

# **REDEVELOPMENT IN PLAINFIELD**

## **PARK- MADISON SITE REDEVELOPMENT PLAN**

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## REDEVELOPMENT PLAN STATUTORY CRITERIA

### REQUISITE PLAN INFORMATION

The controlling statute in New Jersey in the development of a Redevelopment Plan is the Local Redevelopment and Housing Law (LRHL- NJSA 40A:1 et. seq.). The City of Plainfield is bound by the determinations of this law. NJSA 40A:12A-8 authorizes the Governing Body of the City of Plainfield to adopt a redevelopment plan upon its finding that a specifically delineated project area is in need of redevelopment or in need of rehabilitation, or in both, according to criteria set forth in 40A:12A-5 and 40A:12A-14.

In this particular matter, the above statutory finding was made in the following manner:

The Plainfield City Council, at their regularly scheduled March 20, 2000 meeting adopted a resolution authorizing the City Planning Board to conduct a preliminary study of the Park-Madison site in order to determine if it satisfied the statutory criteria to be designated In Need of Redevelopment. The Planning Board subsequently placed advertisements in The Courier News (the official newspaper of the city) and the Star Ledger on April 6 and again on April 10, 2000, and sent out Property Owner Notices on April 7, 2000 in order to conduct a public hearing on April 20, 2000. The Planning Board held this public hearing on April 20, 2000 in order to hear public comment on the study. The Board memorialized a resolution on May 4, 2000 adopting the Park-Madison In Need of Redevelopment Study prepared on April 3, 2000, and revised on April 13, 2000 by William Nierstedt, Planning Director of the Division of Planning and Community Development. They further recommended that the Park-Madison site be declared "In Need of Redevelopment" and forwarded their findings to the Governing Body for their review, and acceptance.

On May 16, 2000 the Plainfield City Council accepted the findings of the Planning Board, and directed the Planning Board to prepare a Redevelopment Plan for the designated In Need of Redevelopment properties.

The LRHL specifically states the information to be included in the redevelopment plan as follows: "The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite 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 displace residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:

The master plans of contiguous municipalities;

The master plan of the county in which the municipality is located; and,

The State Development and Redevelopment Plan (SDRP) adopted pursuant to the State Planning Act," P.L.1985, c. 398 (C.52:18A-196 et al.);

6. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act", PL 1985, c.222 (C.52:27D-301 et. seq. and the housing element of the municipal master plan;

7. A redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," PL 1975, c.291 (C.40:55D-1 et seq.) The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law" PL 1975,c.291 (C.40:55D-1 et seq.) or of any other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on adoption of the redevelopment plan or subsequent amendments thereof;

## **SPECIFIC PLAN REQUIREMENTS RELATED TO PROPERTIES IN STUDY**

This redevelopment plan is proposed for the Park-Madison site, specifically known as Block 246, lot 1. It is more particularly described as 107-263 West Front Street, 1011-137 Madison Avenue, 100-150 Park Avenue, and 100- 233 West Second Street.

### **1. PLAN RELATIONSHIP TO LOCAL OBJECTIVES**

#### **a. Appropriate Land Uses**

The subject site is currently vacant, and indeed, has been vacant for over 25 years. The site was declared an Urban Renewal Area in 1962, and all structures were eventually demolished. As stated in the "In Need of Redevelopment Study", the City of Plainfield Master Plan identifies the site as the City's downtown retail center. Recommended land uses include retail, commercial service business establishments, offices, institutions, schools and mixed-use residential dwellings. The 1998 City Master Plan specifically calls out the Park-Madison area as a Targeted Area for Redevelopment. It further identifies the entire Central Business District (CBD) of which the Park-Madison site is a part, as a Development Area. The Master plan calls for substantial streetscape and other infrastructure improvements to the CBD. It recommends that a detailed improvement plan be developed incorporating a specific theme to identify the downtown as a unique and pedestrian friendly place. It also calls for the development and enforcement of design standards to maintain the downtown as an attractive shopping center. The master plan continues to recommend mixed-use development of the Park-Madison and Tepper's Redevelopment Areas as the best development option.

The present zoning ordinance is consistent with this in that the site is in the B-2 Central Business District. The zoning ordinance recommended by the Planning Board in December, 1999, and currently awaiting City Council action, further advances this concept and calls for the area to be identified as the Central Business District Zone. The zone is intended to serve as the downtown retail center, as well as a broader, regional population. The surrounding area is characterized as retail and service business establishments along West Front Street and Park Avenue, mixed commercial, utility, social service and vacant uses along West Second Street, and mixed commercial, residential and vacant land uses along Madison Avenue. The site is also in the City's Urban Enterprise Zone.

