

# BLOCK 233 REDEVELOPMENT PLAN

## MARINO'S TRACT

City of Plainfield, New Jersey

November 7, 2019



Prepared for:



Prepared By:



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## City of Plainfield, New Jersey

Approved: November 9, 2000

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



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### 1.1 Statutory Basis for the Redevelopment Plan

On February 22, 2000 the Plainfield City Council adopted resolution R098-00 directing the Plainfield Planning Board to conduct a preliminary investigation into whether or not the parcels previously identified on tax maps of the City as Block 233 Lots 1-14 on the tax maps of the City, and now identified as:

Block	Lot	Location
233	1.01 <sup>1</sup>	635 - 39 W Front Street
233	2	611 - 19 W Front Street
233	3	605 - 609 W Front Street
233	4	601 - 03 W Front Street
233	5	110 - 12 Plainfield Avenue
233	6	114 - 16 Plainfield Avenue
233	7	118 - 20 Plainfield Avenue
233	8	122 - 24 Plainfield Avenue
233	9.01 <sup>2</sup>	126 - 30 Plainfield Avenue
233	11	132 - 34 Plainfield Avenue
233	12	115 - 33 Waynewood Park

(collectively, the “Redevelopment Area”) qualified as an “area in need of redevelopment” as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (the “Redevelopment Law”). The Board’s investigation determined that the area met the statutory criteria by virtue of the presence of abandoned and dilapidated buildings, deleterious land uses, a building stock that is generally in fair to poor condition, and a diversity of ownership contributing to a lack of proper utilization of the area. The area also qualified by virtue of being located in an Urban Enterprise Zone.

The Plainfield Planning Board held a public hearing on the investigation results on May 4, 2000. At its meeting of June 1, 2000, the Board adopted a resolution recommending that the City Council designate the subject area as an Area in Need of Redevelopment. The City Council adopted a resolution to that effect at its meeting of July 10, 2000 and further directed the Planning Board to prepare a Redevelopment Plan pursuant to the New Jersey Local Redevelopment and Housing Law. A redevelopment plan entitled “Block 233 Lots 1-14 Redevelopment Plan Marino’s Tract” was approved on November 9, 2000 (the “**2000 Redevelopment Plan**”). On May 13, 2019, the Plainfield City Council adopted resolution R 190-19 directing the Planning Board to re-examine the 2000 Redevelopment Plan. This Redevelopment Plan, entitled “Block 233 Redevelopment Plan, Marino’s Tract” dated November 07, 2019 (the “Plan”) amends the 2000 Redevelopment Plan.

