

# AREA IN NEED OF REDEVELOPMENT INVESTIGATION

North Avenue Netherwood Study Area



Prepared for:



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## **1.0 INTRODUCTION**

Under statutory powers institute by the State of New Jersey (C.40A:12A-5) and City Council Resolution 091-16 dated February 8, 2016, the City of Plainfield Planning Board authorized a preliminary investigation of parcels along North Avenue located in the Netherwood Transit Oriented Development zone. The subject area is identified as Block 402, Lot 1-7 (926-1142 North Avenue); Block 344, Lot 1-7 (700-924 North Avenue), and Block 341, Lot 2 (336-346 Johnston Avenue) according to the City's tax records bounded by North Avenue (Northwest), Berckman Street (Southwest), and Leland Avenue (Northeast).. This investigation was prompted by the existence of underutilized vacant structures and the Transit Oriented Development (TOD) designation.

### History

The 2009 Land Use Element noted the study area was primarily industrial. The element described the area as strips of land adjacent to railroad tracts designated for development in an industrial land use pattern. The industrial corridor is located in a flood plain and has been subjected to frequent flooding and property damage. As a result the City invested \$3,000,000 in flood mitigation drainage, roadway and pedestrian infrastructure.

Based on the City of Plainfield Public Library's records and blueprints, it was found that in the 1800s to present; the current study area was occupied by industrial or commercial use (i.e. storage, factories, garage, etc.). The uses for the area were relatively the same as the current uses. The past businesses include Elizabethtown Water Company, U.S. Express, Polskin Brothers Manufacturing, Polskin Sportswear Company, Plainfield Welders & Fabricators; just to name a few. The historic train station of Netherwood was built in 1877 and in 1892, the station house was destroyed in a fire. It was later rebuilt in 1894 and renovated in 1998. In 1984 the train station was placed on the New Jersey State Register of Historic Places and National Register of Historic Places list. The station was designed in the Richardsonian Romanesques-Queen Anne style. The portion of the station located in the Study Area was previously used as a waiting area and ladies room.

### Methodology

The area investigation began with site visits to the study area and the surrounding neighborhood. Photo surveys of the study area and the North Avenue was conduct (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 with the study area;
- Plainfield Master Plan & Re-examination Report;
- Plainfield Zoning Map and Land Use Ordinance;
- South Avenue Gateway Development Plan;
- TODN-Netherwood Ordinance;
- Historic data regarding police, fire and municipal violations issued for properties located within the study area;
- Ownership and sales information for the properties located within the study area

Moreover, city staff was contacted to provide additional information on each parcel regarding violations, property taxes and recent permit requests. Furthermore, the Plainfield Public Library and the State Historic Preservation Office were utilized for the historic background about the study area. This report is a collection of the findings based on the research conducted.

According to the Redevelopment Handbook, "A Guide to Rebuilding New Jersey's Communities", redevelopment is defined as, " A process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandon-

ment.” A particular parcel or area qualifies for redevelopment if it meets at least one criterion listed in Section 5 of the Local Redevelopment and Housing Law (LRHL). These criteria and degree to which the parcels within this study area in Plainfield meet these criteria outlined in detail within 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;

- 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, businesses or industrial concerns.
- To create new employment/or housing opportunities for residents.
- To enhance the goals and objectives of the Transit Oriented Designation.
- To coordinate redevelopment activities to provide uniform attack on blight.

## **1.1 STUDY AUTHORIZATION**

The Plainfield City Council, in Resolution 091-16 dated February 8, 2016 (see Appendices), requested that the Planning Board undertake a preliminary investigation to determine whether the study area identified in the resolution is in need of redevelopment pursuant to the LRHL.

The report is written pursuant to Section 6 of the LRHL (NJSA 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 hearing 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 Area in Need of Investigation Study is designed to explore the need as well as opportunities to revitalize the sites included with the study area through redevelopment projects and involves the following steps:

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



## **Redevelopment Study Area Determination of Need; B:402, L:1-7; B:344, L:1-7 B:341, L: 2**

- Propose findings and recommendations relevant to the determination of the need for development of the study area

### **1.3 REDEVELOPMENT PROCESS**

The LRHL 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 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 area’s 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 follow pursuant to the LRHL. It should be noted that only upon completion of this public process is a municipality able to exercise the powers granted pursuant to the redevelopment statute.

#### Condemnation Redevelopment Areas and Non-condemnation Redevelopment Areas

P.L. 2013, Chapter 159 amended the LRHL to allow two types of redevelopment areas: Condemnation Redevelopment Areas and Non-Condensation Redevelopment Areas. Different notice requirements are required at the initiation of a study for determining whether an area is one in need of redevelopment.

C.40A:12A-6.a. The resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”).

Should this area investigation receive approval from the Planning Board, the resulting redevelopment plan would be a Non-Condensation plan.

## 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, relevant planning studies, existing land uses, property inspection violations, zoning officer determinations, Department of Public Works site investigation, and environmental assessment. The third section reviews and applies the statutory criteria and sets forth the findings based upon the observed and analyzed characteristics and conditions. The fourth section provides an overview and evaluation of the properties within the study area, based upon property tax assessments, field observations and photo survey. The fifth section provides recommendations to the Plainfield Planning Board relative to determining the redevelopment needs of the area.

## DESCRIPTION OF STUDY 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 and 38900, Blocks 2000, 1011 (see Appendix), which has a combined population of 79 persons. The study area is located in the eastern portion of the city and occupies an area of approximately 25.6 acres. The boundaries are North Avenue (Northwest), Berckman Street (Southwest), Leland Avenue (Northeast), and NJ Transit rail lines (Southeast).



Map 1: Boundary Map

The study area contains 15 lots and is illustrated in Tax Maps 10, 13, and 17 (see Appendix). This report relies upon



the Plainfield Tax Assessor's list as the basis for identifying the study area's blocks and lots as well as ownership information. Tax block and lot numbers for the properties studied in this report are included herein within Table 1.

Table 1: Tax Block and Lot for the Study Area

Block	Lots
402	1,2,3,4,5,6,7
344	1,2,3,4,5,6,7
341	2

## **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. Plainfield is bordered by 7 municipalities: Scotch Plains to the northeast; Watchung to the northwest; North Plainfield to the west; Green Brook and Dunellen to the southwest; Piscataway and South Plainfield to the south and; Scotch Plains and Fanwood to the east. The study area is readily accessible from New Jersey State 28 (South Avenue), East Seventh Street and has access to areas north and south via Terrill Road and Leland Avenue. The Netherwood Train Station lies within the study area and is located within a half mile from the Scotch Plains/Fanwood Train Station.

