluation of the study areas property assessment. The table contains the information taken from the City’s tax records which includes properties building descriptions, land values, property improvement cost, the values of the properties, the overall improvement ratios and the sales prices.

Properties with improvements values that are equal or less than the land value generates normal economic productivity. Properties where the land is worth more than the improvements often indicate that the improvements are old, obsolete and/or deteriorated so that they depreciate, rather than appreciate, in value as would be the case with economically productive properties.

Table 7 is an indicator of the general improvement values for the residential, industrial and commercial structures. The highlighted columns point out the parcels with an improvement ratio under .30. Two out of the five parcels which were selected are owned by the municipality. These parcels are used by the Public Works Division for storage and/or parking. The remaining parcels are either vacant land used for parking or a vacant structure. All five parcels display visible signs that they lack property maintenance and should be revitalized to match the existing condition of the corridor.

Table 7: Study Area Property Information

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
645	1	701-703 South Avenue	2SCB&2SF1G8A&1F	37.5X128.02 IRR	29700	150300	180000	.85	875000
645	2	705-707 South Avenue	2SCB	37.5X125	24400	101900	126300	.81	259000
645	3	709-711 South Avenue	2SF1G 2F	37.5X125	23100	52400	75500	.69	164894
645	4	713-715 South Avenue	2SF	37.5X125	24400	41100	65500	.62	61000
645	5	717-719 South Avenue	2SF	50X110	31200	42100	73300	.57	17500
645	6	721-723 South Avenue	2.5SF 4F	53X110 SEWER RW	32100	99400	131500	.76	295000
645	7	725-729 South Avenue	VACANT LAND	60X110	34300	0	34300	0	9900
645	8	731-733 South Avenue	2SF2G	40X110	25000	52500	77500	.68	200000
645	9	735-737 South Avenue	1SCB STORAGE	55X110	34300	19300	53600	.36	0
645	10	739-741 South Avenue	VACANT LAND	49.5X110	30600	0	30600	0	0
645	11	743-755 South Avenue	1SCB STORAGE	153X200 IRR	168000	604000	772000	.78	0
645	12	757-819 South Avenue	3SB PLUS OTHERS	320.7X194.9 IRR	202500	282600	485100	.58	100
645	13	821-827 South Avenue	2SS	101.75X185	80600	69400	150000	.46	313653
645	14	829-881 South Avenue	2SF&2SCB	1.06 AC	102800	31400	134200	.23	550000
645	15	839-925 South Avenue	2SS&1SCB	.99 ACRE	214300	321400	535700	.60	10
645	16	927-931 South Avenue	2SCB	71X200 IRR	127400	170700	298100	.57	1
645	17	933-935 South Avenue	2SF 2F	79.30X94	49500	48400	97900	.49	1
645	18	937 South Avenue	1.5SF	38X100	30400	39800	70200	.57	160000
645	19	939-941 South Avenue	1.5SF	38X100	30400	37400	67800	.55	69000
645	20	943-945 South Avenue	1SCB	50X200	54400	111900	166300	.67	675000
645	21	947-949 South Avenue	1SCB	50X200	54400	109600	164000	.67	0
645	22	951-953 South Avenue	1SCB STORAGE	50X200	27200	0	27200	0	0
645	23	1001-1005 South Avenue	2SF	50X200	54400	27000	81400	.33	0
645	24	1007 South Avenue	1SF2G & 1SCB 1A	40X200	43500	106500	150000	.71	0
645	25	1009 South Avenue	2SF	45X200	49000	27100	76100	.36	25500
645	26	1011-1013 South Avenue	1SCB	55X200	59800	170200	230000	.74	1
645	27	1015-1017 South Avenue	2SB FIRE HOUSE	60X200	65300	149700	215000	.70	0
645	28	1019-1021 South Avenue	FENCE & PAVING	46X200 IRR	56600	6000	62600	.1	1

**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 701-703 South Avenue
BLOCK: 645 LOT: 1****PROPERTY DESCRIPTION**

Two story mixed use building. Garage located in the front of building. Storefront present. The lot size is 4800.75 sq ft. Built in 1913. Owner resides at location.

SITE ISSUES

Poor signage for storefront business. Minor façade improvements needed.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

Parcel is located in close proximity to the train station and local bus stop. Site is in need of minor façade and storefront improvement. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 705-707 South Avenue
BLOCK: 645 LOT: 2****PROPERTY DESCRIPTION**

Two story commercial concrete block building. Structure is located in the rear of the lot. The front of the lot is used for tire repair and storage. The lot size is 4687.5 sq ft.