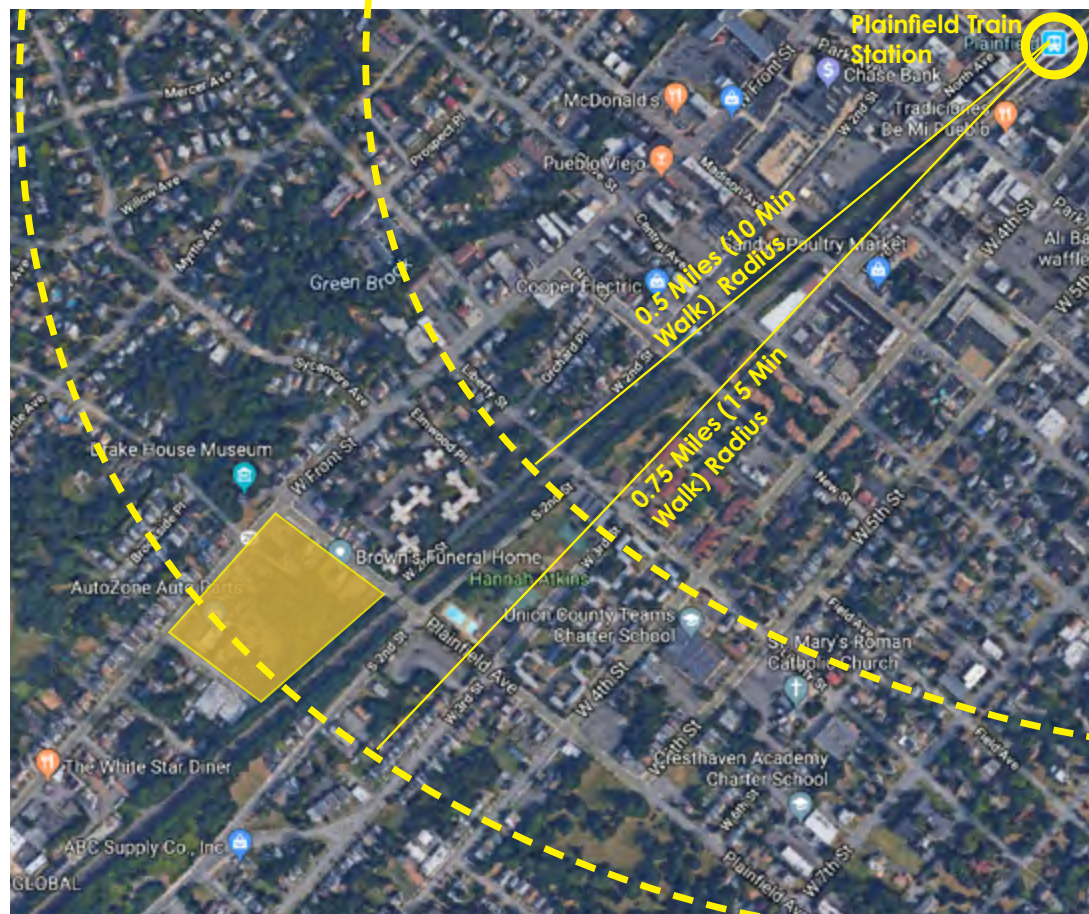
The 2000 Redevelopment Plan provided that certain parcels within the Redevelopment Area, the portion of Lot 1.01 formerly identified as Lot 1, Lots 2 – 7 and Lot 11 (the “Condemnation Redevelopment Area”), were subject to acquisition by the City pursuant to the power of eminent domain granted to the municipality by the Redevelopment Law. The remaining parcels within the Redevelopment Area, specifically, Lots 8, 9.01 and 12 (the “Non-Condemnation Redevelopment Area”) were not subject to acquisition by the City pursuant to the power of eminent domain granted to the municipality by the Redevelopment Law. This Plan encompasses both the Condemnation Redevelopment Area and the Non-Condemnation Redevelopment Area (together, the “Redevelopment Area”). The Plan is intended to guide future development and redevelopment within the Redevelopment Area as well as set forth a framework for development standards and guidelines that will invigorate this area. The regulatory and development standards in this Plan shall supersede the City’s Land Use Ordinance and Zoning Ordinance.

<sup>1</sup> The Lots formerly identified as 1, 13 and 14 were merged on April 30, 2004 to form Lot 1.01

<sup>2</sup> The Lots formerly identified as 9 and 10 were merged on January 2008 to form Lot 9.01