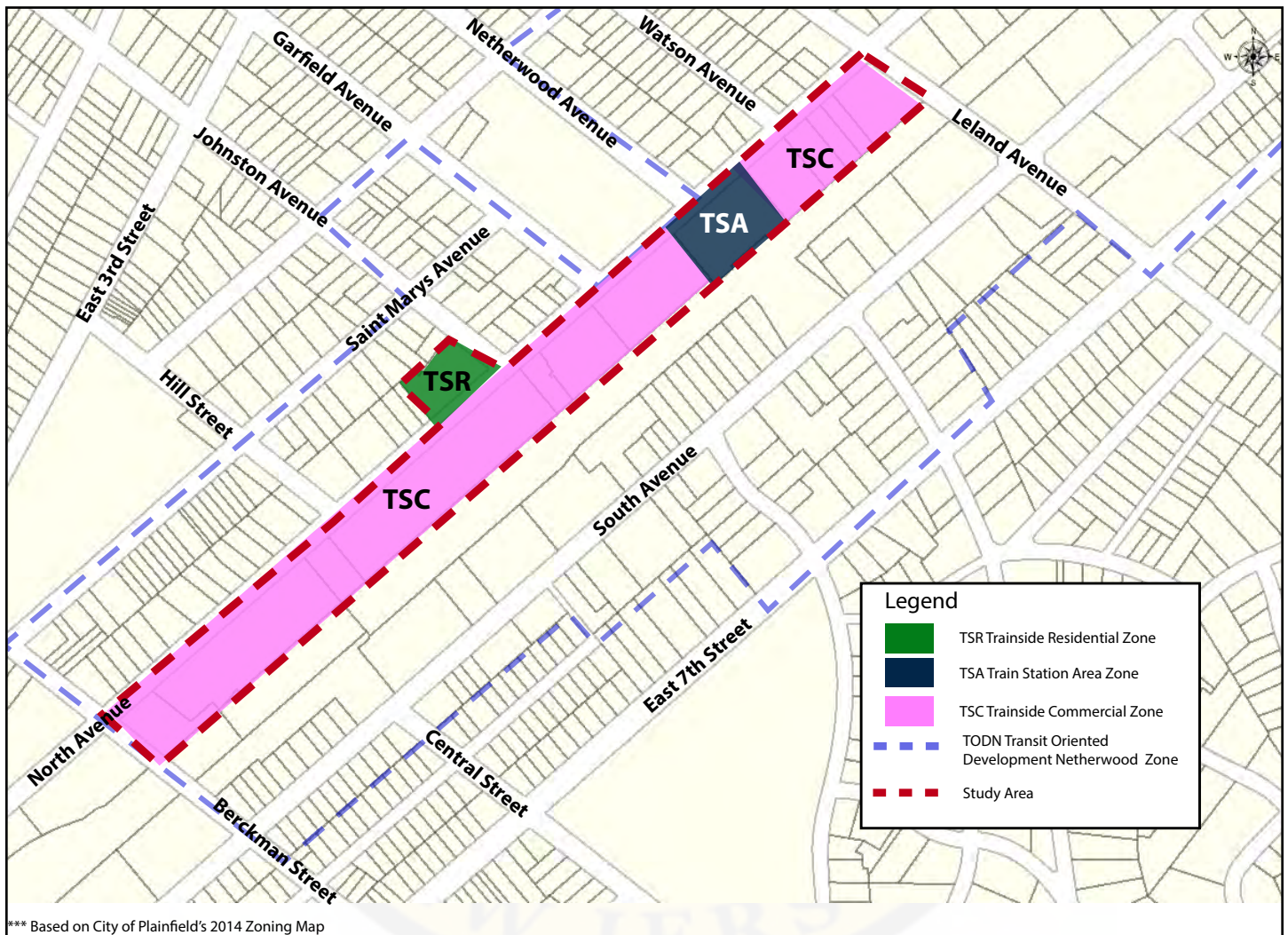
## **2.3 EXISTING ZONING**

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, landscape standards and architectural standards. Plainfield is currently zoned into 31 separate districts.

The study area is located in the Transit Oriented Development Netherwood Zones (TODN) which has seven subdistricts; three of which are included in the study area: Trainside Commercial Zone, Train Station Area Zone, and Trainside Residential Zone.

### **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 TODN Zone intended to be pedestrian friendly 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) mile distance from the Netherwood train station. The TODN Zone fosters formation of an active, thriving area buffered from surrounding lower density residential uses.



Map 2: Study Area Zoning Map



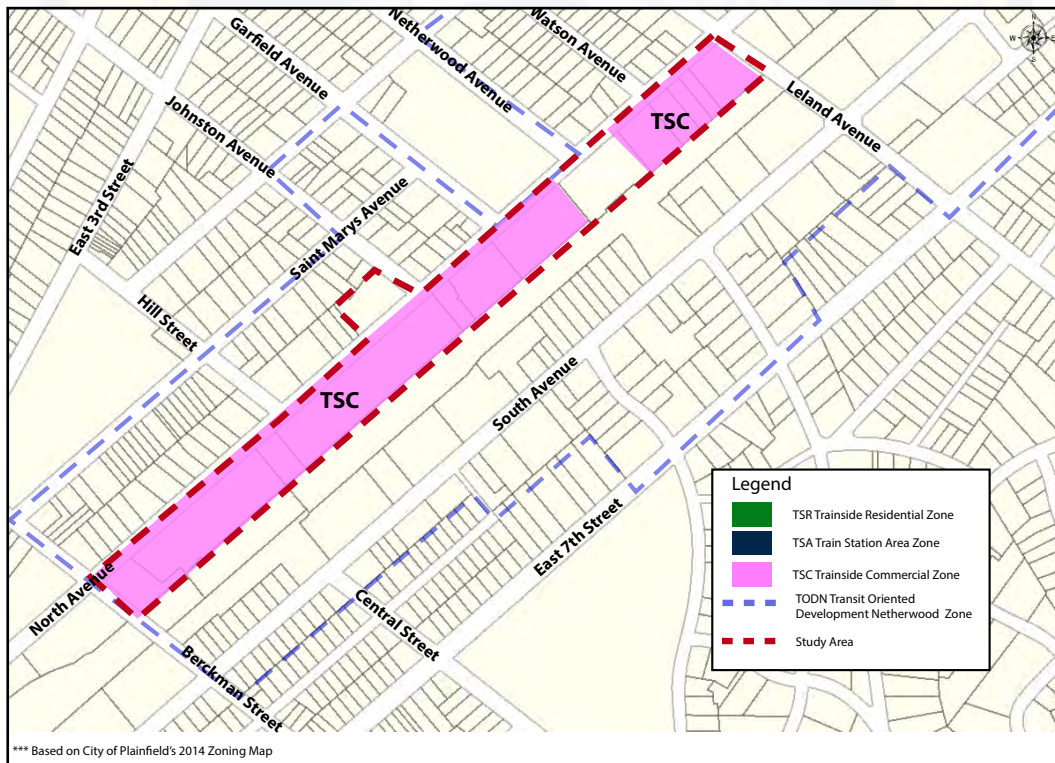
## SUBDISTRICTS

The study area exists within three subdistricts within zones of the TODN. The investigated parcels are illustrated in the maps below.

### **Trainside Commercial Zone**

Block 402, Lot 1-5, 7 and Block 344; Lot 1-7 exists with the TSC subdistrict. This zone is intended to be primarily commercial and mixed use area of the TODN. The zone stretches the entire length of the railroad on both sides of the train station; pedestrian traffic will be strongest in this zone. Permitted uses in this zone are mixed-use structures, apartments, child-care centers, retail sales, personal service establishments, offices, art studios, art galleries, museums, restaurants, taverns, nightclubs, banks (with drive-through facility), 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 vehicle charging stations. Any uses other than those uses mentioned are not permitted.

The 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 setbacks is 5 feet, combined sided yard setbacks are 10 feet and the rear yard setbacks 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 buildings height is 56 feet.



Map 3: Illustration of Block 402, Lot 1-5,7; Block 344; Lot 1-7

### Train Station Area Zone

Block 402, Lot 6 exists within the TSA subdistrict. This zone encompasses the trains station proper, and the North and South avenue train station parking lots only. Permitted uses in this zone include retail sales, personal service establishments, offices, restaurants, museums, parking lots, parking structures, open spaces and electric vehicle charging stations. Any uses other than those uses mentioned above are not permitted.

The ordinance requires a minimum lot area of 43,560 square feet. The minimum lot width and frontage is 200 feet. The minimum lot depth and front yard setback is 150 feet. The side yard setback is 5 feet and the combined setbacks is 10 feet. A one story minimum and two story maximum is permitted. The maximum allowable height is 25 feet.