Any redevelopment plan should advance the local objectives of mixed commercial, retail and office land uses patterns as called out in the City Zone Plan and Master Plan.

#### **b. Density of Population**

As no residential population is envisioned in this plan, there are no density concerns that need to be addressed.

#### **c. Improved Traffic and Public Transportation**

There are traffic and public transportation improvements that should be addressed through the adoption of this redevelopment plan. With the New Jersey Transit Raritan Valley Line Plainfield Train Station within three blocks of the subject site, the plan should encourage increased mass transit use, and provide for pedestrian access to the station. A number of bus lines also traverse the immediate surrounding area. Bus stops should be provided in close proximity to the site. Any mixed-use development will bring with it increased traffic. The plan must address this traffic in terms of street capacity, on and off-site parking, and the provision of safe, efficient and adequate ingress and egress. Improved/repared sidewalks and curbs along the right of way of the site should also be encouraged where deemed necessary. There was also a road bed failure near the Park Avenue and Front Street intersection. Any redevelopment plan should call for requisite safety and engineering measures to be taken in regard to this given the increased traffic expected to be generated from this site. The plan should also ensure that all site construction takes place in accordance with all barrier free requirements of the state adopted BOCA building code and the Americans with Disabilities Act. The plan must also encourage well-designed on-site circulation patterns.

#### **d. Public Utilities**

The redevelopment plan does not envision the extension of any public utilities to service any of the properties in the study except for laterals from the right of way to the constructed facilities. The developer should, however, be required to analyze the existing capacities of the entire sanitary and storm sewer systems in the surrounding area in order to ensure their adequacy to handle increased flows from this site. The developer should also then be required to provide on site detention for any increased storm water runoff and/or be required to install the needed capacity improvements in both the sanitary and storm sewer systems. Given the high visibility of this site, the plan should require that such laterals be underground, and that all utility meters/transformers be inside or hidden from view.

## **e. Recreational and Community Facilities**

Recreational and community facilities are a major concern of this plan. While vacant for 25 years, and never officially listed as an open space area, the site has been used as a public space for a number of years. The Planning Board made specific reference to this use during their April 20 public hearing. Their subsequently adopted resolution specifically states their resolve for city council to include adequate open space in any redevelopment plan. Any redevelopment plan, therefore, should include open space as a major plan component.

## **2. LAND USES ASSUMPTIONS, POLICIES, AND GOALS**

It is the intent and purpose of this redevelopment plan to transform the vacant subject site into viable commercial properties and return it to the city tax rolls. The underlying assumption of this intent is that the appearance and continued existence of the subject site as a vacant block in the center of the downtown area bears a considerable share of the idea that the city is not a desirable place in which to live, work and shop. Indeed, Policy 6.1 of the City Master Plan specifically states that "The Central Business District will be the primary economic development area of emphasis for the City of Plainfield". The transformation of this vacant site into uses advancing commercial activity and a commercial ratable will serve to greatly enhance the look, activity and future of the city. It is the goal of this plan to make this transformation a reality.

## **3. IDENTIFICATION OF PROPERTY TO BE ACQUIRED**

As the City of Plainfield currently owns the entire subject tract, no properties are anticipated to be acquired through this redevelopment plan.

## **4. SIGNIFICANT RELATIONSHIPS TO REDEVELOPMENT PLANS, MASTER PLANS AND DEVELOPMENT REGULATIONS**

### **a. Relationship to City Redevelopment Plans**

A study of the relationship of this site in this plan to any existing redevelopment plans indicates that there was a city adopted redevelopment plan for this site in 1985 and 1989. This plan was adopted in concert with a plan for the Tepper's tract located across West Front Street from the site. These plans called for mixed-use development encompassing commercial and residential development. They called for development of the two tracts in conjunction with one another. Specific zoning regulations were adopted that outlined desired use and bulk standards to be followed. Unfortunately, no redevelopment of these tracts took place consistent with these plans.