## 1.2 Context



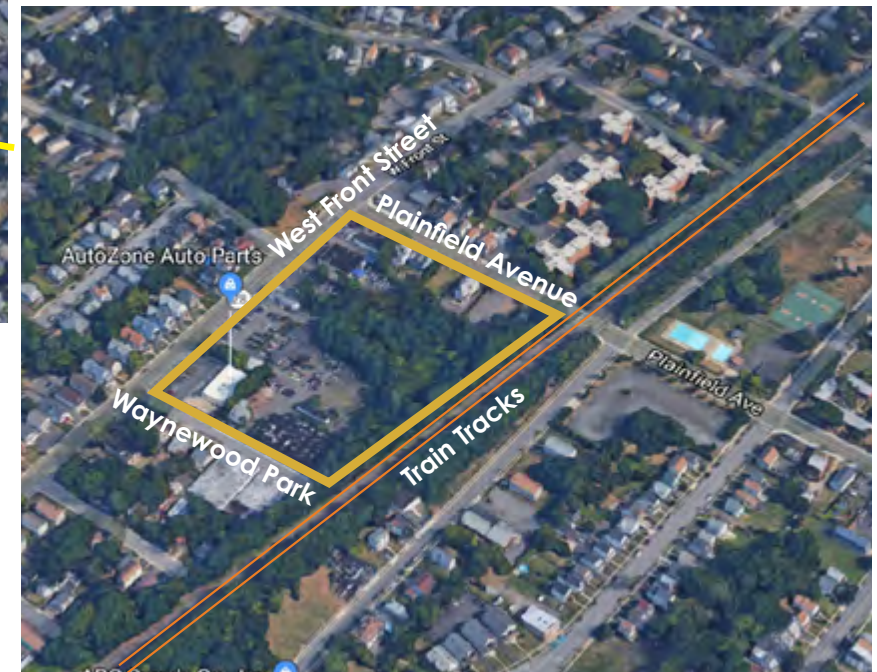
Map 1: Context map

 Redevelopment Area





The subject tract can be characterized as a mixed-use area consisting of commercial uses intermingled with two, three and four family dwellings.

The residential dwellings are located along Plainfield Avenue. They suffer from deferred maintenance and in some instances are abandoned. In order to accommodate an adequate amount of off-street parking, the residential lots have been excessively covered by paved surfaces.



Map 2: Redevelopment Area

 Redevelopment Area  
 Train Tracks

## 2.1 Plan Area Boundary



Map 3: Latest Tax map showing merged lots in Block 233

- Redevelopment Area
- Condemnation Redevelopment Area



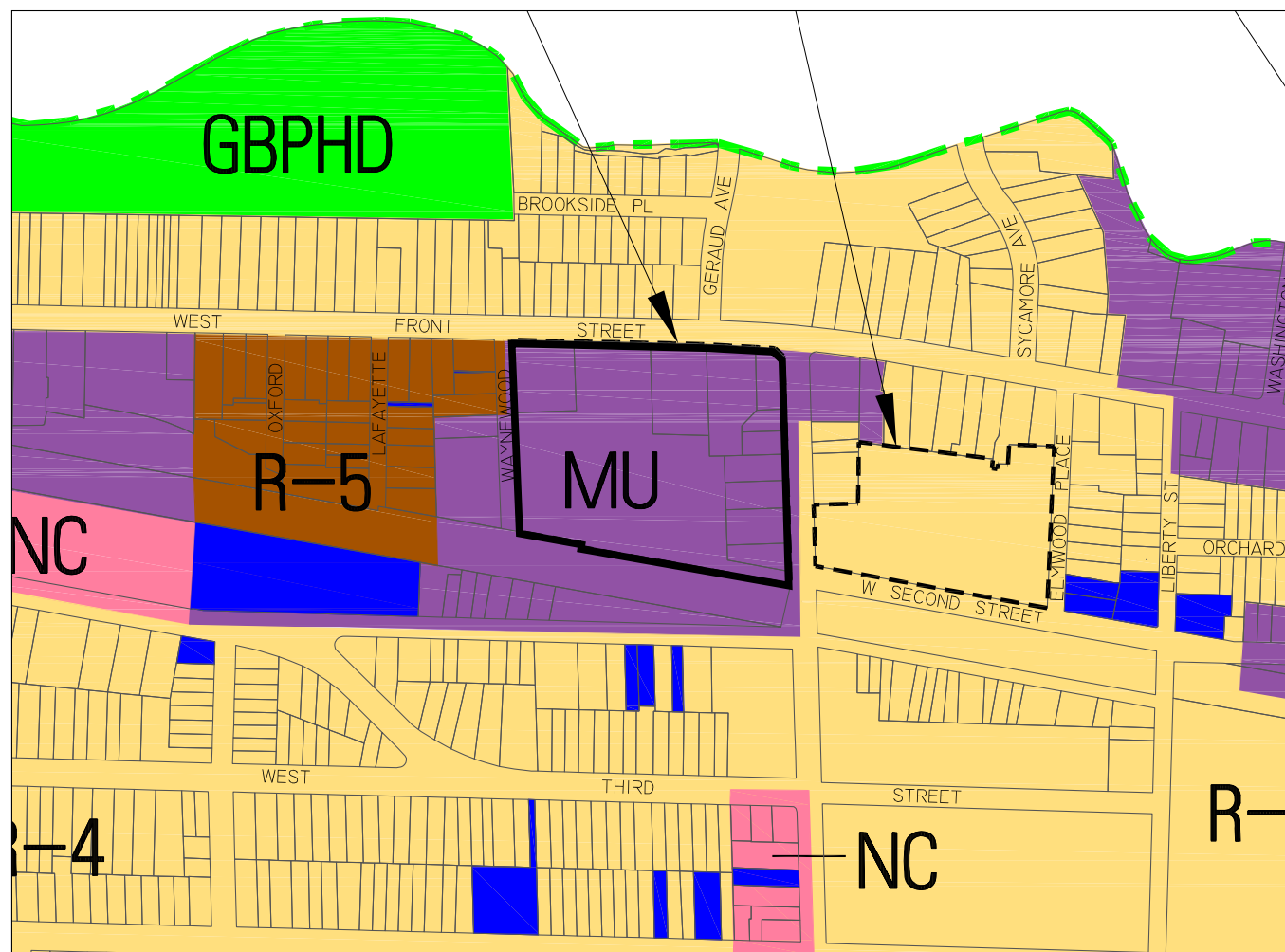
The Redevelopment Area, covering approximately 7.3 acres. The Redevelopment Area consists of one tax block, Block 233, and all related tax lots, as is shown on Sheet 158 of the Tax Map of the City of Plainfield (Map 3).