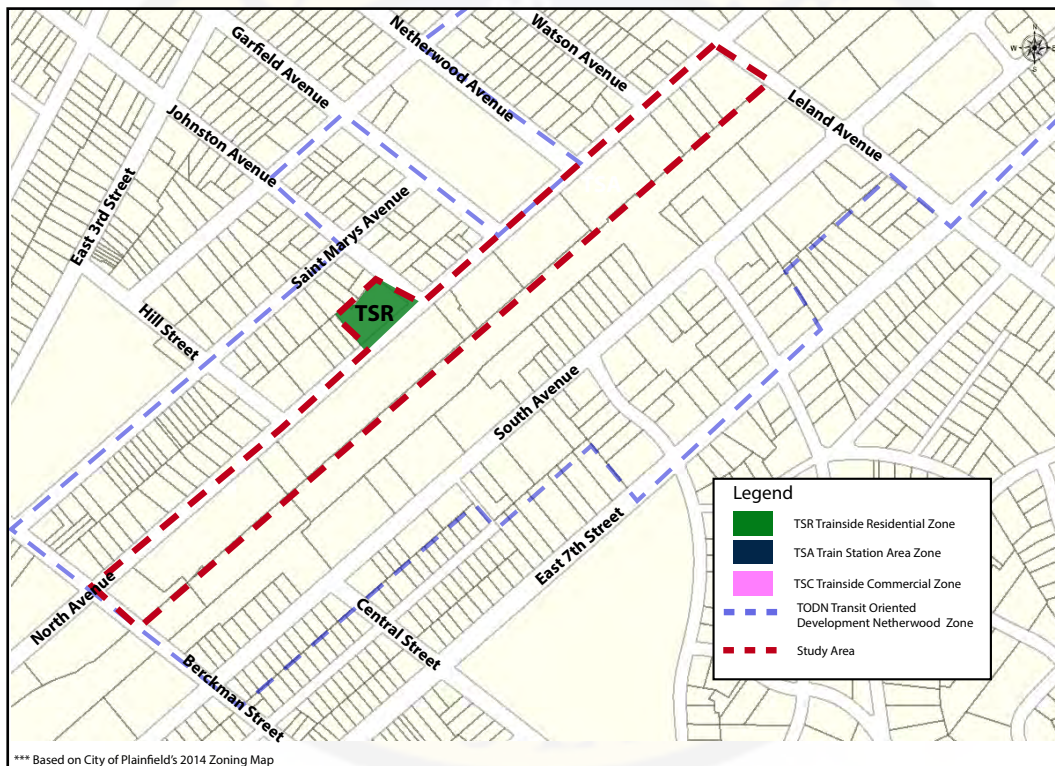
Map 3: Illustration of Block 402, Lot 6



### Trainside Residential Zone

Block 341, Lot 2 exists within the TSR subdistrict. This zone is intended to provide a mixed-use district similar to the Trainside Commercial Zone but at a lower scale, density, and use intensity. It should also serve as a main provider for TODN style residential units. Permitted uses in this zone includes mixed-use structures, apartments, townhouses, child-cares centers, retail sales, personal service establishments, offices, banks (excluding drive-through facility), funeral homes, house of worships, and open spaces. Any uses other than those mentioned above are not permitted.

The ordinance requires a minimum lot area of 10,000 square feet. The minimum lot width, lot frontage, and lot depth is 100 feet. The front yard and side yard setback is 5 feet and combined side yard setbacks are 10 feet. The rear yard setback is 45 feet. The maximum floor area ratio is 1.05. The maximum permitted building coverage is 40% and maximum total lot coverage is 80%. All buildings should be built to a minimum of 2 stories or a maximum of 3 stories. The maximum building height is 42 feet.



Map 3: Illustration of Block 341, Lot 2



## 2.4 RELEVANT PLANNING STUDIES

### Master Plan

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

- **Objective 2:** Development and redevelopment should be responsive to the needs of the Plainfield community by ameliorating conditions suggestive of physical and economic deterioration, by supporting sustainability, creating economic opportunity and providing a variety of housing. Redevelopment planning is to be implemented in a comprehensive city-wide manner and where appropriate to promote transit oriented design.
- **Objective 20:** Redevelopment activities undertaken by the city should be consistent with the Master Plan.

### TODD Ordinance for Netherwood

In 2012, the Plainfield City Council adopted an ordinance to amend Chapter 17 (the land use ordinance) and the City Zoning Map to illustrate the Transit Oriented Development Netherwood Zone. Section 17:9-18A identified the purpose of the zone and its importance to the Netherwood Train Station. Specific goals related to the context of this investigation are as follows:

- Goal 1: To increase the use of the Netherwood Train Station by providing for a concentration of mixed retail, office, residential, public and open space uses that are within walking distance of each other and the train station for shoppers, commuters, residents, employees and visitors.
- Goal 2: To revitalize the Netherwood train station area by providing for land uses that generate train ridership and enhance economic activity and vitality during the day and evening.

### South Avenue Gateway Development Plan

In 2014, Plainfield developed the South Avenue Gateway Redevelopment Plan. The Plan establishes a new residential anchor which would provide a new residential population to new and existing retail shopping, 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 Area, it supports the planning rationale installed by the designation. Additionally, the current study area is located in close proximity to the South Avenue Gateway Redevelopment Area, therefore the designation of the subject area would help to spur development in both areas.

## 2.5 SMART GROWTH CLASSIFICATION

The study area is located within one of 32 designated Urban Enterprise Zones (UEZ) in the state of New Jersey. (Businesses located within a UEZ are provided benefits such as reduced sales tax, tax free purchases on certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA, 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 employees hired or

up to 8% corporate business tax credit on qualified investments.)

## 2.6 EXISTING LAND USES

Table 2 includes individual block and lots, street address, and existing land uses in the Study Area. The information below was obtained from the Plainfield's tax records.

Table 2: Existing Land Uses in the Study Area

Block	Lot	Address	Existing Land Use
402	1	1134-1142 North Avenue	4B- Industrial
402	2	1130-1132 North Avenue	4A- Commercial
402	3	1128 North Avenue	4A- Commercial
402	4	1120-1126 North Avenue	15F- Exempt Miscellaneous
402	5	1112-1118 North Avenue	4B- Industrial
402	6	1120-1110 North Avenue	5B- Class II Railroad
402	7	926-1018 North Avenue	4B- Industrial
344	1	908-924 North Avenue	1- Vacant Land
344	2	768-900 North Avenue	4A- Commercial
344	3	760-766 North Avenue	4B- Industrial
344	4	768-900 North Avenue	1- Vacant Land
344	5	712-758 North Avenue	4B- Industrial
344	6	R413 Berckman Street	15F0 Exempt Miscellaneous
344	7	700-710 North Avenue	4B- Industrial
341	2	336-346 Johnston Avenue	4B- Industrial

## 2.7 MUNICIPAL, FIRE AND POLICE ACTIONS

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

### Planning Division

On April 25, 2015, the City Planning Division reported brownfield sites located in the Study Area, which are shown in Table 3. The table represents sites listed on the city and State's Known Contaminated Sites database. *Note:* Block 344, Lots 1 through 7 can also be found on the Plainfield's brownfields inventory for hazardous substance.

Table 3: Brownfield Sites

Block	Lot	Address	Business
344	2	902-906 North Avenue	Former Samoset Laundry, NJDEP Site ID #66810, PI#G000009245
344	3	768-900 North Avenue	Howell Electric, (this site has been selected for a Preliminary Assessment (PA) and possible Site Investigation (SI) through the Union County Brownfield Grant Program funded by USEPA. The City is awaiting decision)
344	4	760-766 North Avenue	Mathew's Towing
344	5	712-758 North Avenue	Business Unknown
344	7	700-712 North Avenue	Century Sports Inc., R&S Reality, NJDEP Site ID #54977, PI#G024837
402	1	1134-1142 North Avenue	Fleck Knitware Company
402	2	1130-1132 North Avenue	Plainfield Welders
402	3	1128 North Avenue	Thomas D Colavito Inc., NJDEP Site ID # 42596, PI#003163, Steve's Towing
402	4	1120-1126 North Avenue	USPS
402	5	1112-1118 North Avenue	Lobster Sports, Painting Business
402	7	926-1018 North Avenue	C. Petro Leasing Corporation

### Zoning Board of Adjustments and Planning Board Applications

On April 29, 2016, the City Division of Inspections reported the following zoning determinations. The following is a table containing the Zoning Officer's permit 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: Zoning Application Determinations

Block/Lot	Address	Date	Uses	Action
344/5	712-758 North Avenue	10/1/2014	Non-Conformity for a Lumber Yard	Approved
344/1	908-924 North Avenue	05/14/2014	Upgrade an Existing Wireless Communication Facility	Approved
344/1	908-924 North Avenue	04/8/2015	Upgrade an Existing Wireless Communication Facility	Approved
344/1	908-924 North Avenue	02/9/2016	Upgrade an Existing Wireless Communication Facility	Approved
402/7	926-1018 North Avenue	08/21/2014	Auto Repair Facility	Denied
402/5	118 North Avenue	10/29/2015	Retail Store	Approved
402/5	1112-1118 North Avenue	02/11/2016	Furniture showroom/office space	Approved
402/5	1112-1118 North Avenue	08/14/2014	Warehouse and Retail use	Denied
402/5	1112-1118 North Avenue	07/21/2014	Office and Retail use	Approved
402/5	1112-1118 North Avenue	08/13/2014	Showroom/Storage Use (Warehouse)	Denied



### **Tax Collector**

On April 27, 2016, the City Tax Collector reported that block 402, lot 2 has outstanding taxes of \$103,036.21. All other properties within the study area are current.

### **Health Division**

On May 3, 2016, the City Health Office reported; “ We have no health records related to the sites for the study area”.