SITE ISSUES

Tires and signage are an obstruction on the sidewalks. Structure is in the rear of the building which cause a significant disruption along the street wall for the corridor.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The layout of the lot is unattractive and should be reconfigured to complement the characteristics of the neighborhood. The parcel is in close proximity to public transportation in addition to a variety of housing types. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE**

**ADDRESS: 709-711 South Avenue
BLOCK: 645 LOT: 3**

PROPERTY DESCRIPTION

Two story, two-family residential structure. One garage. Built in 1895. The lot size is 4687.5 sq ft. Owner occupied.

SITE ISSUES

Minor exterior facade improvement needed (i.e. painting, etc).

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The house is in need of minor repairs along the siding. The parcel is located in a transit oriented development district and surrounded by public transportation options. It promotes walkability and pedestrian activity. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 713-715 South Avenue
BLOCK: 645 LOT: 4****PROPERTY DESCRIPTION**

Owner occupied two story, one family house. Built in 1897. The lot size is 4687.5 sq ft.

SITE ISSUES

No exterior issues present.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The parcel is located in a TOD zone and surrounded by a regional bus route. The area promotes walk-ability and consist of a variety of housing options. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 717-719 South Avenue
BLOCK: 645 LOT: 5****PROPERTY DESCRIPTION**

Two story, one family house. Built in 1897. The lot size is 5,500 sq ft. Owner resides at location.

SITE ISSUES

Lattice located at the bottom of the enclosed front porch in need of repair. Trash cans in the front of the house.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The property is in need of minor improvements to the side of the house. The site promotes smart growth principles due to its close proximity to local schools, public transportation and open space. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 721-723 South Avenue
BLOCK: 645 LOT: 6****PROPERTY DESCRIPTION**

Two story, four family house. The lot size is 5,830 sq ft. Built in 1897.

SITE ISSUES

Trash cans in the front of the house. Fence in need of repair.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

Property is in need of minor repairs of the siding and fence. The site promotes smart growth principles due to its close proximity to local schools, public transportation and open space. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 725-729 South Avenue
BLOCK: 645 LOT: 7****PROPERTY DESCRIPTION**

Municipal owned- Public Works Division. Vacant land. The lot size is 6,600 sq ft.

SITE ISSUES

Used for Public Works vehicle parking. No structure on lot. Poor screening-current screen is unattractive.

SATISFIES LRHL CRITERIA

C: Municipal owned, vacant land.

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site is underutilized and should complement the characteristics of the surrounding parcels. The parcel has a 90% impervious surface coverage. Site in need of landscaping at the front property line to create a natural screen and buffer between the parcel and the public right of way. This parcel should be included in the redevelopment area.



TRAINSIDE COMMERCIAL ZONE

**ADDRESS: 731-733 South Avenue
BLOCK: 645 LOT: 8**

PROPERTY DESCRIPTION

Two story, colonial style, one family house with two car garage. The lot size is 4,400 sq ft. Built in 1912. Owner-occupied.

SITE ISSUES

Lattice in need of repair and foundation in need of painting.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

Property is in need of minor repairs (siding and fence). The site promotes smart growth principles due to its close proximity to local schools, public transportation and open space. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 735-737 South Avenue
BLOCK: 645 LOT: 9****PROPERTY DESCRIPTION**

Municipally owned lot- Public Works Division. One-story concrete brick storage building located in the rear of lot. Built in 1960. The lot size is 6,050 sq ft.

SITE ISSUES

Used for Public Works vehicle parking and supplies storage. Poor screening current screen is unattractive.

SATISFIES LRHL CRITERIA

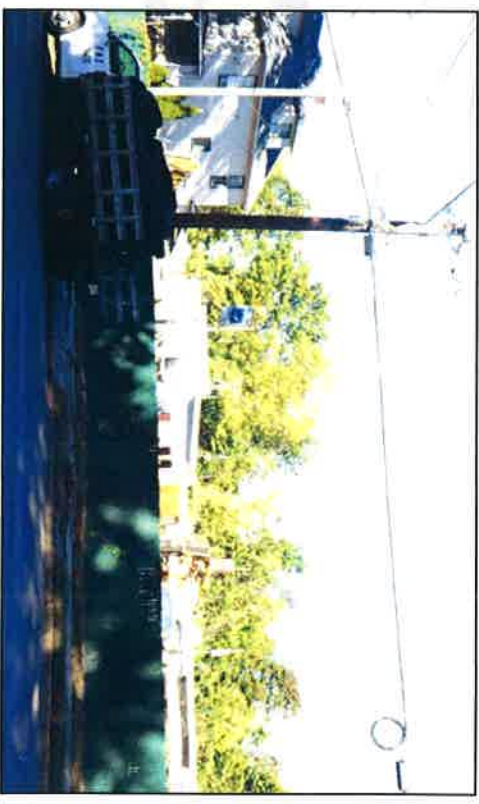
C: Municipal-owned, vacant land. Storage building is an accessory use. Primarily used for Public Works parking.