The Redevelopment Area is bound by West Front Street to the west; Plainfield Avenue to the north; Wayne Wood Park to the south; and the New Jersey Transit Raritan Valley Line, formerly known as the Central Railroad of NJ, to the east.



Map 4: Tax map from 2000 Redevelopment Plan

## 2.2 Existing Zoning and Land Uses



Map 5: Existing Zoning

- Existing zoning- mixed use MU
- Redevelopment Area

The majority of the Redevelopment Area — more than 65% — is occupied by an abandoned auto dealership. The dealership's main building is partially boarded-up. Additionally, a chain link fence, topped with razor wire secures the remaining accessory buildings. The presence of the abandoned car dealership and its underlying physical state has been the predominant factor in the deterioration of the Redevelopment Area. A used car sales facility, an inappropriate transitional use between residential and commercial neighborhoods, is situated at the corner of Plainfield Avenue and W. Front Street. The Redevelopment Area also contains a funeral home that has been at its present location on Plainfield Avenue since 1945.

The Redevelopment Area is readily accessible from West Front Street (Route 28) and has access to areas on the east side of the Raritan Valley Line through the Plainfield Avenue underpass.

Surrounding land uses include the residences, several one- and two-family homes and an automotive service station across Plainfield Avenue. Across from the tract on West Front Street are the Drake House Museum and several one- to four-family dwellings. Across Waynewood Park are one and two-family dwellings and an abandoned industrial building.

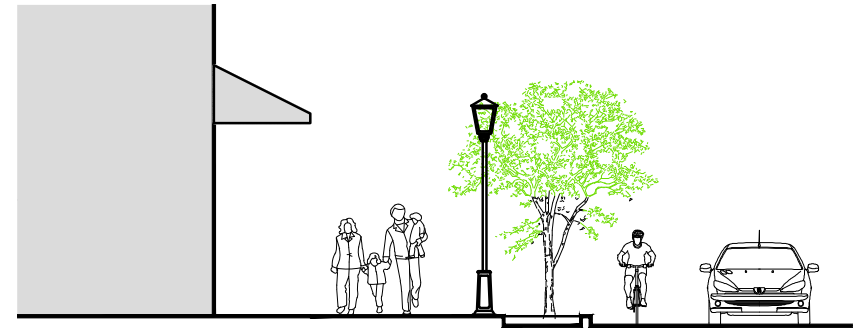


### 3.1 Goals and Objectives

The general goal of the City's redevelopment effort is to strengthen the central business district by reversing a persistent trend of disinvestments, abandonment and unproductive land use. The more specific goal of this Plan is to revitalize this portion of the West Front Street corridor by creating opportunities for private and public-private investment in both new construction and rehabilitation. The City hopes to capitalize on the Redevelopment Area's strategic location along the corridor by providing commercial as well as residential activities at appropriate intensities.