### **Engineering Division**

On April 27, 2016, the City Engineering Division inspected and reported the following conditions of the study area:

- The City Tax Maps show the right of way for North Avenue is 66 feet wide. The cartway width is about 40 feet, leaving 13 feet of right of way behind the curb on each side of the roadway.
- Pavement conditions on North Avenue is fair showing some alligator cracking<sup>1</sup> but no significant deteriorated areas or missing pavement.
- The curbing is concrete and in good condition along the entire length. Concrete driveway aprons are also in good condition.
- Utility poles and overhead wires occupy the entire length along the south side of North Avenue.
- Sidewalk is not present about 100 feet east of Berckman to Hill Street. The right of way area behind the curb is flat. However, there is a portion of the right of way that is sloped and would require significant regrading in order to install a sidewalk.
- Concrete sidewalk exists west of Hill Street however, it is deteriorating for several hundred feet. Sidewalk beyond the center portion of the study area is concrete and generally in good condition down to Leland Avenue.
- There are no street trees along most of the south side of North Avenue. There is a short length of roadway in the center portion with small street trees that appear to have been recently planted.

### **Fire Division**

On May 11, 2016, the City Fire Division reported there were no records of recent activities within the study area.

### **Plainfield Police Division**

On May 11, 2016, the City Police Division reported there were no records of recent activities within the study area.

### **Plainfield Municipal Utilities Authority (PMUA)**

No reports were provided by the PMUA regarding the study area.

### **Division of Inspection**

On April 29, 2016, the City’s Division of Inspection reported several property violations within the study area. The table below represents the violations January 1, 2015 to April 29, 2016.

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<sup>1</sup> Alligator cracking refers to a surface damaged in such a way that the cracks form a pattern that looks like reptile scales, most notably those on an alligator or crocodile’s back. The pattern usually begins with longitudinal cracks, which are then connected by transverse cracks. These create geometric shapes that are normally interconnected and which can spread over a wide area in a relatively brief period.

Table 5: Violations

Block, Lot	Address	Violation	Date
341/2	336-3346 Johnston Avenue	Failure to maintain exterior of premises and structure	2/2/2016
341/2	336-346 Johnston Avenue	Failure to maintain exterior of premises and structure	9/18/2015
341/2	336-346 Johnston Avenue	Failure to maintain exterior of premises and structure	8/20/2015
344/2	768-900 North Avenue	Failure to maintain exterior of premises and structure	8/20/2015
344/2	768-900 North Avenue	Failure to maintain exterior of premises and structure	6/15/2015
402/7	926-1018 North Avenue	Failure to remove snow and ice	2/9/2015
402/7	926-1018 North Avenue	Need to repair/replace/level sidewalk	1/8/2015
402/5	1112-1118 North Avenue	Structural soundness: front entrance porch roof	11/2/2015
402/5	1112-1118 North Avenue	Electrical requirement: front porch	11/2/2015
402/5	1112-1118 North Avenue	Structural soundness: front dock entrance	11/2/2015
402/5	1112-1118 North Avenue	Walls and ceilings: meter room	11/2/2015

### Department of Public Works

On April 29, the City's Department of Public Works reported the permit requests for the study area from January 1, 2015 to April 29, 2016. The table below represents the findings.

Table 6: Permit Request

Block, Lot	Address	Construction	Date
402/5	1112-1118 North Avenue	Storage Shed	4/24/2015
344/1&2	902-924 North Avenue	Install Antennas, \$66000 Skinner 7 cook cabling on existing monopole	7/30/2015

### 3.0 LOCAL REDEVELOPMENT AND HOUSING (LRHL) STATUTORY CRITERIA

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL- this statute grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such 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, it is found to meet one or more of the following conditions:

## **Redevelopment Study Area Determination of Need; B:402, L:1-7; B:344, L:1-7 B:341, L: 2**

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 evidence 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 site visits on April 11, 2016 and April 18, 2016, to examine the study area and conduct photo surveys 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, Plainfield’s Land Use Regulations, TODN-Netherwood Ordinance, South Avenue Gateway Development Plan, and City Council Resolution R091-16.) related to the study area. Various departments (i.e. Planning Division, Division of Inspections, Tax Collector, Health Office, Engineering Division, Fire Division, Police Division, PMUA, and Department of Public Works) within the municipality were contacted to provide reports on the parcels in the study area. By using the information retrieved by the firm, enabled 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 area’s property assessment. The table contains the information taken from the city’s tax records which includes properties’ building descriptions, land values, property improvement costs, the total value 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.

The tables are an indicator of the general improvement value for the industrial and commercial structures. The improvement ratio for the parcels in the study area is in the range of 0 to .81 with the average ratio as .42.

Table 7: Study Area Property Information

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
344	1	908-924 North Ave		219X180 IRR	141000	0	141000	0	1
344	2	902-906 North Ave	1SB&F	80X180 IRR	68400	19000	87400	.21	15000
344	3	768-900 North Ave	2&1SB&CB	80X180 IRR	215200	176100	391300	.45	0
344	4	760-766 North Ave		94X172 IRR	91800	0	91800	0	150000
344	5	712-758 North Ave	2&1SF	631X180.05 IRR	388500	111500	500000	.23	1
344	7	700-710 North Ave	2&1SB	135X184.34 IRR	76000	74000	150000	.49	125000
344	6	R413 Berckman St		10X57 IRR	100	0	100	0	0

The improvement ratio for the parcels along Block 344 ranges from 0 to .49. The average ratio is .19. It can be interpreted that the parcels within this block are underutilized and substandard. Therefore, it can be concluded that the sites are in need of redevelopment.

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
402	1	1134-1142 North Ave	1SCB	150X207.15 IRR	114000	473400	587400	.81	0
402	2	1130-1132 North Ave	1SCB	50X200	47600	177400	225000	.79	0
402	3	1128 North Ave	1SCB1G	60X200	57100	122600	179700	.68	200000
402	4	1120-1126 North Ave	1SB	90X200	85700	165800	251500	.66	54000
402	5	1112-1118 North Ave	1SCB	156.24X200	108000	236500	344500	.68	1
402	6	1020-1110 North Ave	ASPH PAV	300X200	15000	16400	31400	.52	0
402	7	926-1018 North Ave	1SCB	336.40X180	208500	245500	454000	.54	235000

The improvement ratio for the parcels along Block 402 ranges from .54 to .81. The average ratio is .66. It can be interpreted that the parcels within this block are in moderate condition but are still in need of revitalization.

Block	Lot	Street Address	Building Dec	Land Desc	Land Value	Improv Value	Total Value	Improv. Ratio	Sales Price
341	2	336-346 North Ave	ASPH PAV	162X243.5 IRR	40600	18300	58900	.31	1
341	3	831 North Avenue	2SF 2F	30X150	25200	55900	81100	.68	158000
341	4	829 North Avenue	2SF	51X150	42800	102100	144900	.70	450000
341	5	825-827 North Avenue	3SF & CB 1A	51X150	42800	85300	128100	.66	220000
341	6	813-823 North Avenue	1SCB	153X150	128500	143200	271700	.52	275000
341	7	801-811 North Avenue	2SF4G 3F	102X153.5 IRR	62400	91600	154000	.05	227500

Block 341, Lot 2 (highlighted) is located within the study area. The lot's improvement ratio of .31 falls below the average improvement ratio for, Block 341, lots facing North Avenue, which is .48. Therefore, it can be interpreted that the lot brings the value of the surrounding lots and is in need of redevelopment.

The following section sets forth an evaluation of the study area in order to determine whether it meets the statutory criteria for an “area in need of redevelopment.”