In early 2000, potential developers approached the city about developing the two properties – the Tepper's tract and the Park-Madison site - separately. Upon a review of the 1985 and 1989 plans, it was determined that a plan amendment would have to be adopted in order to advance the separate proposals. Upon further document review, proof of newspaper and property owner notification could not be obtained. A new Redevelopment Plan process was therefore commenced, as described earlier in this report. This plan consequently supersedes any and all previous plans adopted by the City of Plainfield for the subject site.

## **b. Relationship to City Master Plan**

A consistency review of the proposed redevelopment plan to the 1998 City Master Plan indicates that a plan to develop the site with office and retail uses advances, and is consistent with the master plan. In fact, the 1998 Master Plan specifically calls out certain objectives and policies that this redevelopment plan advances:

Page 11 of the master plan states that, “ The driving principles behind the master plan objectives are two fold. First to protect the integrity of residential neighborhoods, and secondly, to promote development in targeted areas in conformity with specific development plans. The Park-Madison site is a designated targeted area, and redevelopment of it in accordance with this specific development plan will advance the master plan.

Policy 2.1 on page 12 identifies the site as a Targeted Redevelopment Area. West Front Street.

Policy 2.3 on page 12 calls for the development of Urban Design guidelines for all development to insure proper scale and quality of development projects. It further states that, “ The City will actively promote architectural and design excellence in buildings, open spaces and urban design through appropriate design standards for all uses, districts and right of ways.

All policies within Objective 5 on page 14 work together to advance the overall objective of the city to seek to promote a diverse and strong economy through business expansion and growth, the provision of new businesses, and the creation of new jobs. Development of this site as envisioned in this plan will advance all policies within this objective.

As stated earlier, Objective 6 of the Master Plan states that, “The central Business District will be the primary economic development area of emphasis for the City of Plainfield.” The adoption of this plan, promotion of the high quality design envisioned in it and addressing parking availability/location and appearance, the capture of retail and service markets in the area, transit related development, and creation of events that attract potential customers will all advance the master plan.

Policies 8.4 and 8.5 on page 15 of the plan calls for identifying open space needs of residents, and providing a geographic balance of parks and open spaces throughout the City. The open space needs of the residents for open space on this site has been identified by the Planning Board, and the provision of it in accordance with this plan will advance these policies.

Policy 9.1 on page 15 calls for the Promotion of Arts in Redevelopment. “Redevelopment shall seek to incorporate cultural activities whenever feasible, particularly for the downtown area”. The provision of public open space areas as called for in this plan will provide for the promotion of arts on a wide basis.



Supporting existing mass transit services is Policy 10.3 on page 16. By providing an additional ridership base, and encouraging pedestrian access for rail and bus usage along existing rail commuter and bus lines development consistent with this plan will be consistent with the master plan.

### **c. Relationship to New Jersey State Development and Redevelopment Plan**

A second master plan that should be reviewed is that of the State Development and Redevelopment Plan (SDRP). The City of Plainfield fully supports the SDRP goals and objectives, and believes that this redevelopment plan advances many goals, policies and objectives of the SDRP. Specifically, the SDRP includes Plainfield as a Metropolitan Planning Area (PA1). The PA1 Policy Objectives that this plan supports include:

- Land Use – Guiding redevelopment to ensure efficient and beneficial utilization of scarce land in the concentrated city development pattern.
- Economic Development – Promoting economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.
- Transportation – Capitalizing on the high density Union County settlement patterns that encourage the use of public transit systems to improve travel among major population centers employment centers and transportation terminals.
- Natural Resource Conservation - Reclaiming environmentally damaged sites.
- Public Facilities and Services – Repairing and replacing existing infrastructure systems to eliminate deficiencies and enable future development and redevelopment efforts.

### **d. Relationship to City of Plainfield Zoning Regulations**

The Zoning Ordinance of the City of Plainfield contains the development regulations for the City. The most recent major rewrite of the zoning ordinance was completed in 1977, with the most recent update being completed in 1993. The Planning Board completed a comprehensive review/rewrite of the existing ordinance in December 1999 and is awaiting City Council action on its adoption.