**The objectives of this Plan are to:**

- Create land use and building requirements specific to the Redevelopment Area that reflect those found in the Plainfield Master Plan and the proposed Land Use Ordinance.
- Provide infrastructure improvements involving streets, curbs and sidewalks.
- Eliminate blighting influences through the clearance or rehabilitation of substandard buildings.
- Provide a parcel of land of sufficient size and dimension to enable an orderly arrangement of new land uses.
- Promote a diverse and strong economy with opportunities for employment over a range of occupational classifications.
- Provide housing options in the form of mixed use buildings to ensure a balanced and appropriately designed transition from commercial to residential uses along the corridor.
- Increase sustainability through energy efficiency, green building techniques and more compatible land uses within the area.



Improved Streetscape



Revitalization of the area:  
Commercial use



Embrace Sustainability



Vertical Mixed use  
building: Residential  
over retail



### 3.2 Land Use Plan

The Redevelopment Area is planned for mixed use/commercial development with residential components that will serve both local and regional patrons. The Land Use Plan illustrates the planned location of the land uses in the Redevelopment Area.



Map 6: Proposed Land Use Plan

 Commercial/ Non-residential and Mixed Use

### 3.3 Schedule of Land Use and Development Requirements

#### Permitted Uses

- Retail establishments
- Personal and commercial service establishments
- Vertical Mixed Use:
  1. Mixed-use: Residential over Commercial
  2. Mixed-use: Residential over Retail
  3. Mixed-use: Offices over Commercial
- Offices
- Restaurants
- Banks
- Funeral homes
- Health and fitness clubs
- Taverns
- Event/ meeting space such as reception hall

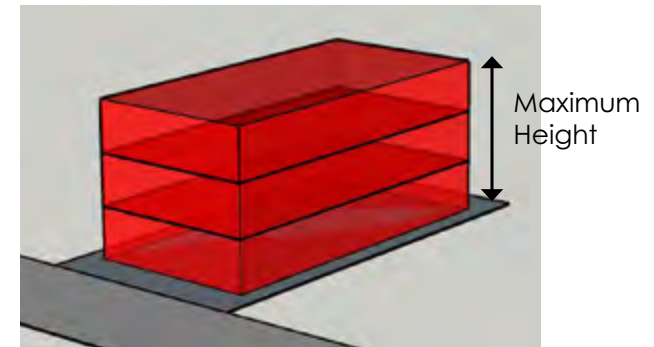
#### Accessory Uses

- All uses customarily incidental and subordinate to primary permitted uses are permitted in the Redevelopment Area as accessory uses.

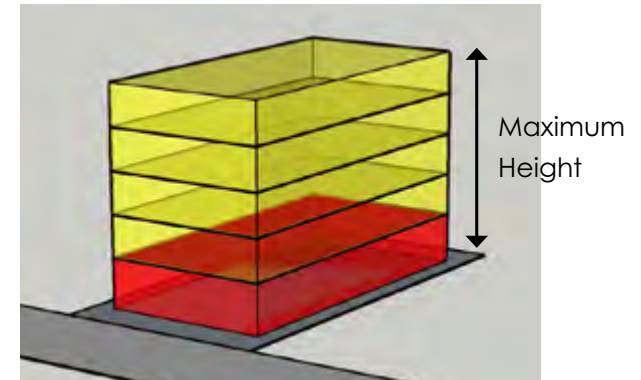
**Vertical Mixed Use:** Combines different uses within the same building. Provides for more public uses on the lower floor such as retail shops, restaurants, or commercial businesses. Provides for more private uses on the upper floors such as residential units or office space.

**Bulk Standards**

Regulation	Commercial/ Non-residential	Mixed Use
<b>Redevelopment Area</b>		
Minimum Lot Area	7,500 Sq. Ft.	10,000 Sq. Ft.
Minimum Lot Frontage	75 Ft.	100 Ft.
<b>Minimum Setbacks</b>		
Front yard	10 Ft.	5 Ft.
Rear Yard	10 Ft.	15 Ft.
Side Yards	5 Ft.	5 Ft.
Side Yard along a street	10 Ft.	10 Ft.
<b>Other Standards</b>		
Maximum Building Coverage	70%	80%
Maximum Impervious Coverage	90%	90%
Maximum Height	40 Ft.	65 Ft.
Maximum Number of Stories	3	5
Floor Area Ratio	2.0	2.5
Density (Maximum Number of Units)	-	90/ acre
<b>Minimum Number of Parking Spaces</b>		
For Studio, 1 Bedroom, 2 Bedroom	-	1 space per unit
For 3 Bedroom or more	-	2 spaces per unit
For Retail	1 space per 300 Sq. Ft.	1 space per 300 Sq. Ft.
Restaurant/ Tavern	1 space per 3 seats	1 space per 3 seats
For All Other Commercial uses	1 space per 300 Sq. Ft.	1 space per 300 Sq. Ft.