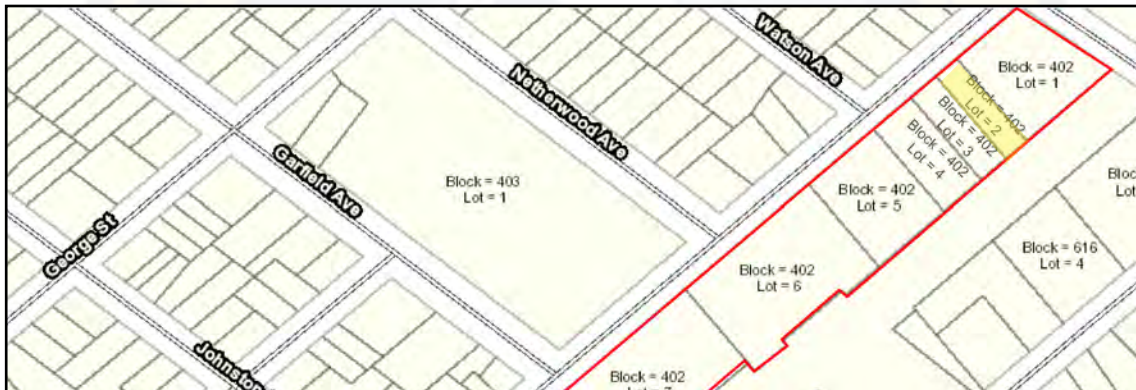
Block 402, Lot 1. 400 Leland Avenue  
Trainside Commercial Zone



Property Description:	Block 402, Lot 1. 1134-1142 North Avenue Multi-tenant. One story commercial building built in 1964; the lot size is 114,000 sq ft.
Site Issues:	Limited side yard spacing. No sufficient wall to window ratio. Lacking light and ventilation.
Satisfies Criteria:	Criteria D- Property with a brownfield condition. Criteria G- located in the City's Urban Enterprise Zone Criteria H- Consistent with Smart Growth Principles
Recommendation:	Include this property as part of a redevelopment area. While the property is partially occupied and operational, the building is not fully leased. Sufficient building frontage would prevent overcrowding in front of the building. Transportation Option: The site is less than a mile distance from the train station serviced by the Raritan Valley train line. -Future development strengthened and directed to existing communities using existing infrastructure : -Walkable neighborhood -Mixed land uses



Block 402, Lot 2. 1130-1132 North Avenue  
Trainside Commercial Zone



Property Description:	Block 402, Lot 2. 1130-1132 North Avenue One story commercial building, built in 1964; the lot size is 7850 sq ft.
Site Issues:	Siding on front facade is deteriorating. Garage/storage area is open and unattractive. Parking in the front of the building. No uniform material. Utility lines on the facade.
Satisfies Criteria:	Criteria D- land uses that may have an adverse impact on surrounding areas, including industrial uses, junkyards, truck terminals, automobile repair and servicing facilities within predominantly residential area; property with a brownfield condition. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. There is excessive outdoor storage in the front and side of the property. While the property is occupied and operational, its location is in close proximity to the Netherwood train station. Concealing the utility line would increase the appearance of the facade.

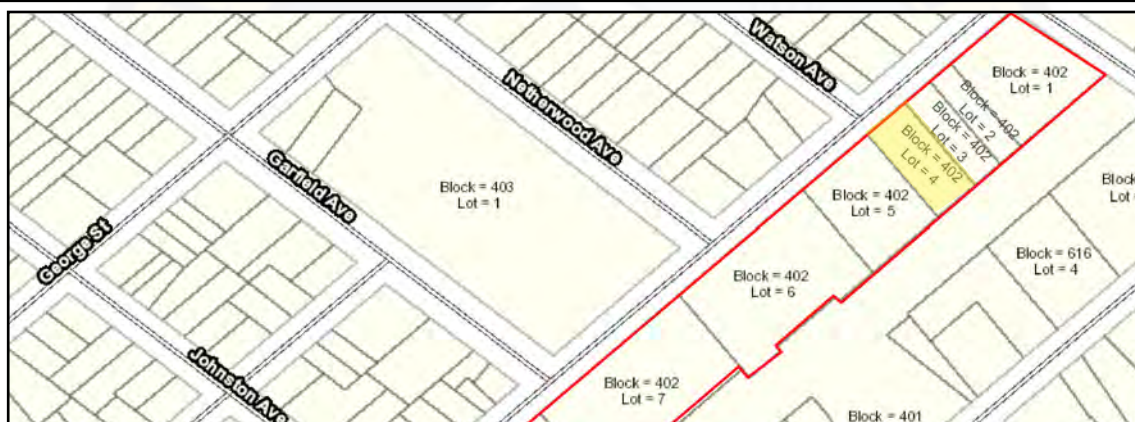
Block 402, Lot 3. 1128 North Avenue  
Trainside Commercial Zone



Property Description:	Block 402, Lot 3. 1128 North Avenue One story commercial building with an attached garage, built in 1961; the lot size is 4238 sq ft.
Site Issues:	Cars parked on sidewalk, side and front of the property. No landscaping. Garage door on the front facade.
Satisfies Criteria:	Criteria D- land use that may have an adverse impact on surrounding areas, including industrial uses, junkyards, truck terminals, and automobile repair and servicing facilities with predominantly residential use; Property with a brownfield condition. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. There is excessive land coverage as the parking lot covers the majority of the site. While the property is occupied and operational, its location is in close proximity to the Netherwood train station. Landscaping would act as an screening and better buffer between the road and site in addition to decreasing noise pollution.



Block 402, Lot 4. 1120 North Avenue  
Trainside Commercial Zone



Property Description:	Block 402, Lot 4. 1120 North Avenue One story building; the lot size is 18,000 sq ft.
Site Issues:	In need of maintenance, outdated facade.
Satisfies Criteria:	Criteria D- Property with a brownfield condition. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. The site is operational as local post office, however it is located with the City's brownfield contamination sites. The site is adequately maintained and utilized by the United States Postal Office for community wide use. This property should be retained and a part of any redevelopment plan. Facade should be updated.

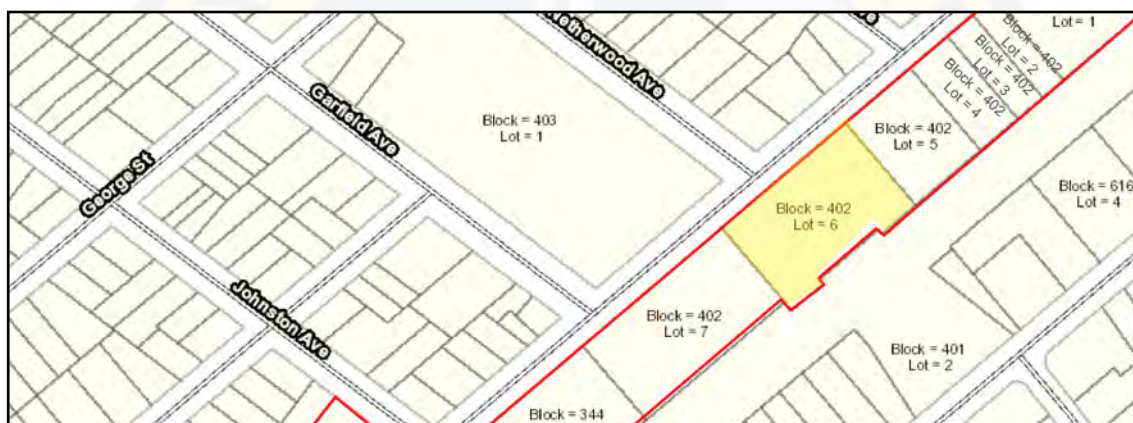


Block 402, Lot 5. 1112-1118 North Avenue  
Trainside Commercial Zone



Property Description:	Block 402, Lot 5. 1112-1118 North Avenue Multi-tenant and parking lot. One story commercial building built in 1935; the lot size is 108,000 sq ft.
Site Issues:	Obsolete layout. Excessive land coverage. Parking lot in disrepair. Architecture style not matching withing the neighborhood building.
Satisfies Criteria:	Criteria D- excessive land coverage and obsolete layout; brownfield condition Criteria E- Lack of proper utilization of area caused by current use, resulting in a stagnant or not fully productive condition of land which results in a negative economic impact. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. Storage facility seems unnecessary. The property is underutilized. There is excessive land coverage as the parking lot covers a significant amount of land. The building should be more in character with the surrounding neighborhood.

Block 402, Lot 6. 1020-1110 North Avenue  
Train Station Area Zone



Property Description:	Block 402, Lot 6. 1020-1110 North Avenue Train station and parking lot.
Site Issues:	No visible site issues to report.
Satisfies Criteria:	Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. As the center of the Study Area, the parking lot for the Netherwood Train Station is fully occupied and used by the community. The site helps support the redevelopment activity in the area.



Block 402, Lot 7. 926-1018 North Avenue  
Trainside Commercial Zone



Property Description:	Block 402, Lot 7. 926-1018 North Avenue Multi-tenant. One story commercial building. The lot size is 208, 500 sq ft.
Site Issues:	Facade improvements needed. Excessive land coverage and obsolete layout. Very low window to wall ratio. Building lacking ventilation. Paint flaking away. Visible utility lines on facade.
Satisfies Criteria:	Criteria A- The building is substandard and obsolescent. Criteria D- Excessive land coverage, obsolete layout. Property with a brownfield condition. Criteria E- Lack of proper utilization of area caused by current use, resulting in a stagnant or not fully productive condition of land which results in a negative economic impact. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. Taxes are not paid up to date. Property is not fully occupied by tenants. Property is next to the Netherwood Train Station parking lot. Property has had violations, such as lack of property maintenance, within the past year. The proximity to the train station can put the building to great use when rehabilitated.