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site is underutilized and should match the characteristics of the surrounding parcels. The site has a 90% impervious surface coverage. Site is in need of landscaping around the front property line to create a natural screen and buffer between the property and the public right of way. Due to its close proximity public transportation and variety of housing choices, the site should be considered a redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 739-741 South Avenue
BLOCK: 645 LOT: 10****PROPERTY DESCRIPTION**

Municipal owned- Public Works Division. Vacant land. The lot size is 5,445 sq ft.

SITE ISSUES

Used for Public Works vehicle parking and supplies storage. Poor screening- current screen is unattractive.

SATISFIES LRHL CRITERIA

C: Municipal-owned, vacant land. Primarily used for Public Works parking.

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site is underutilized and should complement the characteristics of the surrounding parcels. The site has a 90% impervious surface coverage. Site is in need of landscaping around the front property line to create a natural screen and buffer between the property and the public right of way. The site is in close proximity to community facilities and public transportation. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 743-755 South Avenue
BLOCK: 645 LOT: 11****PROPERTY DESCRIPTION**

Municipally owned - Public Works Division. Garage and storage building built in 1950. The lot size is 30,600 sq ft.

SITE ISSUES

Used for servicing Public Works vehicle and parking.

SATISFIES LRHL CRITERIA

C: Municipal-owned, vacant land. Storage building is an accessory use. Primarily used for Public Works parking.

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site is underutilized and should match the characteristics of the surrounding parcels. The site has a 90% impervious surface coverage. Site in need of landscaping around the front property line to create a natural screen and buffer between the property and the public right of way. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 757-819 South Avenue
BLOCK: 645 LOT: 12****PROPERTY DESCRIPTION**

Three-story industrial building. Built in 1920. The lot size is 62,504.43 sq ft.

SITE ISSUES

Multiple service and industrial uses on lot. Large lot which consists of mostly parking.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site has excessive parking and should develop the site to make it more efficient or provide open public space for the community. The parcel is in close proximity to child care facilities and schools that would benefit from proper utilization of the site to accommodate community needs and promote walkability. This parcel should be included in the redevelopment area.

be developed?



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 821-927 South Avenue
BLOCK: 645 LOT: 13****PROPERTY DESCRIPTION**

Two story structural steel commercial building. Built in 1925. The lot size is 18,823.75 sq ft. Art Deco façade.

SITE ISSUES

Building appears to be vacant due to "For Rent" sign in the first and second floor windows.

SATISFIES LRHL CRITERIA

B: Discontinuance of commercial use.

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

In the early 1900's the building was owned by a prominent Plainfield industrial company, J.D. Loizeaux Lumber Company, and should be taken into account when rehabilitating this site. The structure is currently for rent and has potential to enhance the TOD designation and economic development along the corridor. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 829-881 South Avenue
BLOCK: 645 LOT: 14****PROPERTY DESCRIPTION**

Two story commercial building. Built in 1920. The lot size is 1.06 acres.

SITE ISSUES

Building appears to be vacant due to "For Sale" sign and blocked driveway entrances.

SATISFIES LRHL CRITERIA

B: Discontinuance of commercial use.

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site is currently vacant and in need of tenancy. The area is prime for mixed-use development that caters to the needs of the TOD. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 883-925 South Avenue
BLOCK: 645 LOT: 15****PROPERTY DESCRIPTION**

Two-story commercial building. Built in 1925. The lot size is .99 acres.

SITE ISSUES

Exposed wires. Excessive blank wall on a main street.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site was recently renovated and promotes economic activity along the South Avenue corridor. The parcel is surrounded by a variety of housing options in addition to public transportation. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 927-931 South Avenue
BLOCK: 645 LOT: 16****PROPERTY DESCRIPTION**

Two story commercial building. Built in 1960. The lot size is 14,200 sq ft.

SITE ISSUES

Multiple uses on parcel. Excessive parking.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site has excessive parking and should be developed to make it more efficient or provide open public space for the community. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 933-935 South Avenue
BLOCK: 645 LOT: 17****PROPERTY DESCRIPTION**

Two family house. Two story Victorian vernacular house. Built in 1898. The lot size is 7,454.2 sq ft.