Commercial/ Non-residential



Mixed Use

**Parking**

Parking shall be provided in the Redevelopment Area in conformance with the parking regulations found in the bulk table above. For uses not specified above, the Planning Board shall determine parking requirements during a public hearing. These requirements are considered minimum standards, and parking may be provided in excess of these requirements, but in no case shall the provided parking for non-residential uses exceed these minimum requirements by more than twenty (20) percent.

### 3.4 Provisions Related to Off-Site Improvements

The designated redeveloper or other such party responsible for the development or rehabilitation of a property within the Redevelopment Area shall be responsible for his/her fair share of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sewers, streets, curbs, sidewalks, street lighting and street trees. The extent of the redeveloper's responsibility will be outlined in the redevelopment agreement with the City. Off-site responsibility for properties not covered under the redevelopment agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans With Disabilities Act. All streetscape improvements shall also comply with applicable standards found in the City Zoning Ordinance. All utilities shall be placed underground.

The redeveloper shall be required to provide bus shelters at NJ Transit designated bus stops adjoining the site and provide for safe pedestrian access from the bus stops to the proposed commercial/retail uses.

### 3.5 Provisions Related to Environmental Constraints

The designated redeveloper shall be responsible for determining the extent of any on-site contamination caused by previous land uses and the subsequent mitigation of that contamination to appropriate NJDEP standards.

### 3.6 Design Standards

For the design standards pertaining to the design and layout of items such as parking, landscaping, buffers, fences, building elevations, lighting and signs within the Redevelopment Area, the City Zoning Ordinance shall be referred.

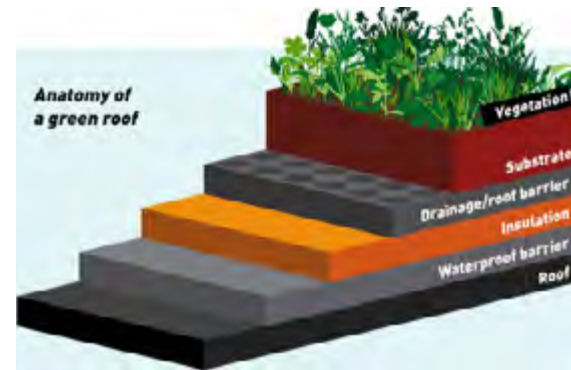
#### General Standards:

- Each building facade shall be finished with materials and design treatments comparable to those that would be used on the front of the building.
- No outdoor storage is permitted except for refuse/recycling areas that are screened from adjacent properties and public rights-of-way by evergreen landscaping and board on board fencing sufficient to screen such storage from view. No storage may exceed six feet in height.
- All drainage plans are to be designed in accordance with the Plainfield Storm Water Runoff/Detention Ordinance. All drainage plans shall be reviewed and approved by the City Engineer prior to implementation.
- All utility connections and transformers shall be located in side or rear yards and screened from view from the public right-of-way.
- For parking lots with eleven (11) or more spaces, a minimum of five percent (5%) of the interior area of the parking lot shall be provided with planting islands containing a minimum of one (1) deciduous tree planted for every five (5) parking spaces abutting such island. For parking lots located under a building, the City Land Use Boards may, instead of requiring planting islands, require a contribution to the Plainfield Shade Tree Fund in accordance with Section 17:9-49C of the City Land Use Ordinance.

