

PARK AVENUE GATEWAY REDEVELOPMENT PLAN



CITY OF PLAINFIELD, NEW JERSEY

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Park Avenue Gateway Redevelopment Plan

City of Plainfield, Union County, New Jersey

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Prepared for:



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1.0 INTRODUCTION

Pursuant to N.J.S.A. 40A:12A-5 and Plainfield Council Resolution R 245-19 dated December 5, 2019, the Park Avenue Gateway Area (the “Area”) containing 1 (one) tax parcel (Block 729, Lot 1) was designated as ‘an area in need of redevelopment and rehabilitation’. Subsequently, the Planning Board authorized the preparation of the Park Avenue Gateway Redevelopment Plan (the “Plan”). This Plan includes the City’s vision for this area and provides a framework for development and redevelopment within the designated area. The Plan Area is bounded by Randolph Road to the north, Park Avenue to the east, and Laramie Road to the south and consists of 2.971 acres. It is located in the 3rd Ward of the City.

The Area was previously used as a parking lot serving the former Muhlenberg Regional Medical Center. Since the closure of this facility, this parking lot now serves the students, faculty, and staff of the adjacent Harold B. and Dorothy A. Snyder Schools of Nursing and Medical Imaging. As the Nursing and Medical Imaging Schools has a smaller parking demand, the parking lot is underutilized as it is not used for its intended purpose.

1.1 Statutory Requirements

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

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public

transportation, public utilities, recreational and community facilities and other public improvements;

2. Proposed land uses and building requirements in the project area;

3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;

4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;

5. Any significant relationship of the redevelopment plan to:
 - A. The master plans of contiguous municipalities;
 - B. The master plan of the County in which the municipality is located; and
 - C. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c. 398(N.J.S.A. 52:18A-196, et seq.).

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units; affordable to low- and moderate- income households, as defined pursuant to section 4 of P.L. 1985 c. 222 (N.J.S.A. 52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

This Plan provides the statutory framework for redevelopment within the Redevelopment Area.

2.0 DISTRICT OVERVIEW

2.1. Plan Area Boundary

As shown on Map 1 Redevelopment Area, the Redevelopment Area is located in the City's 3rd Ward and consists of 2.971 acres. The Redevelopment Area is bounded by Randolph Road to the north, Park Avenue to the east, Laramie Road to the south, and residential dwellings along Lenox Avenue to the west.

2.2. Existing Land Use

When the Redevelopment Area was first developed as a parking lot, the parking lot was an accessory use to the principal professional office/medical use. The existing parking lot has existed for decades. According to Plainfield Building Department records, a certificate of occupancy for the parking lot was received by Muhlenberg Hospital in 1969. The existing land uses of the Redevelopment Area are detailed in Map 3.

