



Area in Need of Redevelopment Investigation

TODD-South Study Non-condemnation
City of Plainfield, New Jersey

Prepared by



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Preliminary Investigation for a Determination of Area in Need of Redevelopment and/or Rehabilitation

TODD-South

City of Plainfield, New Jersey

September 5, 2019

Prepared for:



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

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1.0 INTRODUCTION

Under statutory powers instituted by the State of New Jersey (C.40A: 12A-5) and City Council Resolution _____ dated _____, City Council authorized a preliminary investigation of Block 101, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9.01, 10, 12, 13; Block 102, Lots 1, 2, 2.01, 3, 4, 5.01, 7, 8; Block 103, Lots 1, 2, 3, 4, 5; Block 104, Lot 1; Block 704, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9; Block 705, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11; Block 706, Lots 3, 4, 5, 6; Block 711, Lots 1, 2; Block 712, Lots 1, 2; Block 835, Lots 1, 2, 3, 6, 7; Block 836, Lots 2, 3, 4, 5, 6, 7, 8, 15.01; Block 838, Lots 1.01, 2, 3, 4, 5, 6, 7, 8, 9; Block 839, Lots 9, 10, 14, 17, 18; and Block 840, Lots 2, 3, 5, 7.01, 13 (the “Study Area”) to determine if the property meets the criteria for non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et. seq. (the “LRHL”). The Study Area is bound by the NJ Transit train tracks to the west; Central Avenue, Madison Avenue, and Arlington Avenue to the south; East Sixth Street and East Seventh Street to the east; and Watchung Avenue to the north.

HISTORY

The Study Area is an example of the City of Plainfield’s transition from a 19th century suburb to a city. According to the historic Sanborn maps of New Jersey, the Study Area consisted of uses that either supported the Plainfield train station or the surrounding residential neighborhood. In the late 1800’s, the blocks closer to the train tracks consisted of light industrial uses such as lumber yards, coal sheds, livery, etc. The City jail and police station were located on Block 102 between 1886 and 1892. Moving east from the train station after West 4th Street two story, single family houses were present. The early 1900s witnessed a transition in land uses along the train tracks and West 4th Street. More specifically, the land uses changed from light industrial to neighborhood commercial uses such as bakeries, repair stores, tailors, concession stores, etc. Additionally, Watchung Avenue, formerly known as Peace Street and Broadway, changed from primarily residential to neighborhood retail uses. Today,

the section of the Study Area closest to the train station includes auto related uses such as servicing and repair shops.

The Study Area also includes a portion of the Plainfield Civic Historic District. The Study Area contains one out of the five historic resources, Seventh-Day Baptist Building, that contributes to the historic district. The Seventh-Day Baptist Building was designated as a local, state and national historic district in 1993. In 1928, the Seventh-Day Baptist General Conference constructed a new headquarters immediately adjacent to the west of the YMCA.