The current city zoning ordinance identifies the subject site as being in the R-9 Modified Multi-Family Residence District. This zone encourages retail stores (excluding drive through establishments), personal service stores, restaurants (excluding drive through establishments), offices, hotels, studios and art galleries as well as townhouse clusters. This zone was developed through a joint redevelopment plan for the Park-Madison/Tepper's tract. This new Park-Madison redevelopment plan envisions permitting all of these uses except for the townhouse units. Residential units, which were part of the previously adopted joint site redevelopment plan, are now envisioned to be located on the Tepper's tract via a separate redevelopment plan. The draft zoning discussed above identifies the site as being in the Central Business District Zone. The zone continues to encourage retail, personal and commercial service establishments, offices, theaters, banks, restaurants, hotels, health clubs, taverns and residential units on upper floors. Parking garages are also called out as a specific permitted use. Clearly both the current and proposed zoning ordinances encourage mixed commercial, retail and office facilities on the subject site. Residential units are not anticipated to be part of this redevelopment

plan. Drive through facilities are anticipated, but not accessory to restaurants. The redevelopment plan should ensure that all ingress/egress to any such facility is Second Street or Madison Avenue.

This redevelopment plan is consistent with both the current and proposed zoning ordinances except for the location of the residential units and the permitting of drive-through establishments. This redevelopment supercedes the zoning ordinance.

## **POTENTIAL REDEVELOPMENT PLAN IMPLEMENTATION STRATEGIES**

### **A. POWERS OF REDEVELOPMENT AGENCY**

The following is a description of various possible techniques, authorized by NJSA 40A:12A-8 that the City of Plainfield or redevelopment entity designated by the Governing Body can utilize to carry out and effectuate the purposes of the L.R.H.L. and the terms of the redevelopment plan:

Prepare and adopt redevelopment plans for areas in the city determined by the city to be areas "In Need of Redevelopment" and to issue bonds in accordance with NJSA 40A:12-29.

Acquire property pursuant to NJSA 40:12A-22.

Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971.

Clear any area owned or acquired and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.

Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.

Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligation issued by the redevelopment entity and to secure payment of such revenue.

As part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the

furnishing of property or services in connection with a redevelopment area of residents, industry or commerce displaced from the renewal area;

Lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.

Enter upon any building or property in any redevelopment area in order to conduct investigations or make surveys, sounding out or test borings necessary to carry out the purposes of this act.

Arrange or arrange with a public agency for the relocation, pursuant to the "relocation Assistance Law of 1967" and the "Relocation Assistance Act" of residents, industry or commerce displaced from a redevelopment area.

Make, consistent with the redevelopment plan:

- Plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and,
- Plans for the enforcement of laws, codes and regulations laws relating to the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

Request that the planning board recommend and governing body designate particular areas as being in need of redevelopment in accordance with the provisions of this act and make recommendations for the redevelopment of such areas.

Study the recommendations of the planning board or governing body for redevelopment of the area.

Publish and disseminate information concerning any redevelopment area, plan or project.

Do all things necessary or convenient to carry out its powers.

## **B. CITY OF PLAINFIELD INVOLVEMENT**

The City of Plainfield has wide ranging powers to effectuate a redevelopment plan advancing any of the redevelopment alternatives described, ranging from a rezoning of the property for private development, up to and including condemnation, ownership, and public development of the tract. The following is a brief description of each applicable power and the corresponding extent of anticipated involvement. This list is not all-inclusive and does not preclude the City from taking any action it is permitted to take under federal, state and city law to effectuate this plan.

## **1. ZONING**

In accordance with the above stated powers, the City of Plainfield can designate an appropriate land use pattern, adopt applicable redevelopment standards and allow the redevelopment plan goals to be achieved through private sector, non-city funded development. Any subdivision or lot consolidation would be left to private actions. Redevelopment standards would supersede zoning and regulate the anticipated development. This is the option the City of Plainfield is choosing to take to effectuate this redevelopment plan.

## **2. FINANCIAL SUPPORT**

The City of Plainfield could also reduce project development costs in a redevelopment area by offering financial incentives:

### **a. In House Financial Incentives**

"Zoning process" type incentives that the City of Plainfield could undertake without the need for financial institution involvement would include zoning process application fee reduction/ elimination, streamlining of the permit process, the undertaking of required environmental studies, a reduction of public infrastructure requirements or construction thereof, completion of requisite traffic studies, prior obtaining of DEP permits, or other integral site development concerns. An undertaking of some of these, such as environmental or traffic issues, could necessitate the hiring of outside consultants.

### **b. Other Financial Incentives**

Other incentives the City of Plainfield could undertake would involve private financial institutions or the resources of the County of Union or the State of New Jersey. Private financial institutions could assist in reducing housing construction costs by working with the selected private developer(s) in accordance with their Community Reinvestment Act requirements. Assistance could also be offered through Community Development Block Grant allocations, agreements with the New Jersey Housing and Mortgage Finance Agency (HMFA), and by obtaining New Jersey Economic Development Authority (EDA) grant and loan guarantees. The pursuit of these private/county/state financial agreements could require considerable city administrative resources.