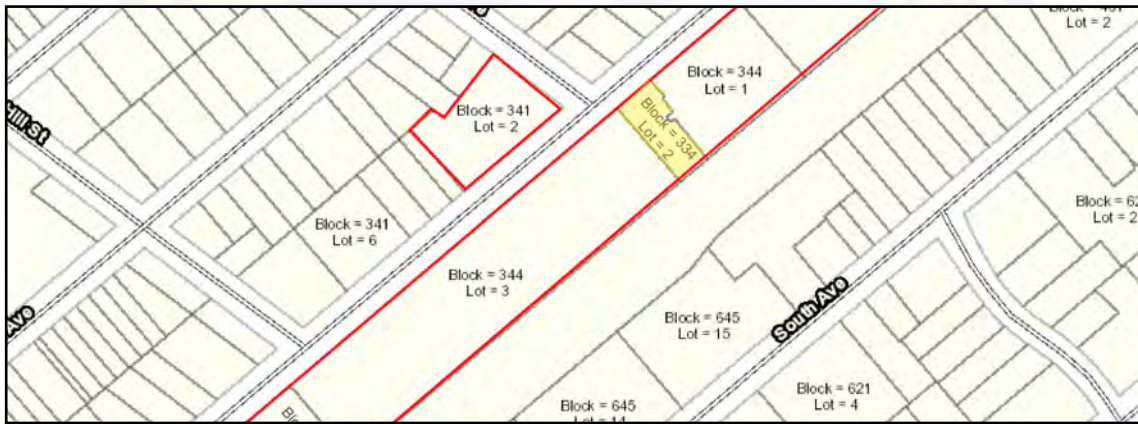


Block 344, Lot 1. 908-924 North Avenue  
Trainside Commercial Zone



Property Description:	Block 344, Lot 1. 908-924 North Avenue Vacant land. The lot size is 141, 000 sq ft. The lot is for storage for vehicles, equipment, and construction related materials.
Site Issues:	Vacant lot. Used for parking of trucks and heavy machinery. Limited buffering around the lot. Pedestrians can view activities on lot. Excessive surface parking space.
Satisfies Criteria:	Criteria B- Previous structure was demolition which caused a discontinuance of the use of the building. Criteria D- Excessive land coverage Criteria E- Lack of proper utilization of area caused by current use, resulting in a stagnant or not fully productive condition of land which results in a negative economic impact. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. There is excessive land coverage as the parking lot covers the majority of the site.

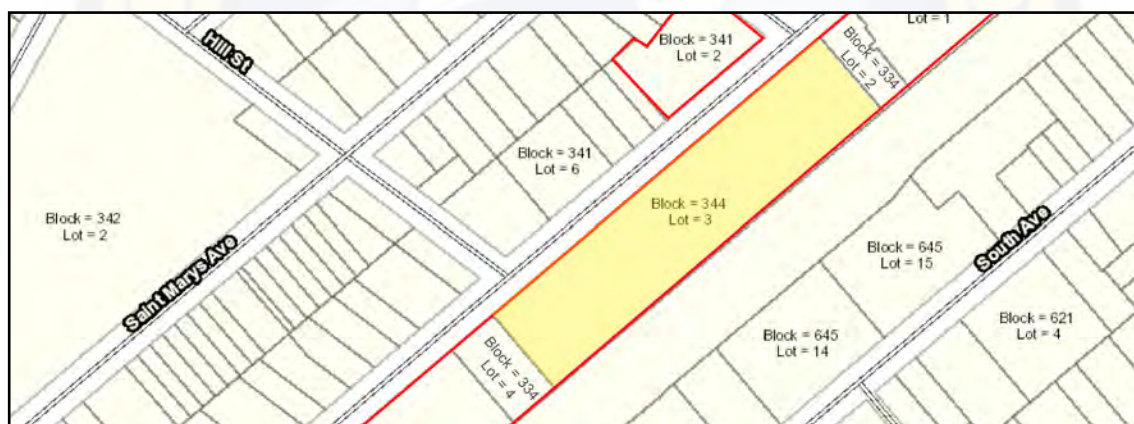
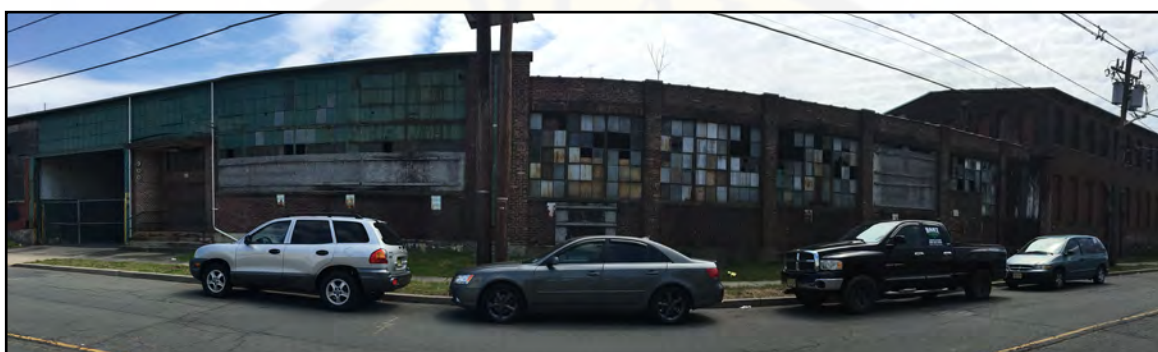
Block 344, Lot 2. 902-906 North Avenue  
Trainside Commercial Zone



Property Description:	Block 344, Lot 2. 902-906 North Avenue The lot is for storage of vehicles, equipment, and construction related materials.
Site Issues:	Vacant lot. Used for parking of trucks and heavy machinery. Limited buffering around the lot. Pedestrians can view activities on lot. Excessive surface parking space. No landscaping.. Impervious surface.
Satisfies Criteria:	Criteria B- Previous structure was demolition which caused a discontinuance of the use of the building. Criteria D- Property with a brownfield condition. Excessive land coverage. Criteria E-Lack of proper utilization of area caused by current use, resulting in a stagnant or not fully productive condition of land which results in a negative economic impact. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. There is excessive land coverage as the parking lot covers the majority of the site. Decreasing the impervious surface would add sustainability and create buffer from the road.



Block 344, Lot 3. 768-900 North Avenue  
Trainside Commercial Zone



Property Description:	Block 344, Lot 3. 768-900 North Avenue Multi-tenant. One to two story commercial building. The lot size is 215,200 sq ft.
Site Issues:	Vacant substandard and dilapidated structure. Obsolete layout. All windows have visible wear, damage and many of them are broken.
Satisfies Criteria:	Criteria A- the building is substandard and obsolescent- it lacks light and air. Criteria B-discontinuance of the use of the building's previous use. Criteria D-dilapidation and obsolete layout; brownfield condition Criteria E- Lack of proper utilization of area caused by current use, resulting in a stagnant or not fully productive condition of land which results in a negative economic impact. Criteria G- located in the city's Urban Enterprise Zone.
Recommendation:	Include this property as part of a redevelopment area. The building is vacant and dilapidated and commercial/industrial. The property is underutilized. Property had violations, such as failure to maintain exterior of structure, within the past year. Once rehabilitated the building would improve appearance and attract commercial retail business.