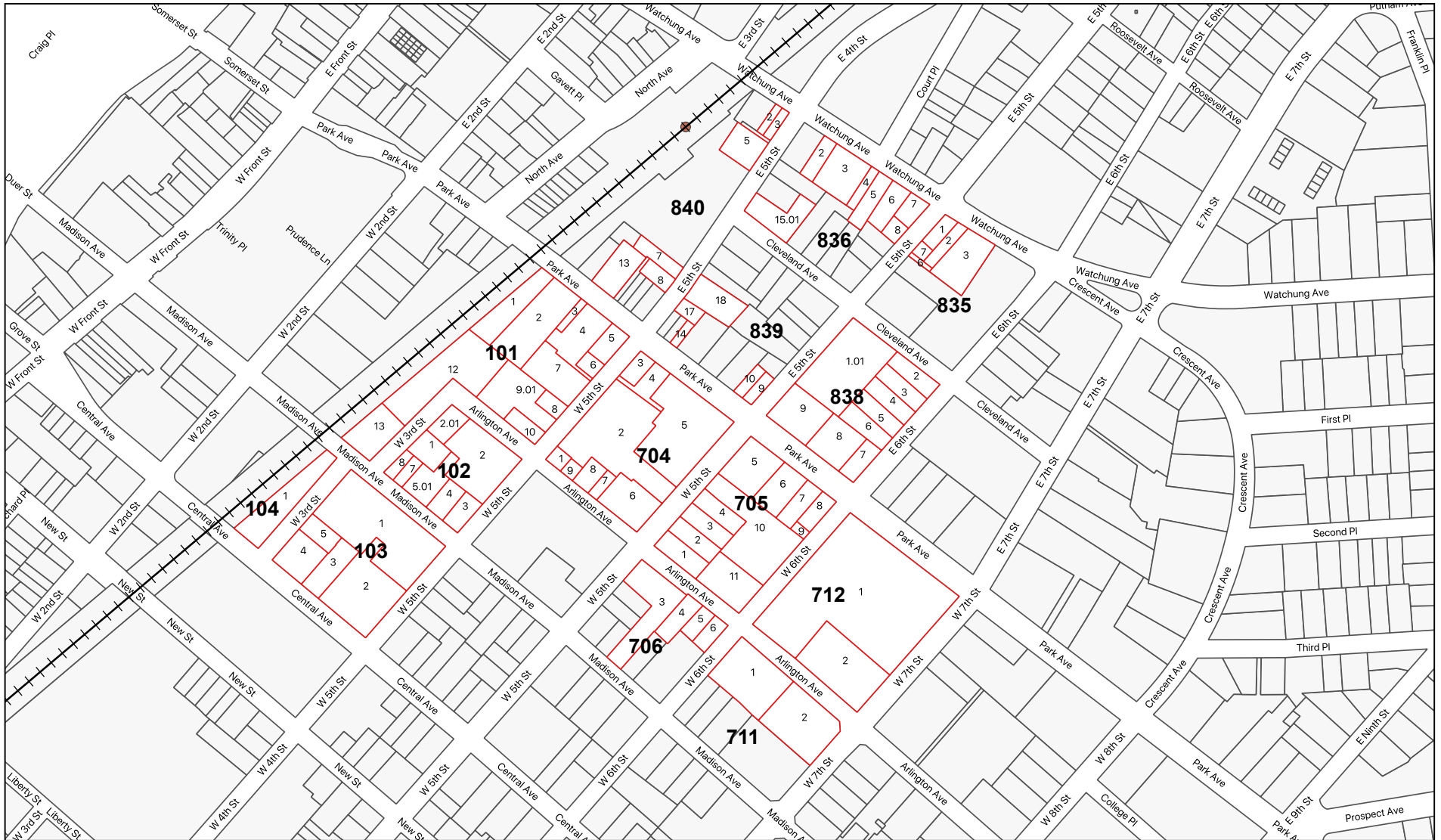
METHODOLOGY

Several site visits (February 19, 2019; April 23, 2019; and April 30, 2019) to the Study Area and the surrounding neighborhood were conducted in order to examine the existing conditions of the area. Letters requesting access for interior inspections were mailed to all property owners on April 8, 2019 and site visits were scheduled and conducted with those who responded. A photo survey of the Study Area was completed to illustrate and inventory the structural/physical issues of the Study Area. Additionally, the following records and documents were reviewed:

- Official tax maps of the City Plainfield;
- Tax records of parcels located in the Study Area;
- City of Plainfield Master Plan & Re-examination Report;
- City of Plainfield Zoning Map and land use ordinance;
- Police, fire and municipal violations issued for properties located within the Study Area; and
- One year of ownership and sales information for the properties located within the Study Area.


Subsequently, meetings with select department heads and key staff members were held to collect recent data and obtain feedback on parcel related matters (i.e. permit requests, valuations, violations, etc.). Additionally, information from the Plainfield Public Library and the State Historic Preservation Office were utilized to better understand

Map 1: Block and Lot Map



Transit Oriented Development Downtown South
Non-Condensation Study Area

Legend

 Study Area Parcels



the historic background of the Study Area. To this end, this study includes a comprehensive assessment and findings of the Study Area.

1.1 STUDY AUTHORIZATION

The Plainfield City Council previously adopted Resolution 076-19 and Resolution 126-19, for the Planning Board to investigate certain properties in the City to be constituted as an area in need of redevelopment. The City Council rescinded and replaced Resolutions 076-19 and 126-19 in their entirety with Resolution _____ dated _____, which instructs the Planning Board to conduct an investigation of Block 101, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9.01, 10, 12, 13; Block 102, Lots 1, 2, 2.01, 3, 4, 5.01, 7, 8; Block 103, Lots 1, 2, 3, 4, 5; Block 104, Lot 1; Block 704, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9; Block 705, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11; Block 706, Lots 3, 4, 5, 6; Block 711, Lots 1, 2; Block 712, Lots 1, 2; Block 835, Lots 1, 2, 3, 6, 7; Block 836, Lots 2, 3, 4, 5, 6, 7, 8, 15.01; Block 838, Lots 1.01, 2, 3, 4, 5, 6, 7, 8, 9; Block 839, Lots 9, 10, 14, 17, 18; and Block 840, Lots 2, 3, 5, 7.01, 13 to determine if the area is “in need of redevelopment” in accordance to criteria cited in the LRHL.

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

1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A 40A:12A-5. The governing body of a municipality shall assign the Planning Board to conduct an investigation of the study area and hold a hearing to present their findings.
2. Before proceeding to public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various

parcels of property included therein. There shall be appended to the map a statement setting forth the basis of the investigation.

The planning board shall establish a hearing date and provide legal notice of the hearing to persons who are interested in or would be affected by a determination that the delineated area is redevelopment area.

1.2 SCOPE OF STUDY

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

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

1.3 REDEVELOPMENT PROCESS

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

Redevelopment Process

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

designation allows the municipality to:

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

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

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

1.4 REPORT SECTIONS

This Report contains five sections: Introduction, Study Area Characteristics, LRHL Statutory Criteria, Study Area Evaluation, and Conclusion. The second section describes the Study Area in terms of its location, existing zoning, physical, regulatory, fiscal and environmental conditions. The third section reviews and applies the statutory criteria and sets forth the findings based upon the observed and analyzed characteristics and conditions of the Study Area. The fourth section provides an overview and evaluation of the properties within the Study Area, based upon the property tax assessments, field observations, building conditions and photo surveys. The fifth section provides recommendations to the City

of Plainfield's Planning Board relative to determining the redevelopment needs of the area.