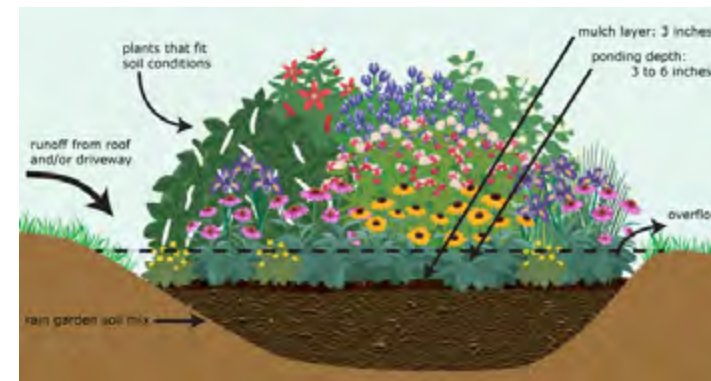


### 3.7 Sustainability

- Roof-top gardens and/or decks are encouraged on mixed use as well as commercial buildings.
- Where roof decks are provided, a minimum of 50% of the deck area should be landscaped. This area may be made accessible to the general public depending on the primary use of the building.
- Sustainable design practices and LEED certifiable buildings are strongly encouraged especially for commercial buildings.
- Other rooftop appurtenances, including but not limited to radio or television antennas, elevator or stair bulkheads, mechanical equipment, alternative energy installations, water tanks and cooling towers, shall be permitted.
- Roof appurtenances may not exceed a height of 10 feet above the main roof slab and shall not be affixed to the roof of an elevator or stair bulkhead.
- Minimize impervious surface area as much as possible. Include rain gardens, pervious paving etc.
- Use of sustainable building materials, solar panels etc. is highly encouraged.



Green Roof Anatomy



Rain Garden Anatomy



Example of roof top garden on a Mixed use building



Example of roof top garden on a Office/ Commercial building

## 4.1 Compatibility with State and Local Plans

### Union County Master Plan

The Union County Master Plan, adopted in April of 1998, sets forth an assortment of planning goals & objectives designed to address major issues relevant to Union County's physical and economic development. The goals and objectives of the county plan provide the framework for the implementation of specific programs intended to accomplish those stated goals & objectives. Overall, the Plan is consistent with the goals and objectives of the Union County plan. Specifically, the Plan furthers the following Union County Master Plan objectives:

- Promote new development and redevelopment that is consistent and compatible with existing settlement patterns.
- Promote the revitalization of urban centers and older suburban areas through adaptive reuse, economic development programs, environmental clean up of contaminated sites, upgrading of community infrastructure, and upgrading transportation and transit facilities.

### Land Use Plan Element of the City's Master Plan

The 2009 Re-Examination Report and Update provides a review of the 2006 Re-Examination Report and the 1998 City of Plainfield Master Plan (collectively, the "Master Plan"). The Land Use Plan Element of the Master Plan sets forth the goals and objectives for land uses within the City of Plainfield. 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, 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 citywide 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.

#### *Policy 5.1 - Business Retention, Expansion and Growth*

The City should support the retention and expansion of existing businesses consistent with the land use ordinance and provide new area for growth. These efforts should be undertaken within existing commercial corridors, the various Neighborhood Commercial zones throughout the city, and where designated, in Transit Oriented Development areas, and areas along the Raritan Valley Line which connect them, so to enhance economic opportunity through the introduction of a range of permitted commercial uses.

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

#### *Policy 20.1 - Targeted Areas*

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

### NJ State Development and Redevelopment Plan

The 2001 SDRP places the entirety of the City within the Metropolitan Planning Area (PA-1). The planning area designation of the SDRP is compatible with the goals and objectives of the Plan. Specifically, the Plan furthers the following SDRP policy objectives:

**Land Use:** Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single- use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

*Economic Development:* Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.

### **Plans of Adjacent Municipalities**

The City of Plainfield is located in the western most portion of Union County. Municipalities adjoining the City are North Plainfield, South Plainfield, Scotch Plains, Fanwood, Dunellen, Piscataway, Watchung and Green Brook. The Redevelopment Area does not adjoin any of those municipal boundaries. The relatively small scale of the Block 233 Lots 1-14 Redevelopment Plan is unlikely to have a notable regional impact on any of the adjacent municipalities. Planned redevelopment activities will concentrate on serving the local community and adding to the general revitalization of Plainfield's West Front Street (Route 28) Corridor.