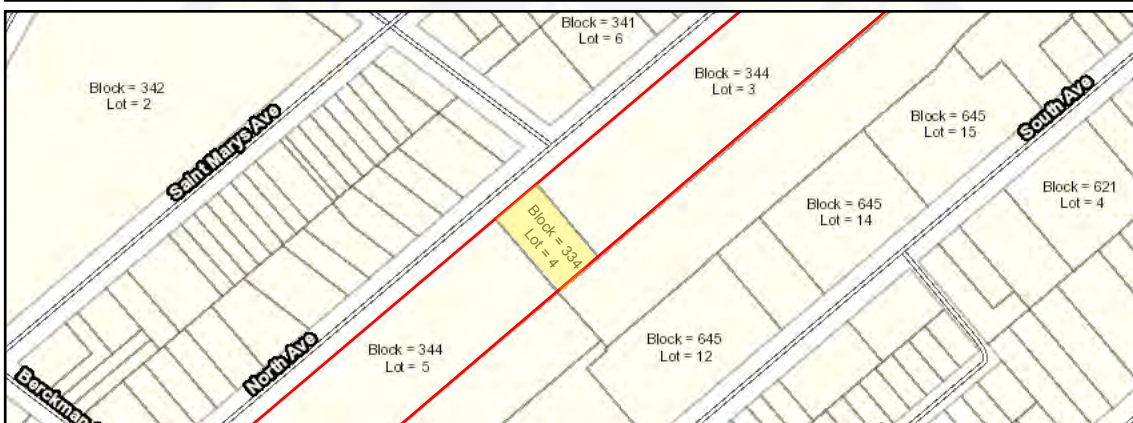


Block 341, Lot 2. 336-346 Johnston Avenue  
Trainside Residential Zone



Property Description:	Block 341, Lot 2. 336-346 Johnston Avenue Vacant lot. The lot size is 46,600 sq ft. The lot is for storage for vehicles.
Site Issues:	Contains no structure on lot. Unimproved lot. Large surface parking lot. Impervious coverage. Lack of coverage for trash receptacle. Trash receptacle located in the rear of lot.
Satisfies Criteria:	Criteria C- contains no structure for over 10 years. Criteria E- Lack of proper utilization of area caused by current use, resulting in a stagnant or not fully productive condition of land which results in a negative economic impact. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. The property is poorly maintained and underutilized. The site is located on a corner lot next to residential structure. Property has received several violation citations within the past year. Decreasing the impervious coverage would promote sustainability.

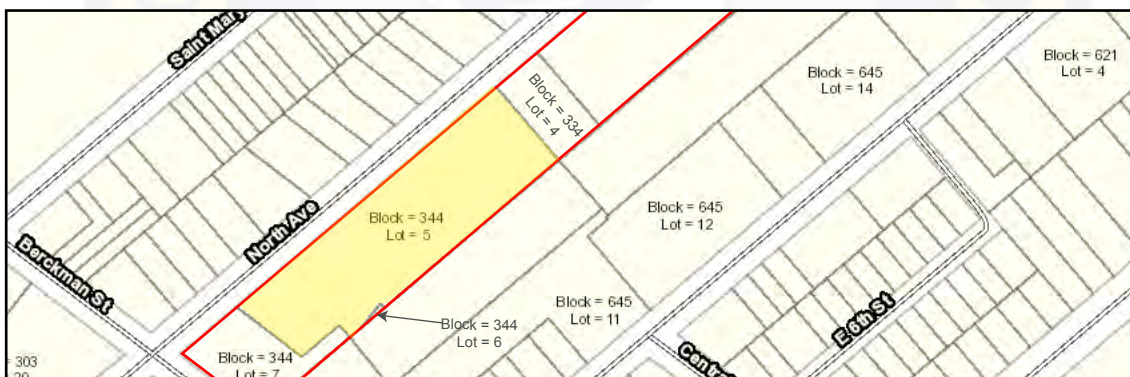
Block 344, Lot 4. 760-766 North Avenue  
Trainside Commercial Zone



Property Description:	Block 344, Lot 4. 760-766 North Avenue Vacant lot. The lot size is 91,800 sq ft. The lot is for storage for vehicles, equipment, and construction related materials.
Site Issues:	Contains no structure on lot. Unimproved lot. Used for parking of trucks and heavy machinery. Limited buffering around the lot. Pedestrians can view activities on lot. Excessive surface parking space.
Satisfies Criteria:	Criteria B- Previous structure was demolition which caused a discontinuance of the use of the building. Criteria D- Excessive land use. Property with a brownfield condition. Criteria E- Lack of proper utilization of area caused by current use, resulting in a stagnant or not fully productive condition of land which results in a negative economic impact. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. There is excessive land coverage as the parking lot covers the majority of the site.



Block 344, Lot 5. 712-758 North Avenue  
Trainside Commercial Zone



Property Description:	Block 344, Lot 5. 712-758 North Avenue Vacant lot. The lot size is 388,500 sq ft. The lot is for storage for wood logs, vehicles, equipment, and construction related materials.
Site Issues:	Unimproved lot. Used for parking of trucks and heavy machinery. Limited buffering around the lot. Pedestrians can view activities on lot. Excessive surface parking space. Fence is overgrown with vegetation. Lack of landscaping maintenance. Construction materials and vehicle storage in the front of the structure. Limited buffering around the lot. Pedestrians can view activities on lot. Unappealing and deteriorating parking lot.
Satisfies Criteria:	Criteria D- Property with a brownfield condition. Criteria E- Lack of proper utilization of area caused by current use, resulting in a stagnant or not fully productive condition of land which results in a negative economic impact. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. There is excessive land coverage as the parking lot covers the majority of the site. Well maintained vegetation would act as screening and buffer. Received a violation from the Fire Division. Parking lot can be redesigned or use more landscaping as a buffer.

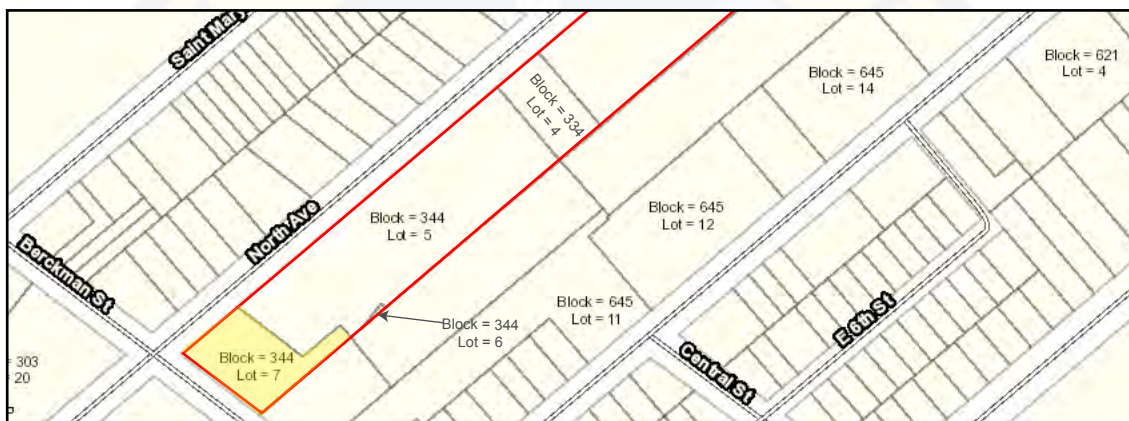


Block 344, Lot 6. R413 Berckman Street  
Trainside Commercial Zone



Property Description:	Block 344, Lot 6. R413 Berckman Street Lot contains no structure. The lot size is 500 sq ft.
Site Issues:	Vacant lot. Small lot size. Unseen from street. No public access. Irregular site shape.
Satisfies Criteria:	Criteria C- vacant lot that has remained so for a period of 10 years prior to adoption of Resolution 091-16. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. Owned by New Jersey Transit. Lot should be joined be with another lot due to its substandard size.

Block 344, Lot 7. 700-710 North Avenue  
Trainside Commercial Zone



Property Description:	Block 344, Lot 7. 700-710 North Avenue One to two story commercial building with parking in front. Built in 1925. The lot size is 76,000 sq ft.
Site Issues:	Facade needs improvement. Parking in the front of the property. No landscaping. Building is rusted, with paint chipping and material corroding. Different colors and material design that is unappealing.
Satisfies Criteria:	Criteria D- Property with a brownfield condition. Criteria G- located in the City's Urban Enterprise Zone
Recommendation:	Include this property as part of a redevelopment area. While the property is occupied its location is on a corner lot which is in need of beautification efforts.

### 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 LRHL statutory criterion. All of the 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 listed below.

Table : Summary of LHRL Statutory Criteria and the Study Area

Block/Lot	Criteria A	Criteria B	Criteria C	Criteria D	Criteria E	Criteria F	Criteria G	Criteria H
402/1				X			X	X
402/2				X			X	
402/3				X			X	
402/4				X			X	
402/5				X	X		X	
402/6							X	
402/7				X	X		X	
344/1		X		X	X		X	
344/2		X		X	X		X	
344/3	X	X		X	X		X	
344/4		X		X	X		X	
344/5				X	X		X	
344/6			X				X	
344/7				X			X	
341/2			X		X		X	
<b>Total:</b>	1	4	3	12	8	0	15	1

Note: The majority of the current uses are not permitted in the TODN zone.