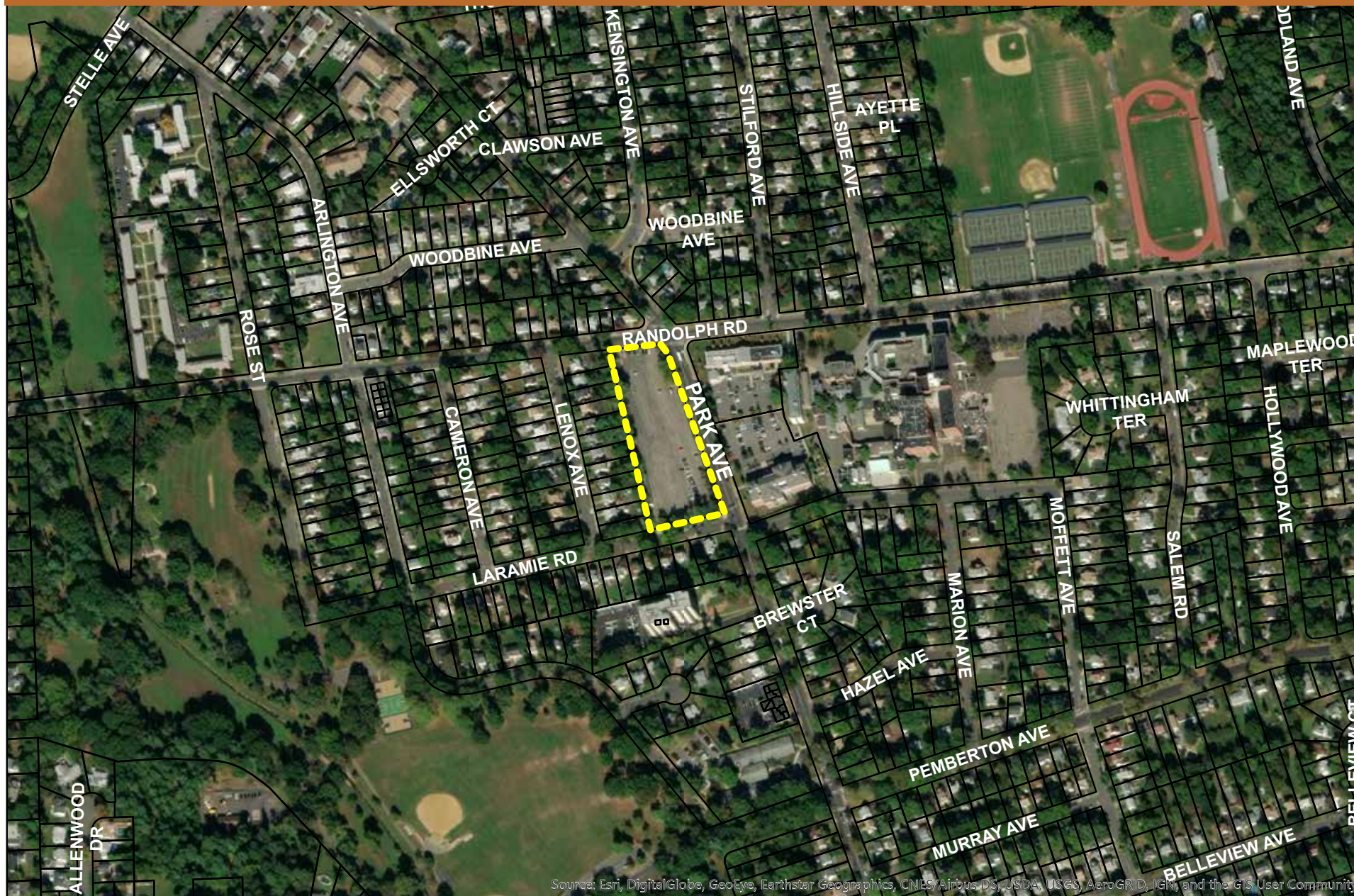
2.3. Existing Zoning

The Redevelopment Area is located within the PO-1 Professional Office zoning district, as depicted on Map 4. As discussed in the City's Zoning Ordinance, the Professional Office District is intended to recognize the existing land use pattern resulting from the conversion of residential housing to professional office space, and to provide standards for professional office development. Section 17:9-14 notes that the PO-1 District permits single-family dwellings; two-family dwellings; mixed-use residential dwellings; childcare centers (per N.J.S.A. 40:55D-66.6); offices, including medical offices; hospitals; and telecommunication facilities on existing buildings and structures. Therefore, the existing use as a parking lot is not a permitted principal use in the Professional Office zoning district.

2.4 District Issues

The Redevelopment Area is faced with a number of issues and challenges that this Redevelopment Plan intends to address. These challenges have been identified by the City's Planning Division, Office of Economic Development, supporting consultants, developers, local businesses and residents. Issues negatively impacting the Redevelopment Area are listed below:

- **Excessive surface parking:** The majority of the Redevelopment Area is currently used as a surface parking lot. However, due to the closure of the former JFK Muhlenberg Hospital, the parking demand at this location has diminished significantly. To this end, there is a surplus of parking and impervious coverage.
- **Property underutilization:** As there are no principal buildings