The project envisioned by this plan does involve financial incentives and subsidies through the Union County Improvement Authority.

## **3. CITY OF PLAINFIELD AS DEVELOPER**

The above delineation of powers also includes a provision allowing the City of Plainfield to act as the actual developer of the properties. Such an undertaking would first involve public acquisition of all of the properties. The necessary funds to purchase the property would have to be obtained either through the floating of bonds, or obtaining of loans from such agencies as the EDA.

Professionals would then prepare site and building plans and obtain all necessary permits. A contractor would be hired to construct the approved structures, and a construction manager would probably be desired to oversee the work. A marketing plan would have to be developed to "rent up" the building and an operational budget/cash flow plan would be necessary. A decision would have to be made as to retaining ownership of the properties and becoming a landlord, or liquidating the properties after completion of the buildings.

Development along these lines would represent the ultimate involvement of the City of Plainfield in the redevelopment project and is not contemplated at this time for this site.

#### **4. JOINT VENTURE OR SALE WITH REDEVELOPER**

Another option is to enter into a joint venture with a private developer at any time during this process. The statutes allow many different kinds of arrangements between the City of Plainfield and a private developer towards the redevelopment of a tract designated as an area in need of redevelopment.

The property could be purchased in accordance with the options discussed above, with a private developer handling all plan preparation, permit approval and construction; or some other kind of phased or structured arrangement could be entered into with a private entity deemed to be in proper and in accordance with the above statute provisions. The marketing and property sale/ retention scenarios discussed above could also be involved in this strategy.

#### **ACQUISITION OF PROPERTY PURSUANT TO NJSA 40:12A-22.**

As previously indicated, the City of Plainfield owns the entire subject site. This plan does not anticipate any additional property acquisition.

### **REDEVELOPMENT PLAN**

#### **A. SELECTION OF RECOMMENDED LAND USE OPTION**

The recommended land use option for the subject site is a mixed office/retail development. It is the primary objective of the City, through this Redevelopment Plan, to return publicly owned property which should be redeveloped and returned to tax paying status to the private sector. There will be a mix of public and private capital to realize this objective. The Plainfield City Council will ratify an appointment of a redeveloper after the adoption of this plan. It is expected that the redeveloper will ratify designation of a developer after adoption of this plan. The developer is then expected to hire private entities to prepare plans, request city approvals, implement, and construct the project. Long term site ownership, tax payments, leases and the like will be finalized in the Developer's Agreement. The developer is responsible for obtaining Planning Board approval and all building and site related permits.

This Plan envisions this site to be developed for office and retail development consistent with the city master plan and zoning ordinance via one integrated,

comprehensive plan. It further envisions that the Park-Madison site and the Tepper's tract located across Front Street from each other are to be designed to be integrated with each other architecturally and spatially. The functions of both of these sites are to be coordinated. Accessory parking is envisioned to be provided through construction of a parking deck. The office component will be utilized for state and county offices, although that does not preclude private office use at some future time. The principal office structure is to utilize the intersection of Park Avenue and Front Street as its focal point. This plan envisions the first floor of this structure to be developed as retail and lobby space, with upper floors as office. Secondary one-two-story retail/commercial structure(s) are anticipated to be developed along Front Street. All vehicular ingress/egress to the parking deck and to the site itself is to be via Second Street and/or Madison Avenue. Public improvements are to be required via sidewalk, curbing, street tree, lighting, utility, roadway and intersection improvements. A sizeable public open space component is required. The City intends through this Plan to return this vacant and underutilized property into a productive commercial heart of the downtown.

As the site is vacant, there is no need to relocate any tenants. Consequently, the City has no need to prepare a Workable Relocation Plan.

## **B. REDEVELOPMENT STANDARDS**

### **1. PURPOSE**

As previously stated, it is the intent and purpose of this redevelopment plan to transform a vacant site in the heart of its downtown to viable, active mixed office and retail uses and return the site to a tax producing site. The intent of these standards is to create clear and unifying standards that will assist the developer in understanding the overall concept in order to result in conforming development. The concept outlined above accurately reflects the anticipated site plan.

### **2. DEFINITIONS**

All words not defined in this redevelopment plan shall have the definitions as noted in adopted City of Plainfield District Zoning Regulations unless otherwise noted.