SITE ISSUES

Wood shingles are in need of repair. Foundation in need of repair. 1st floor siding paint required.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

House is in good condition. Has most of the original materials. It should be preserved and placed on the local historic directory. Additionally, the parcel is surround by commercial activity, open space and community facilities. As a result it promotes walkability and should be included in the redevelopment area.



TRAINSIDE COMMERCIAL ZONE

**ADDRESS: 937 South Avenue
BLOCK: 645 LOT: 18**

PROPERTY DESCRIPTION

One and a half story one-family structure. Built in 1922. The lot size is 3,800 sq ft.

SITE ISSUES

Lattice needs to be repaired and gutters cleaned.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

Surrounded by community facilities, open space and public transportation. As a result this site should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 939-941 South Avenue
BLOCK: 645 LOT: 19****PROPERTY DESCRIPTION**

One-family, one and a half story building. Built in 1922. The lot size is 3,800 sq ft.

SITE ISSUES

No exterior issues present.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

Surrounded by community facilities, open space and public transportation. As a result this site should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 943-945 South Avenue
BLOCK: 645 LOT: 20****PROPERTY DESCRIPTION**

One industrial building. Built in 1945. The lot size is 10,000 sq ft.

SITE ISSUES

Parking located in the front of the building. Limited natural lighting/windows.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

Screening or buffering of parking in the front yard. The sidewalk utilized as driveway apron. Site should be re-designed for pedestrian safety and improved circulation. The site is conducive to economic activity and is surrounded by public transportation as a result this site should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 947-949 South Avenue
BLOCK: 645 LOT: 21****PROPERTY DESCRIPTION**

One-story commercial buildings. Built in 1940. The lot size is 10,000 sq ft.

SITE ISSUES

Front yard parking.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

Lot has 90% impervious coverage. The layout of the parcel should be improved and include screening and/or landscaping for parking. The site promotes economic activity. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 951-953 South Avenue
BLOCK: 645 LOT: 22****PROPERTY DESCRIPTION**

One-story industrial building. The lot size is 10,000 sq. ft.

SITE ISSUES

Front yard parking. Structure on lot appears to be a commercial garage. Unclear of use.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site is underutilized and should match the characteristics of the surrounding parcels. The site has a 90% impervious surface coverage. Site in need of landscaping around the front property line to create a natural screen and buffer between the property and the public right of way. The site is in close proximity to community facilities and public transportation. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 1001-1005 South Avenue
BLOCK: 645 LOT: 23****PROPERTY DESCRIPTION**

Two-story one family house. Built in 1897. The lot size is 10,000 sq. ft.

SITE ISSUES

Lot contains a garage for large container trucks.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site promotes smart growth principles due to its close proximity to local schools, public transportation and open space. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 1007 South Avenue
BLOCK: 645 LOT: 24****PROPERTY DESCRIPTION**

One-story commercial building with two garages. Built in 1965. The lot size is 8,000 sq. ft.

SITE ISSUES

No exterior issues present.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site promotes smart growth principles due to its close proximity to local schools, public transportation and open space. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 1009 South Avenue
BLOCK: 645 LOT: 25****PROPERTY DESCRIPTION**

Two-story one family house. Built in 1922. The lot size is 9,000 sq. ft.

SITE ISSUES

Exposed wires on the side of the building.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The site promotes smart growth principles due to its close proximity to local schools, public transportation and open space. This parcel should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 1011-1013 South Avenue
BLOCK: 645 LOT: 26****PROPERTY DESCRIPTION**

One story commercial building. Built in 1960. The lot size is 11,000 sq ft.

SITE ISSUES

No exterior issues present.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

The current site complements TOD land uses and promotes usage of local businesses. The site is surrounded by a variety of housing options and public transportation.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 1015-1017 South Avenue
BLOCK: 645 LOT: 27****PROPERTY DESCRIPTION**

Two-story fire house. Listed on the State's Historic Landmark Registry. Built in 1910. The lot size is 12,000 sq. ft.

SITE ISSUES

No exterior issues present.

SATISFIES LRHL CRITERIA

G: Located in the City's Urban Enterprise Zone.

C. Muvi-twined

H: Smart Growth

RECOMMENDATION

The site should be revitalized and in need of landscaping. The site is in close proximity to commercial uses, public transportation and open space. The fire station should be included in the redevelopment area.



**TRAINSIDE COMMERCIAL
ZONE****ADDRESS: 1019-1021 South Avenue
BLOCK: 645 LOT: 28****PROPERTY DESCRIPTION**

Lot contains fencing and paving. The lot size is 9,200 sq ft.

SITE ISSUES

Site is unattractive - parcel contains building materials. Use is unknown and unclear to determine. Inefficient use of parcel.

SATISFIES LRHL CRITERIA

D: Faulty arrangement and design, deleterious land use and obsolete layout.