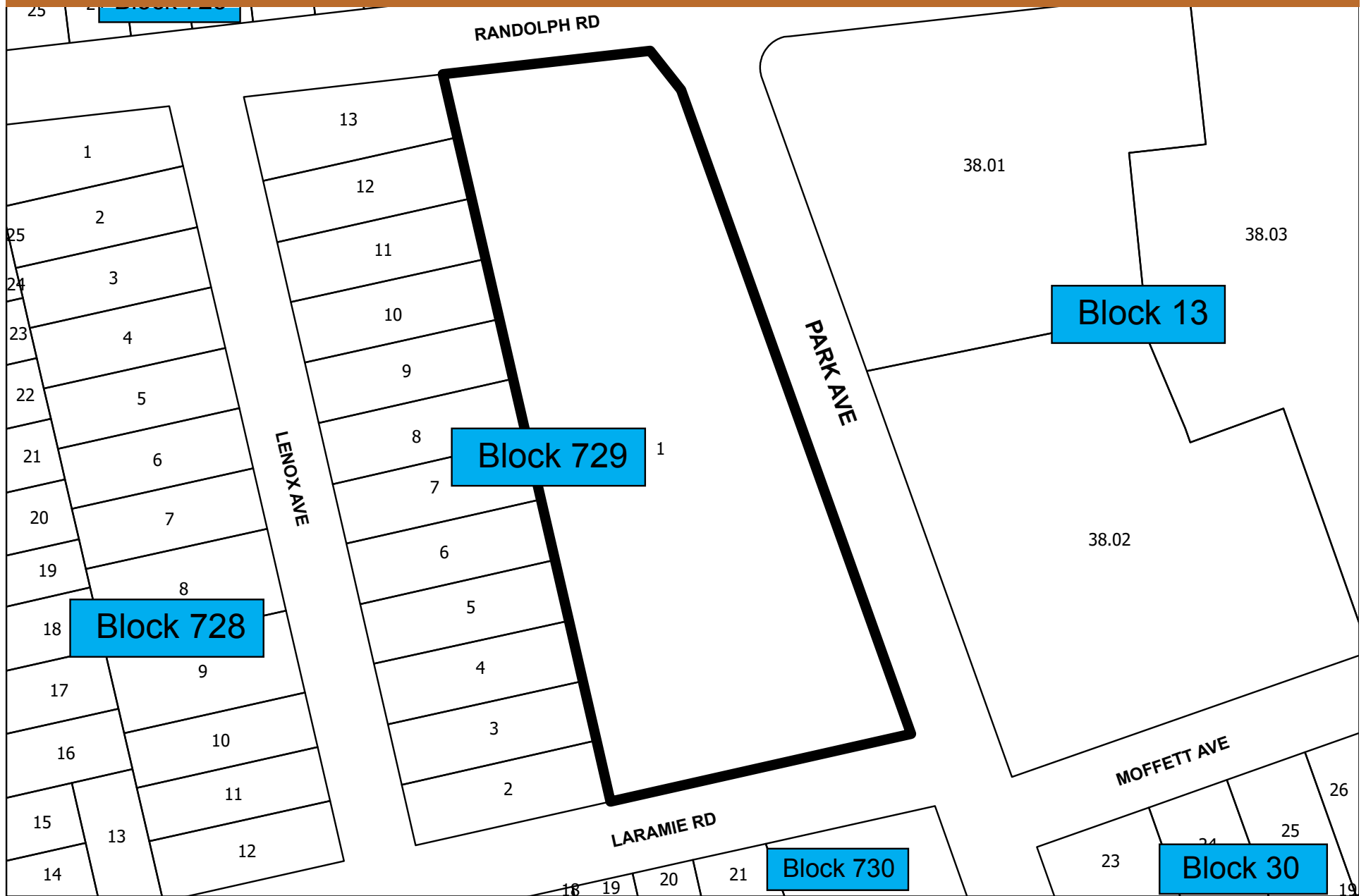
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



 Redevelopment Plan Area

Map 1: Redevelopment Plan Area





on the 2.971-acre parcel, the land could be used for other more appropriate uses that are more physically and economically beneficial.

- **Vacant buildings:** There are two accessory buildings located within the Redevelopment Area. Although both buildings previously served as maintenance garages for the former JFK Muhlenberg Hospital, they are now vacant and no longer used for their intended purposes. Vacant buildings and structures could attract nefarious activity, which poses unsafe conditions for the general welfare of the community.

3.0 THE REDEVELOPMENT PLAN

3.1 Purpose

This Plan serves as a guide for future development and redevelopment within the Redevelopment Area. It sets forth a framework for design standards and statutory guidelines that will enhance and improve the Redevelopment Area. The zoning and design standards in this Plan shall supersede the City's Land Use Ordinance.

The primary goal of this Plan is to attract development and economic growth. Additionally, the intent of this Plan is to provide seamless connectivity and compatibility with the surrounding area, especially existing and proposed facilities at former JFK Muhlenberg Hospital Campus. Consequently, this Plan aims to encourage: (1) sustainable mixed-use development; (2) provide a variety of land uses that compliment the healthcare and wellness needs of the community; and (3) enhance the existing streetscape.

3.2 Goals and Objectives

The Redevelopment Area presents an opportunity to attract new development that will catalyze activity in the vicinity of the former JFK Muhlenberg Hospital (which is in the process of undergoing its own repositioning and revitalization). It will also stimulate economic development that will benefit residents of adjacent neighborhoods and throughout Plainfield. This Plan intends to satisfy the following policy goals and objectives:

Stimulate Economic Development

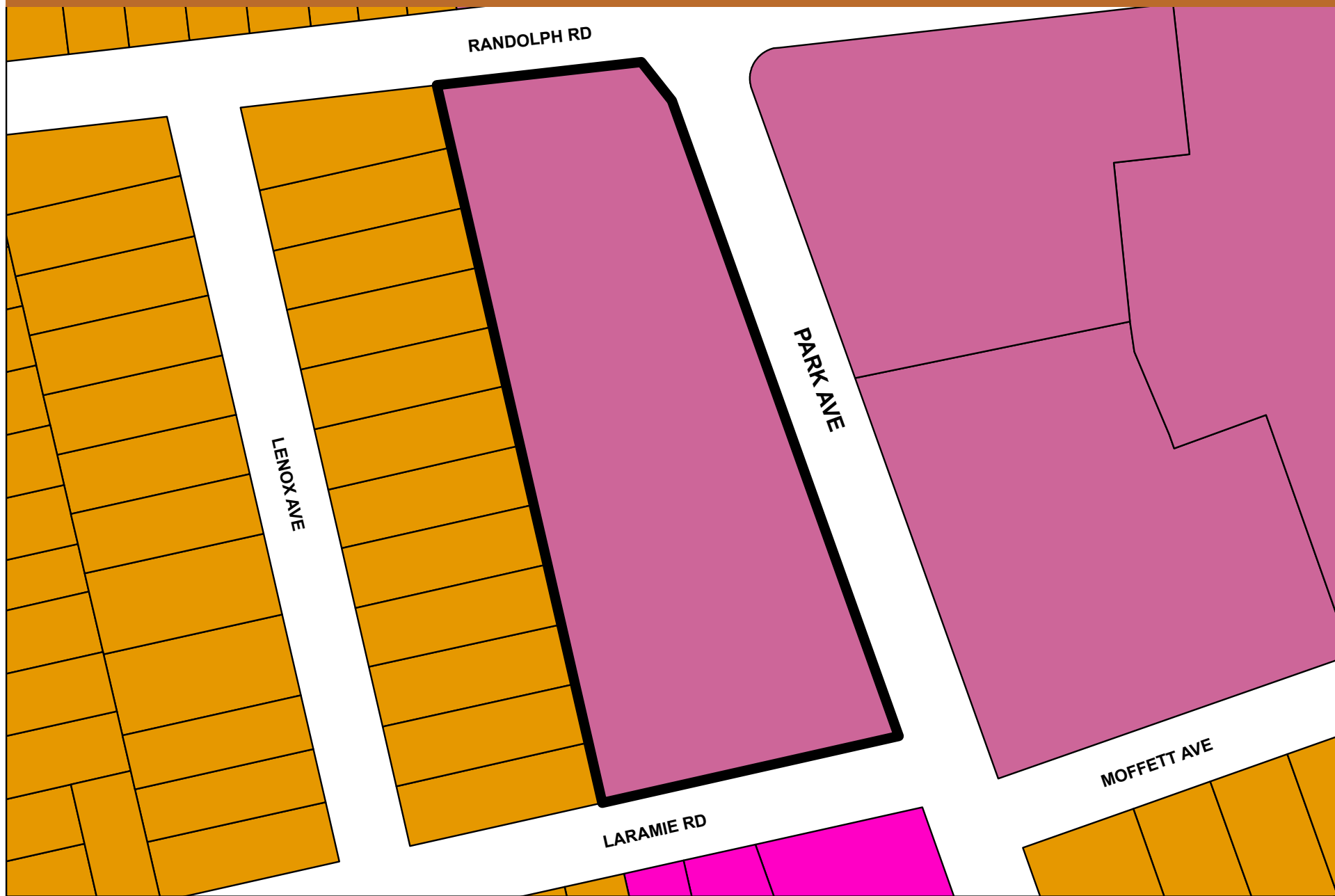
- o Promote a variety of uses, including residential, commercial, medical, health and wellness that will benefit and satisfy the existing and new community members.
- o Diversify employment opportunities for residents.





Manage Parking and Circulation

- o Maximize opportunities for shared parking.
- o Improve site circulation.