### **3. OTHER STANDARDS NOT DISCUSSED HEREIN**

The standards contained within this redevelopment plan shall supersede existing regulations as contained in the Zoning Ordinance (Chapter 17:1- et seq.) of the City of Plainfield. The Zoning Ordinance shall be the regulation for any site requirements or other standards not specifically set forth in this plan.

### **4. USE STANDARDS**

This plan specifically provides for office, retail and accessory parking garage uses as well as all customary and incidental accessory uses such as parking, loading, etc. thereto. Accessory drive through facilities are permitted, but they are specifically prohibited accessory to restaurants. All ingress/egress to/from such facilities must be from Second Street or Madison Avenue.

## 5. BULK STANDARDS

a. *Applicability:* These bulk standards shall apply to all structures on the site. These bulk standards supercede the existing zoning regulations in the Central Business District.

Minimum Lot Area – four (4) acres

Minimum Lot Width – 150'

Minimum Lot Frontage – 150'

Minimum Lot Depth – 150'

Minimum Front Yard Setback – For the purposes of this Plan, there are four front yards – Madison Avenue, Park Avenue, Front Street and Second Street. The front yard is measured from the public right of way line to the principal and/or accessory structure. The respective front yard requirements from each public right of way are as follows:

Madison Avenue – 5'

Park Avenue - 15'

Front Street - 0' for all structures with first floor retail uses  
20' for all first floor office uses

Second Street – 5'

Minimum Side Yard Setback – 0'

Minimum Rear Yard Setback – 10'

Maximum Floor Area Ratio – 4.5. For purposes of this plan, this includes parking deck square footage. This plan further envisions a maximum of 80,000-sq. ft. of office space, and 50,000 sq. ft of retail/commercial space.

Maximum Building Coverage – 75% - This represents the total amount of the site covered by structures.

Maximum Total Lot Coverage – 80%- This represents the total amount of the site covered by structural and/or vehicular facilities.

Minimum Open Space – 20% - This represents the total amount of non-structural, non-vehicular areas. Open Space includes all landscaped areas having a minimum dimension of 5' width and 50-sq. ft. area. Open Space does not contain any buildings and will not be used for vehicular purposes. It also includes all outdoor plaza, and public areas within the site. A minimum of 20,000-sq. ft. of this open space must be designed as a public plaza area located in front of the structures at the intersection of Park Avenue and Front Street.

Maximum Number of Stories – 5

Maximum Principal Building Height – 65'

Maximum Accessory Building Height – 4, or 40'

Minimum Final Finished Floor Elevation (FFFE) for all structures within the designated 100 year flood zones shall be established one foot above the

applicable 100 year base elevation determined by the Federal Emergency Management's Agency (FEMA) Flood Insurance Rate Maps (FIRM). Based upon review of the applicable FEMA FIRM, it is the understanding of the City of Plainfield that this site is NOT in a Flood Hazard Area.

## **6. PUBLIC IMPROVEMENTS**

Sidewalks, Driveway Aprons and Curbing: All sidewalks, driveway aprons and curbing within public right of ways immediately adjacent to the site are required to be repaired/replaced in accordance with Design Standards similar to the recently adopted South Avenue Streetscape Project. It also requires installation of period street lamps. This project requires Belgian Block curbing along the right of ways and sidewalks in a mixed concrete/brick paver pattern. The engineering details of this requirement are to be developed through the efforts of the City and the developer. All driveway aprons are to be of concrete construction in accordance with city standards. Standard city permits are to be obtained for all sidewalks, driveway aprons and curbing. All curbing at the four right of way intersections adjacent to the site is to be compliant with the requirements of the Americans with Disabilities Act (depressed curbs, ramps for the handicapped, etc). Proper pedestrian crosswalks are to be painted at all four intersections for all pedestrian movements. These are to be provided for all pedestrian movements at these intersections.

Street Trees: At least one street tree shall be planted for every forty feet (40') of street frontage.

Existing Site Improvements – It shall be the responsibility of the developer to properly remove all of the existing trees on site in accordance with the procedures and techniques adopted by the American Association of Nurserymen. The City Planning and Public Works Divisions will work with the developer to tag each tree and arrange delivery to a public site for transplanting.

The developer shall also be responsible for relocating the existing street lamps, benches, trash receptacles and two gazebos on site to public sites to be designated by the City Department of Economic Development in conjunction with appropriate city divisions.