### **Other Redevelopment Plans in the Neighborhood**

#### ***Elmwood Gardens Redevelopment Plan (Block 235, Lot 10)***

This Area is located next to the Redevelopment Area, across Plainfield Avenue. Elmwood Gardens Redevelopment Plan is intended to facilitate the comprehensive redevelopment of Elmwood Gardens with an affordable housing complex consisting of flats, townhouses or stacked townhouses.



### 5.1 Identification of Real Property to be Acquired

Map 4 identifies real property to be acquired for clearance and redevelopment. The properties may be acquired either directly by a designated redeveloper or by the City of Plainfield for transfer to a designated redeveloper. The proposed acquisition will provide a redevelopment parcel of sufficient size and dimension to accommodate new construction.

The specific properties to be acquired are as follows:  
Block 233; the portion of Lot 1.01 formerly identified as Lot 1, Lots 2 – 7 and Lot 11.

### 5.2 Exemption of Properties from Acquisition

There are no conditions under which properties identified to be acquired may be exempt from acquisition.

### 5.3 Land Acquisition

As authorized by the Redevelopment Law, lands and/or buildings in the Condemnation Redevelopment Area not owned by the City of Plainfield, necessary for the effective execution of this Plan, may be acquired by condemnation in accordance with the provisions of the Eminent Domain Act of 1971. Under N.J.S.A. 40A:12A-7.a.(4), properties proposed for acquisition are to be identified. Accordingly, this Plan specifies that all lands within the Condemnation Redevelopment Area are potential targets for acquisition either through the exercise of eminent domain or negotiated settlement.

### 5.4 Relocation Proposal

The City of Plainfield and/or its agencies will be responsible for preparing a Workable Relocation Assistance Plan (WRAP), which must be filed and approved by the New Jersey Department of Community Affairs prior to the physical relocation of any households or businesses. The City and/or its agencies will be

responsible for assisting in the relocation of all occupants to be displaced as a result of redevelopment projects undertaken in accordance with this Plan, including households and businesses. Site occupants will be notified that they are entitled to relocation payments under the law. Relocation payments will be made to all displaced residential and nonresidential occupants for reasonable and necessary moving expenses and for actual direct loss of property.

The information regarding occupied units is taken from the Block 233, Lots 1- 14, In Need of Redevelopment Study, April 20, 2000 prepared for the Plainfield Planning Board. At the time of the redevelopment investigation there were 15 occupied dwelling units and one used car establishment on the properties identified for acquisition and redevelopment. At the time of an amendment to this Plan in November 2019, there are 8 (eight) occupied dwelling units and 3 (three) businesses.

### Strategies for Replacement Housing

- In the Redevelopment Area there is a potential for 8 (eight) families/occupants to be relocated. Vacancies in existing structures outside of the Redevelopment Area may be utilized for relocation purposes. All vacancies to be recommended for relocation will be inspected for occupancy standards.

### Strategies for Replacement Commercial Space

- In the Redevelopment Area there is the potential for 3 (three) business to be relocated. There is adequate existing vacant space outside of the Redevelopment Area to be utilized for relocation purposes. All vacancies to be recommended for relocation will be inspected for occupancy standards. Displaces will be offered new accommodations at comparable rates.

### 6.1 Site Plan and Subdivision Applications

This Plan supersedes the City's Land Use Ordinance and Zoning Ordinance. Redevelopment activities shall be in conformance with this 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.

### 6.2 Deviations

The City of Plainfield's Planning Board may grant deviations from the regulations contained within this Redevelopment Plan as part of site plan review 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 specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. 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 deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment.

### 6.3 Amendments to Redevelopment Plan

This Plan may be amended from time to time in accordance with the procedures of the Redevelopment Law.

### 6.4 Certificates of Completion

A redevelopment project will be certified as being completed by the City 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 redevelopment entity will issue a certificate of completion to the redeveloper, which will release the redeveloper from any further obligations under the redeveloper agreement for that project.

### 6.5 Period of Applicability

This Plan shall remain effective until the entire Redevelopment Area has been redeveloped and deemed no longer in need of redevelopment by the City Council of the City of Plainfield.

### 6.6 Selection of Redevelopers

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.

# BLOCK 233 REDEVELOPMENT PLAN

## MARINO'S TRACT