Incorporate Principles of Sustainability

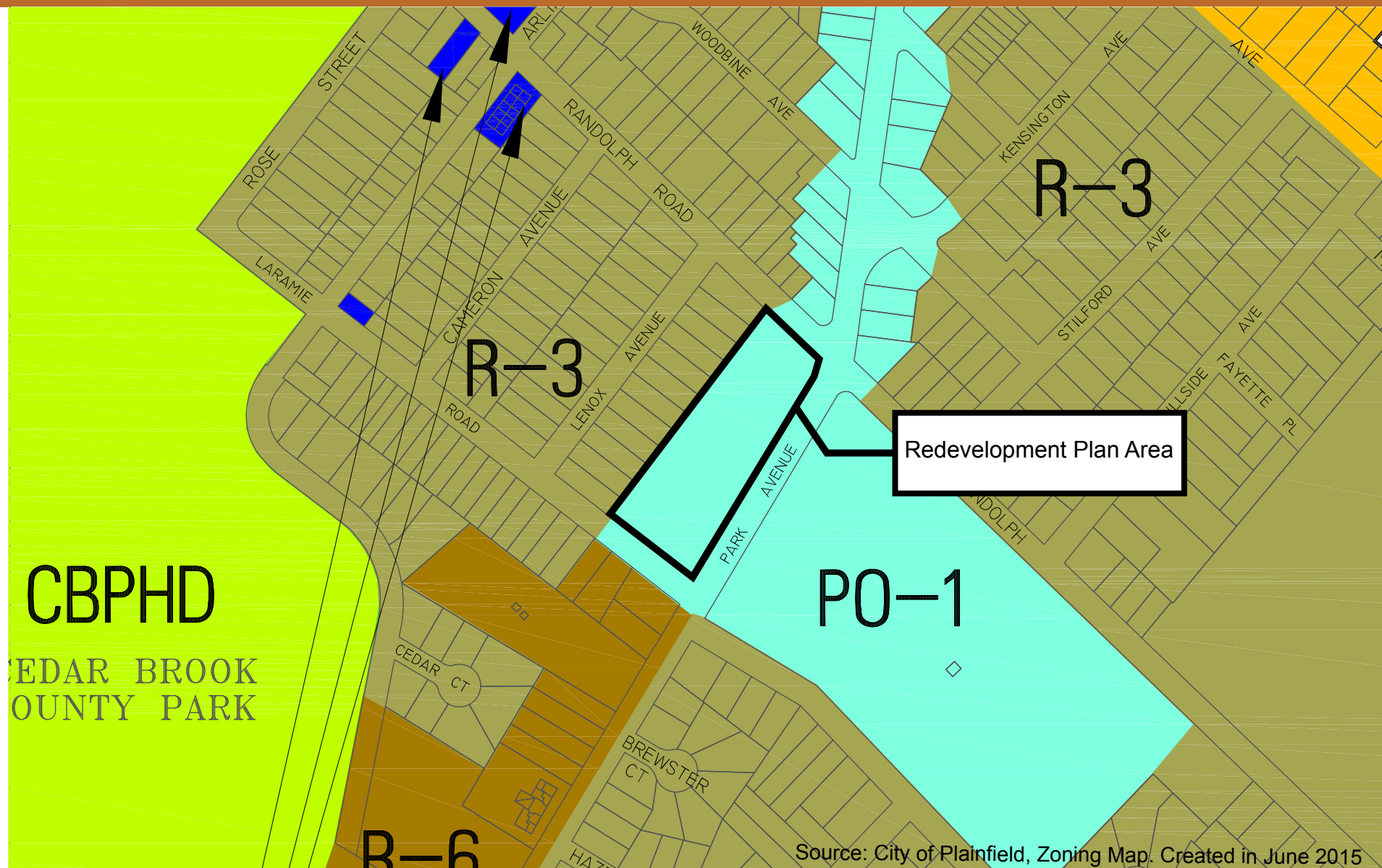
- o Reduce the heat island effect through the planting of street trees and vegetated corridors.
- o Encourage use and reuse of energy efficient materials.
- o Encourage the implementation of LEED standards in new building construction.
- o Encourage the usage of alternative modes of transportation, including public transportation, bicycle, or scooter.



-  Redevelopment Plan Area
-  Professional Office and Medical
-  Medium/High Density Residential
-  Low Moderate Density Residential

Map 3: Existing Land Use





3.3. Compatibility with State and Local Plans

State Development and Redevelopment Plan

This Plan is consistent with the goals and policies of the State Development and Redevelopment Plan (SDRP) in promoting planned development within a Metropolitan Planning Area (PA1); an area that is targeted for growth in compact form. It is further consistent through its emphasis on promoting economic development by encouraging infill development, public-private partnerships and infrastructure improvements. It also fulfills the State Plan's intention in the Metropolitan Planning Area of revitalizing cities and towns and providing much of the state's future redevelopment.

Union County Master Plan

This Plan is in generally compliant with the Union County Master Plan. The objectives and policies of this Plan are consistent with the goals and objectives outlined in the 1998 Union County Master Plan. The Land Use Element of the County Master Plan serves as a guide to the extent and intensity of future development within the County. As it relates to redevelopment, one of the objectives is to promote new development and redevelopment that is consistent and compatible with existing settlement patterns. This Redevelopment Plan ensures that all new development works within the framework of the neighborhood while being mindful of the existing structures that provide a cohesive development pattern.

Master Plan

The 2009 Land Use Element of the Master Plan sets forth the goals and objectives for land uses within the City. The Master Plan contains

a variety of goals and objectives to guide future development in the City. Specific to the context of the Redevelopment Area, specific goals and objectives are furthered, which includes:

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

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

Objective 12: The City supports the State's redevelopment goals as expressed in the State Development and Redevelopment Plan (SDRP) and the City's designation as a PA1 Metropolitan Planning Area.