#### “A” Criteria Assessment

Block 344, Lot 3 is the only parcel within the study area that can be classified under the “A” Criteria. The physical condition of the building is dilapidated and in need of much repair.

#### “B” Criteria Assessment

Four lots within the study area were given the designation under the “B” Criteria: Block 344, Lot 1-4. The commercial and/or industrial use has since been discontinued from the site.

#### “C” Assessment

Three (3) properties within the study area were given the designation under the “C” Criteria including Block 344, Lot 6 and Block 341, Lot 2. Based on historical aerial maps of the area it can be seen that the properties mentioned above have been vacant 10 years or more. The lots may have been vacant for such period of time due to conditions that make the property unmarketable such as location, topography, size and shape of the parcel and access issues.

#### “D” Assessment



The Study Area includes twelve (12) that can be classified under the “D” Criteria including Block 402, Lots 1 through 5, 7, Block 344, Lot 1-5, 7. The “D” Criteria focuses on both building and other improvements on the site and 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; excessive building coverage in relation to ordinance requirements or standards or relation 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, such as 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 several properties with one or more of those descriptions.

#### **“E” Criteria Assessment**

Eight (8) properties within the study area can be classified as “E” Criteria. Block 402, Lot 5, 7; Block 344, Lot 1, 2, 3, 4, 5; and Block 341, Lot 2. These sites have either multiple owners and/or the lot is underutilized due to its current use not being permitted or appropriate for the site.

#### **“G” Assessment**

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” Assessment**

Block 402, Lot 1 is the only parcel within the study area that was found to be under the “H” Criteria. Emphasis on the TOD designation and the potential redevelopment of vacant and underutilized properties in the study area to be consistent with the designation of the study area under criterion “H”.

### **5.0 CONCLUSION**

The foregoing investigation report has been prepared to determine whether properties within the TODN along North Avenue study area meet the statutory criteria for designating an “area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, P.L. 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 dilapidation, diversity of property owners/use 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.

## Area Investigation: Netherwood Neighborhood

**Block: 402; Lot: 1**



Side Facade and Right Elevation- Fleck Knitwear, 400 Leland Avenue

**Block: 402; Lot: 4, 5**



Front Facade and Parking Lot- Netherwood Station Post Office, 1120 North Avenue

**Block: 402; Lot: 6**



Rear Parking Lot- Netherwood Station



## Area Investigation: Netherwood Neighborhood

Block: 402; Lot: 7



Front Facade and Right Elevation- 926-1918 North Avenue

Block: 344; Lot: 1



Truck Parking Area- 908-924 North Avenue

Block: 344; Lot: 3



Front Facade- Gordy International, 768-900 North Avenue

## Area Investigation: Netherwood Neighborhood

Block: 341; Lot: 2



Parking Lot- 336-346 Johnston Avenue

Block: 344; Lot: 3



Front Facade- 900 North Avenue

Block: 344; Lot: 3



Front Facade-768-900 North Avenue



## Area Investigation: Netherwood Neighborhood

Block: 344; Lot: 4



Truck Parking Lot- 760-766 North Avenue

Block: 344; Lot: 5



Lumber Sale- 712- 758 North Avenue

Block: 344; Lot: 5



Front Facade-Truck Body & Repair-730 North Avenue

Area Investigation: Netherwood Neighborhood

Block: 344; Lot: 7



Front Facade and Parking Lot- Parker Greenhouses 700-710 North Avenue

Block: 344; Lot: 7



Side Elevation- 700-710 North Avenue



# CITY OF PLAINFIELD

#2369

R 091-16

**RESOLUTION AUTHORIZING THE PLAINFIELD PLANNING BOARD TO CONDUCT AN INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A FOR PROPERTY DESIGNATED AS BLOCK 341, LOT 2, BLOCK 344, LOTS 1-7, AND BLOCK 402, LOTS 1-7, WITH RESPECTIVE ADDRESSES OF 833-847 NORTH AVENUE/336-346 JOHNSTON AVENUE, AND 401-413 BERCKMAN AVENUE, 700-1142 NORTH AVENUE, AND 400-414 LELAND AVENUE AS SHOWN ON CITY TAX MAPS 10, 13 AND 17, AND ANY ADJACENT LOTS THAT PLANNING BOARD MAY DETERMINE SATISFY REDEVELOPMENT CRITERIA AND DIRECTING THE PLANNING BOARD TO HOLD THE PUBLIC HEARING AND REPORT TO THE PLAINFIELD COUNCIL. RESOLUTION AUTHORIZING THE PLAINFIELD PLANNING BOARD TO CONDUCT AN INVESTIGATION PURSUANT TO N.J.S.A**

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

**WHEREAS**, said properties include blocks 341, lot 2, block 344, lots 1-7, and block 402, lots 1-7 with respective addresses of 833-847 North Avenue, 336-346 Johnston Avenue, 700-1142 North Avenue, 401-413 Berckman Avenue, and 400-414 Leland Avenue as shown on city tax map sheets 10, 13, and 17 and adjacent lots deemed appropriate; and

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

**WHEREAS**, pursuant to N.J.S.A. 40A:12A, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality, by resolution, authorizes the Planning Board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5, or an area in need of rehabilitation according to the criteria set forth at N.J.S.A. 40A:12A-14; and

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

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

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

1. The Planning Board is hereby authorized to undertake a preliminary investigation to determine whether Blocks 341, Lot 2, Block 344, Lots 1-7, and Block 402, Lots 1-7 With Respective Addresses of 833-847 North Avenue, 336-346 Johnston Avenue, 700-1142 North Avenue, 401-413 Berckman Avenue, and 400-414 Leland Avenue as shown on city Tax Map Sheets 10, 13, And 17, and appropriate adjacent lots is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A, and to report such determination to the City Council after public notice and public hearing.
2. A notice of this action shall be published in the official newspaper authorized to publish legal notices for the City as required by law.
3. A copy of this resolution shall be filed in the Office of the City Clerk.

ADOPTED BY THE MUNICIPAL COUNCIL

February 8, 2016



Abubakar Jalloh, R.M.C.  
Municipal Clerk

**CLERK'S CERTIFICATION**

I, Abubakar Jalloh, City Clerk of the City of Plainfield do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Plainfield City Council.

Abubakar Jalloh, R.M.C.  
Municipal Clerk

✓ Vote Record - Resolution R 091-16						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Tracey Brown	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Gloria Taylor	Voter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Defeated	Diane Toliver	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Barry N. Goode	Seconded	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Bridget B. Rivers	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consensus	Cory Storeh	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rebecca Williams	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





SHEET NO. 12  
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 SHEET NO. 40

DATE	REVISIONS	DATE	REVISIONS
10/1/87	1. L.S. NAME	10/1/87	1. L.S. NAME
10/1/87	2. L.S. NAME	10/1/87	2. L.S. NAME
10/1/87	3. L.S. NAME	10/1/87	3. L.S. NAME
10/1/87	4. L.S. NAME	10/1/87	4. L.S. NAME
10/1/87	5. L.S. NAME	10/1/87	5. L.S. NAME
10/1/87	6. L.S. NAME	10/1/87	6. L.S. NAME
10/1/87	7. L.S. NAME	10/1/87	7. L.S. NAME
10/1/87	8. L.S. NAME	10/1/87	8. L.S. NAME
10/1/87	9. L.S. NAME	10/1/87	9. L.S. NAME
10/1/87	10. L.S. NAME	10/1/87	10. L.S. NAME

CITY OF PLAINFIELD  
 UNION COUNTY, NEW JERSEY  
 SCALE 1"=50' MARCH 24, 1987  
 RICHARD MCKINNEY L.S.  
 QUINN ASSOCIATES  
 460 CAREDEAN DR. HORSHAM, PA 19044

TAX MAP  
 CITY OF PLAINFIELD  
 UNION COUNTY, NEW JERSEY  
 SCALE 1"=50' MARCH 24, 1987  
 RICHARD MCKINNEY L.S.  
 QUINN ASSOCIATES  
 460 CAREDEAN DR. HORSHAM, PA 19044





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CLASS 1

REVISIONS	
DATE	BY
08-11-77	W. H. H. H.
10-11-77	W. H. H. H.
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