Roadway Improvements: The developer shall be required to reconstruct Park Avenue from the Second Street intersection to the Front Street intersection on the site side of the right of way in accordance with City Standards for Road Reconstruction. Specific approval must be obtained from the City Engineer before this work can commence.

## **7. BUILDING ELEVATIONS**

All building elevations shall be designed in accordance with the City of Plainfield Urban Enterprise Zone Design Guidelines adopted by the City Planning Board in January 2000. The parking deck structure that is anticipated to be constructed shall be designed with material consistent with the principal structures on site. All sides of the deck will be finished. Architectural detailing of all features, consistent with the adopted Design Guidelines, is required.



## **8. PARKING/LOADING/OUTDOOR STORAGE**

### Parking Requirements:

One on site parking space is required for every 300 sq. ft. of retail area  
One on site parking space is required for every 500 sq. ft. of office area

All parking spaces are to be designed in accordance with Article 6 – Off Street Parking and Loading - found within the Zoning Regulations of the City of Plainfield.

### Loading Requirements:

- a. Front yard loading shall not be permitted.
- b. All loading areas shall be in side and rear yards and shall be screened from public view.
- c. All loading areas shall be paved and curbed surfaces, and concrete landing pads shall be required under trailer support devices.

### Outdoor Storage:

No outdoor storage is permitted except for refuse/recycling areas that are screened from adjacent properties and public right of ways by evergreen landscaping and board on board fencing sufficient to screen such storage from view. No storage can exceed a maximum height of six feet.

## **9. UTILITY CONNECTIONS**

- a. The developer is responsible for obtaining all applicable permits and connecting all utilities to the properties.
- b. All utility connections/transformers shall be located in side or rear yards, or totally screened from view, and integrated within the main structure. No utility meters are to be visible from the public right of way.
- c. All utilities shall be underground.
- d. All utility connections (gas, oil, water, electric, telephone, sanitary sewer, etc.) shall be in place before a Certificate of Occupancy (CO) is issued.
- e. The developer will be required to upgrade, to his/her fair share limit, all utilities found to be inadequate as a result of this development.
- f. The developer shall be responsible for relocating any and all utilities.

## **10. SITE ACCESS/TRANSIT/PEDESTRIAN PLANNING**

The provision of safe vehicular and pedestrian access points and linkages to mass transit facilities are important parts of this plan. This plan therefore requires submission of a traffic study at the time of site plan submission in order to establish safe and efficient vehicular and pedestrian access. This study is to include an analysis of access to the Tepper's site in order to ensure proper coordination between the two developments. This plan envisions the separation of vehicular and pedestrian movements by requiring that all vehicular movements on and off site be via Second Street and Madison Avenue. No driveways shall cross pedestrian sidewalks on Park Avenue or Front Street. The developer shall be required to provide bus shelters at designated bus stops within the public rights of ways that define this site. The site plan must also provide for separate pedestrian walkways from parking areas to use areas.

## **11. ENVIRONMENTAL CONSTRAINTS**

It is recognized by all involved in this Redevelopment Plan process that the subject site is contaminated due to the practices of former site users/owners. This Redevelopment Plan anticipates that the details and responsibilities of the site cleanup will be finalized in the developer's agreement adopted by the City of Plainfield and the Developer. The City shall issue no permits until this site has sufficient clearance from the New Jersey Department of Environmental Protection.

## **12. DRAINAGE**

All drainage plans are to be designed in accordance with the City Storm Water Runoff/Detention Ordinance. All drainage plans must be reviewed and approved by the City Engineer prior to implementation.

## **13. SIGNAGE**

All signage shall be as per the City of Plainfield Urban Enterprise Zone Design Guidelines adopted by the City Planning Board in January 2000.

## **SELECTED REDEVELOPMENT PLAN IMPLEMENTATION STRATEGIES**

With the adoption of this plan, it is clear that the City of Plainfield has decided to embark upon a redevelopment plan that requires joint public and private sector efforts. Each sector has its financial, construction and management responsibilities. After plan adoption, the City Council of the City of Plainfield will ratify the designation of a redeveloper to make this project a reality. The developer will then be required to submit plans to the Plainfield Planning Board in order to receive site plan approval. Building permit applications can then be filed with the City Inspections Division. It is anticipated that with the cooperation and coordination of all involved, this project can turn this vacant site into the cornerstone of downtown Plainfield.