Other Redevelopment Plans in the Neighborhood:

Muhlenberg Hospital Study and Redevelopment Plan

In August 2014, a study was conducted to envision the future of the Muhlenberg Regional Medical Center campus. The Redevelopment Area was included in the 2014 study. The vision for the Muhlenberg campus consisted of "restoring a productive asset to the City with healthcare and complementary uses...The campus is envisioned to focus on uses that are compatible and complementary to healthcare and wellness facilities," (pg. 5, Muhlenberg Hospital Study).

In May 2017, the JFK Muhlenberg Hospital Redevelopment Plan was adopted by the City. The goal of the plan is to repurpose portions of the facilities while also maintaining a focus on healthcare and wellness. Objectives listed in the Muhlenberg Hospital Redevelopment Plan that complement this Plan include the following:

- Attract healthcare uses that will address the needs of Plainfield residents;
- Permit residential uses that may benefit from proximity to medical services; and
- Ensure positive synergy between the uses on the site and the adjacent medical and educational facilities.

Relation to Adjacent Municipalities

The Redevelopment Area is not immediately adjacent to any surrounding municipalities. However, the closest municipality is the Borough of North Plainfield, which is approximately 0.4 miles south of the Redevelopment Area. Given its distance, the Plan will not significantly affect those nearby municipalities.

3.4. Statutory Basis for the Redevelopment Plan

On December 9, 2019, the City Council adopted Resolutions R 366-19 designating the Redevelopment Area as “An Area in Need of Redevelopment” pursuant to the Redevelopment Law. The purpose of this Plan is to guide future development and redevelopment within the Redevelopment Area. It also set forth a framework for design standards to incentivize revitalization. Upon Plan adoption, the regulatory and design standards in this Plan shall supersede the City’s Land Use Ordinance.



3.5. Definitions

This Plan sets forth standards for land uses, structures, site design and parking. Except as otherwise provided below, terms that appear in this Redevelopment Plan shall be interpreted in accordance with the Definitions section of the City’s Land Use Ordinance as set forth in Section 17:1-6.

- *Dwelling unit* – A building or a portion of a building to serve as living quarters for one or more individuals containing dedicated areas for sleeping, cooking and sanitary facilities. Housing types excluded from this definition include group living environments, including but not limited to rooming houses, hotels, dormitories, nursing home facilities or hospitals.
- *Multi-family dwelling* – A residential building which contains three or more dwelling units, containing separate entrances and living quarters for each dwelling unit (see “*Dwelling unit*” definition).
- *Open space* – Any parcel or area of land or water essentially unimproved, except for buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.
- *Open space, Common* – An open space area within or related to a development and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.
- *Pharmacy or drug store* – A business establishment where goods for sale consist of pharmaceutical items, supplies, equipment,

prescription drugs and other related goods.

- *Senior Citizen Housing* – A multi-family dwelling in which the residential units are dedicated to occupants ages 55 years old or older.

4.0 PROPOSED LAND USE PLAN

4.1 Land Use Plan

This section describes the proposed land use plan and provides a framework to implement the City's vision for the Redevelopment Area. The zoning regulations established in this Plan provide a foundation and guidelines for any development that occurs in the Redevelopment Area.

4.2 Hardship Exception

A portion of the northern end of the Redevelopment Area is located within the Zone AH. The Zone AH is a flood zone with a 1% annual chance of flooding. Pursuant to N.J.A.C. 7:13-15.1, the developers have the option to apply for and obtain a hardship exception for access from NJDEP, in connection with an individual permit for the property and the proposed development.

4.3 District Standards

The district standards reflect the vision for this Plan. These regulations include permitted and accessory uses, bulk standards, and other requirements which specifically define the Redevelopment Area. Design standards specific to the Redevelopment Area will also

provide guidelines regarding the physical form of redevelopment projects. Buffering and screening, parking lot landscaping, and parking standards shall comply with the City's Land Use Ordinance (unless otherwise noted in this Plan).





PARK AVENUE GATEWAY DISTRICT STANDARDS

Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	43,560 square feet
Minimum Lot Width	100 feet
Front Yard Setback	30 feet
Side Yard Setback	20 feet
Combined Side Yard Setback	40 feet
Rear Yard Setback	25 feet
Maximum Building Coverage (percentage)	70%
Maximum Lot Coverage (percentage)	90%
Maximum Floor Area Ratio (FAR)	2.75
Maximum Density	75 dwelling units per acre
Maximum Building Height (feet)	55 feet
Maximum Building Height (stories)	5
Minimum Common Open Space (percentage)	10%

Permitted Uses

- Retail sales, especially related to medicine, wellness, or healthcare
- Personal service establishments, especially related to medicine, wellness, or healthcare
- Pharmacy or drug stores, with drive through
- Mixed-use structures
- Apartments or multi-family dwellings
- Senior citizen housing
- Restaurants and eateries

Accessory Uses

- Health club, gym, multi-purpose room, laundry facilities, plazas and other such facilities or amenities associated with multi-family residential uses
- Electric car charging stations
- Surface parking
- Structured parking as a component of the mixed-use building

Additional Regulations

- All signs shall be in accordance with the City's 2018 Sign Ordinance.
- Parking requirements for the following permitted uses apply:
 - Residential dwelling unit: 1 space per dwelling unit.