G: Located in the City's Urban Enterprise Zone.

H: Smart Growth

RECOMMENDATION

Site has over 90% impervious surface coverage. Extremely underutilized and obsolete. Site should either offer new construction or provide open space. Additionally, the parcel is in need of screening and buffering. It is across from a new development and adjacent to the Netherwood Train Station and historic fire house.



Table 8: Summary of LRHL Statutory Criteria and the Study Area

SITE #	BLOCK	LOT	REDEVELOPMENT							
			Criteria A	Criteria B	Criteria C	Criteria D	Criteria E	Criteria F	Criteria G	Criteria H
1	645	1							X	X
2	645	2							X	X
3	645	3							X	X
4	645	4							X	X
5	645	5							X	X
6	645	6							X	X
7	645	7			X				X	X
8	645	8							X	X
9	645	9			X				X	X
10	645	10			X				X	X
11	645	11			X				X	X
12	645	12							X	X
13	645	13		X					X	X
14	645	14		X					X	X
15	645	15							X	X
16	645	16							X	X
17	645	17							X	X
18	645	18							X	X
19	645	19							X	X
20	645	20							X	X
21	645	21							X	X
22	645	22							X	X
23	645	23							X	X
24	645	24							X	X
25	645	25							X	X
26	645	26							X	X
27	645	27			X				X	X
28	645	28			X				X	X

4.3 FINDINGS

Based upon the analysis of existing conditions within the study area, it can be concluded that the parcels within the study meets some of the LRLH statutory criterion. All parcels are located within the State's designated UEZ area. It is recommended that the Plainfield Planning Board and City Council determine the study area as an area in need of redevelopment based on the findings below.

AREA IN NEED OF REDEVELOPMENT

A None of the properties within the study area are under the "A" Criteria.

B Two parcels within the study area were given the designation under the "B" Criteria, Block 645, Lots 13, 14. The commercial and/or industrial use has been discontinued from the site. The sites are either "For Sale" or "For Rent".

C Block 645, Lots 7, 9-11 are owned by the municipality and are in need of improvements. The parcels current uses are storage facilities, parking lots and/or garages. The parcel layout are obsolete and should be better utilized to benefit development along the corridor.

D The study area includes one parcel that can be classified under the "D" Criteria, Block 645, Lot 28. The "D" Criteria focuses on building and other site improvements as well as addresses how the site functions. Conditions that could lead to a conclusion that a property meets the "D" Criterion includes: lack of sidewalks or pedestrian amenities; outdoor storage, undefined parking area, landscape buffer, excessive building coverage in relation to the ordinance requirements or its relationship to surrounding land uses; land uses that may have an adverse impact on surrounding areas (including industrial uses, junkyards, truck terminals, and automobile repair and servicing facilities within predominantly residential areas); properties with

a brownfield condition (i.e. Groundwater contamination, that are affecting adjoining properties, lack of adequate buffering and screening); and multiple uses that lead to an overcrowded condition. The study area includes the aforementioned parcel with one or more of those descriptions.

E None of the properties within the study area are under the "E" Criteria.

F None of the properties within the study area are under the "F" Criteria.

G This criterion applies to all the parcels included in the study area. Criteria G states, "In municipalities in which an enterprise zone has been designated pursuant to the "NJ Enterprise Zones Act; P.L. 1983, c.303 (c.52:27H-60et. seq.) the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of development. The New Jersey Department of Community Affairs has designated Plainfield as one of the 32 Urban Enterprise Zones.

H This criterion applies to all parcels included in the study area. In 2003, the LHLR was amended to include the smart growth criterion which encourages livable neighborhoods. It is a planning approach that direct new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhanced and rebuilds existing communities. The existing neighborhood, in which the study area is located, has public transportation options, surrounding mixed used

development, open space and neighborhood amenities within walking distance.

5.0 CONCLUSION

The foregoing investigation report has been prepared to determine whether properties within the TODN along South Avenue study area meet the statutory criteria for designating an “area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, PL. 1992, Chapter 79 (“LRHL”). Additionally, there is an emphasis of the Master Plan on revitalization of the Netherwood Train Station for Transit Oriented Development. For the reasons articulated in Section 2.7 and 4.0 of this report relating to physical discontinuance of commercial /industrial uses, obsolete layout, surrounding new development and comprehensive design, it is recommended that the City Council and Planning Board take the action necessary as prescribed by the LRHL to declare the parcels noted within the study area in need of redevelopment. Once declared as an Area in Need of Redevelopment, a redevelopment plan can be prepared and implemented to ensure property utilization and development of property within the study area.