4.3. Design Standards

The City recognizes that a number of urban design standards and improvements are necessary in order to achieve vibrant and attractive smart growth around transit. These improvements include pedestrian and parking upgrades to new residential and commercial developments; all aiming at increasing the desirability of the Redevelopment Area as a place of residence and commerce. The key elements and the design standards are listed below.

Building, Mass and Form

- a) Variation in architectural massing is encouraged. Architectural massing is the arrangement of forms of a building. Massing refers to the structure in a three-dimensional form.
- b) Buildings should include, at the street level, design elements that encourage pedestrian interest such as large display windows, multiple entries, and clear signage.
- c) Building entries may be recessed into the facade and partially covered, allowing pedestrians to escape inclement weather.
- d) Buildings with blank walls more than 300 feet in length are prohibited. The walls must be treated with landscaping, artwork or other decorative treatment.

Architectural Standards and Facade Treatments

- a) Structures should be designed to encourage architectural variety within an overall framework of design continuity.

b) A 'human scale' of development shall be achieved at grade and along street frontage through the use of building elements such as enhanced entrances, corners, display windows, doors, columns, awnings, canopies, and graphic panels. These are encouraged to provide a visually attractive environment and help alleviate the monotony of pedestrian trips.

c) Architectural features such as bay windows, balconies, etc. may be permitted to project over pedestrian sidewalks, with a minimum clearance of 15 feet in height and within 6 feet of the sidewalk's curb line.

d) Architectural features are to be provided when using a flat roof; these features are to include a parapet wall accented with a cornice and frieze. Capped roof or sloping roof structures are encouraged.

e) Any front façade of a nonresidential structure within the Redevelopment Area must be visually permeable (i.e. it should contain windows or other openings at eye level). Blank and windowless walls shall be permitted only along the rear of buildings. Retail frontage should have display windows containing 40 to 60% of the façade's fenestration. Metal, roll-down security grills, curtains, gates, or bars are not permitted at the front facade.

f) Multi-tenant buildings shall provide varied storefronts. Upper floors may be coordinated with ground floors through common materials and colors.

g) Side and rear yard elevations should receive architectural treatments comparable to the front facades when public access or

public parking is provided next to the buildings.

h) If a parking deck/structure is constructed, the facade elevations shall receive architectural treatment that complements the principal building.

i) There shall be no more than 300 feet of a continuous building facade on a single property. Diversifying building facades every 50 feet is encouraged to visually break up these buildings.

Materials and Texture

a) A variety of materials shall be utilized. Masonry, which works well at the base of the building, can vary in size, color, and texture, and enable the provision of a decorative pattern or band. Above 12 feet, it can be substituted with other suitable materials. Vinyl is prohibited.

b) The use of fabric or metal canopies is to be encouraged, especially over storefronts, at entrances or over display windows.

Buffering/Screening

a) Buffering and screening Section 17:9-24 of the City Land Use Ordinance may apply.

b) In addition to these existing buffering and screening standards, loading docks, solid waste and recycling facilities and other service areas shall be to the rear or side of buildings in visually unobtrusive locations. Such facilities and area shall also be screened with vegetation, decorative wall or other materials.

c) A 6-foot board-on-board fence shall be constructed along the rear yard of the property abutting residential properties.

d) Front and rear yard landscaping is encouraged.

Parking Standards

a) Unless otherwise noted, parking ratios for all other uses shall be in accordance with the regulations included in the Land Use Ordinance.

Parking Area Landscaping/Design Standards

a) Any surface parking must be screened from street view through the use of landscaping, decorative fencing, or construction of walls.

b) Shared driveways and shipping and receiving points are encouraged to reduce the number of curb openings to enhance the streetscape and promote traffic safety.

Parking Structure Design Standards

a) Parking structures shall include a ground floor commercial component, particularly retail spaces or personal service establishments.

b) The façade of the parking structure shall be compatible with adopted architectural standards and harmonious with the surrounding character of the area.

c) All parking facilities within the Redevelopment Area shall include at a minimum two electric car charging stations as well as the infrastructure necessary to support additional car charging facilities to accommodate future demand. The car charging facilities shall be the responsibility of the redeveloper.

d) Bicycle parking design shall comply with the standards in the City Land Use Ordinance.

Residential Dwelling Units

a) Dwelling Unit Sizes: The following minimum dwelling unit floor areas shall be applied to the dwelling unit types listed below:

- 1) Studio/efficiency unit: 500 square foot minimum floor area
- 2) One-bedroom apartment: 750 square foot minimum floor area
- 3) Two-bedroom apartment: 1,000 square foot minimum floor area

Miscellaneous Design Standards

a) When present, mature fully-grown trees shall be undisturbed and not removed to the greatest extent possible.

b) Walkways and sidewalks shall be a minimum of four feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).

c) Implementing sustainable design practices and LEED certifiable buildings standards are strongly encouraged for newly constructed/redeveloped buildings.



5.0 PROJECT REVIEW PROCESS AND AMENDMENTS TO THE PLAN

5.1 Site Plan and Subdivision Applications

In the execution of this Plan, it should be noted that the development and subdivision within the Redevelopment Area shall be governed by the requirements set forth under the applicable development regulations of the City of Plainfield. Redevelopment activities shall be in conformance with this Redevelopment Plan which may be amended from time to time in accordance with law.

Site plan and subdivision review, as may be required, shall be conducted by the Planning Board of the City of Plainfield, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq.

5.2 Powers of the Planning Board

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

of the deviation would outweigh any detriments. An application for a deviation from the requirements of this Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A 40:55D-12a and b.

The Planning Board shall not grant any deviation from standards of this Redevelopment Plan that results in a "D" variance pursuant to N.J.S.A. 40:55D-70d. No deviations from this Redevelopment Plan are permitted which: 1. Deviate from permitted uses; 2. Expand a nonconforming use; 3. Deviate from standards with respect to conditional uses; 4. Increase the maximum floor area ratio; 5. Increase the maximum density; or 6. Increases the height of a principal structure by 10 feet or 10% of the permitted height.

No deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment.

6.0 IMPLEMENTATION OF THE PLAN

6.1 Selection of Redeveloper

This Plan is to be implemented in accordance with the procedures of the Redevelopment Law. Only a redeveloper(s) formally designated by the City may undertake a redevelopment project within the Redevelopment Area.

6.2 Certification of Completion

Upon final inspection and issuance of a certificate of occupancy by the construction official for all buildings and the release of all performance and maintenance bonds for improvements by the City Council, the City will issue a certificate of completion to the redeveloper, which will release the redeveloper from any further obligation under the redevelopment agreement for that project.

6.3 Statutorily Permitted Actions

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A: 12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, re-planning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 P.L. 1992, c. 79 (C.40A: 12A-29) and issue bonds.
- 2) Acquire, by condemnation, any land or building which is

necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79(C:40A-12 through 22).

3) Acquire any condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C. 20:3-14)

4) Clear any area owned or acquired and install or reconstruct infrastructure.

5) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.

6) Arrange or contract with public agencies or redevelopers.

7) Lease or convey property or improvements without public bidding

8) Enter upon building or property for conduction of investigations or surveys.

9) Provide for relocation assistance

10) Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.

11) Request the designation of particular areas as areas in need of redevelopment or rehabilitation.

6.4 Agreements with Redevelopers

Agreements with redevelopers shall note that only those uses established in the Redevelopment Plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent. Agreements will also specify that the redeveloper is responsible for the performance of a

Phase I Environmental Site Assessment (ESA) to be conducted if the designated district's need for redevelopment has been fulfilled, in accordance with American Section of the International Association for Testing Materials (ASTM) International Standards. Based upon information obtained from the Phase I ESA, testing will be performed at the discretion of the City. The redeveloper will bear the cost of needed environmental testing and required remediation and will provide a guarantee to ensure said work in the form found acceptable to the City and the Union County Improvement Authority.

6.5 Equal Opportunity

The land within the Redevelopment Area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof.

6.6 Period of Applicability

The provisions of this Plan, specifying the redevelopment plan for the Redevelopment Area and requirements and restrictions with respect thereto, shall be in effect for a period yet to be determined until such time as the purpose of the Plan has been satisfied and the designated district's need for redevelopment has been substantially alleviated.

6.7 Relocation Assistance

The Area governed by this Redevelopment Plan is a Non-Condemnation Redevelopment Area, which does not permit the City to acquire a property by condemnation. Prior to the undertaking of any acquisition of property by the City, to the extent

required by law, a Workable Relocation Assistance Plan shall be submitted to and approved by the Department of Community Affairs in accordance with the requirements of N.J.A.C. 5:11-1.1 et seq. The City shall comply with the requirements of the Relocation Assistance Act, N.J.S.A. 20:4-1, and the Relocation Assistance Law, N.J.S.A. 52:31B-1 et seq, if applicable. The Workable Relocation Assistance Plan will also include any related redevelopment agreement.