Condemnation Redevelopment Areas and Non-condemnation Redevelopment Areas

P.L. 2013, Chapter 159 amended the LHRL to allow two types of redevelopment areas: Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas. The resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area"). The City Council authorized a study for a Non-Condemnation Redevelopment Area for the Study Area.

2.0 STUDY AREA CHARACTERISTICS

2.1 LOCATION

According to the 2010 U.S. Census, the Study Area is comprised of census tracts 39300, blocks 1004, 1005, 1006, 2011, 2012, 2008, 2007, 1009, 1010, 2006, 2005, 2010, 3003 and 3004, which has a combined population of 378 people. The Study Area is located in the central portion of the City and occupies an area of approximately 32.5 acres. The boundaries are NJ Transit rail line to the west; Central Avenue, Madison Avenue, and Arlington Avenue to the south; East Sixth Street and East Seventh Street to the east; and Watchung Avenue to the north.

There are a total of 86 parcels within the Study Area and is illustrated in Map 3. The report relies upon the Plainfield Tax Assessor's list as the basis for identifying the Study Area's block and lots as well as ownership information. Tax block and lot numbers for the properties studied in this report are included herein within Table 1.

Table 1: Tax Block and Lot for the Study Area

Block	Lots
101	1, 2, 3, 4, 5, 6, 7, 8, 9.01, 10, 12, 13
102	1, 2, 2.01, 3, 4, 5.01, 7, 8
103	1, 2, 3, 4, 5
104	1
704	1, 2, 3, 4, 5, 6, 7, 8, 9
705	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
706	3, 4, 5, 6
711	1, 2
712	1, 2
835	1, 2, 3, 6, 7
836	2, 3, 4, 5, 6, 7, 8, 15.01
838	1.01, 2, 3, 4, 5, 6, 7, 8, 9
839	9, 10, 14, 17, 18
840	2, 3, 5, 7.01, 13

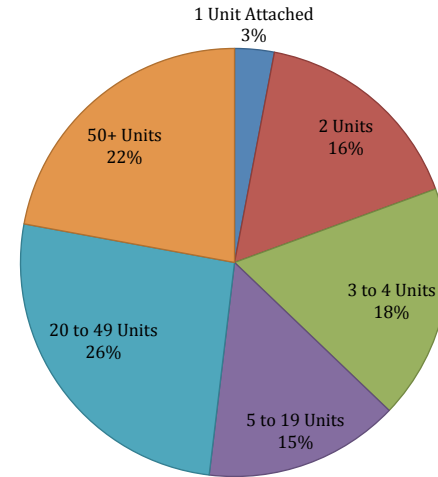
Demographics/Commercial Analysis

This section provides a brief summary of the demographic data based on the Study Area census blocks. *Source: Claritas, LLC 2019.* Within the TODD-South Study Area, there are approximately 202 households with 2.5% homeownership and 97.5% renting their residences. The median income for the Study Area is \$47,837. The top two methods of travel to work are driving alone (42%) and carpooling (11.8%).

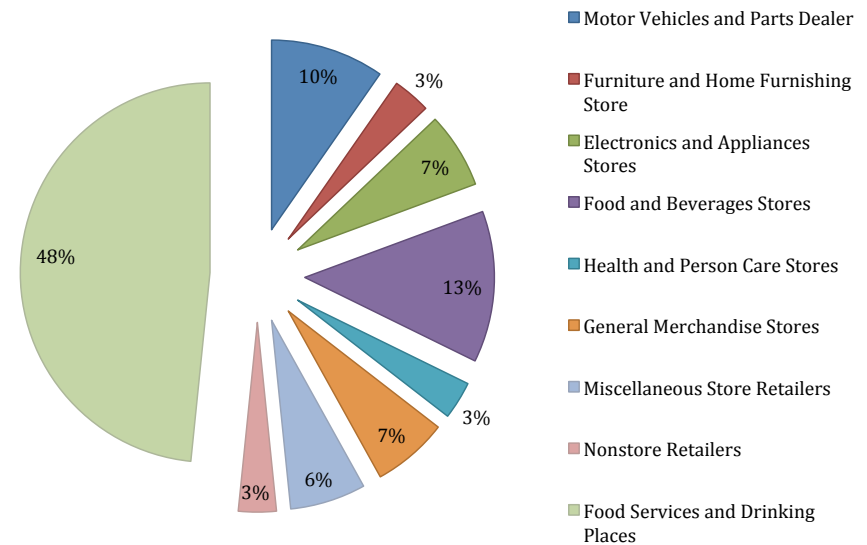
There are a total of 31 registered businesses within the Study Area which

employs 185 people combined. Types of commercial activities include restaurants, supply, grocery, and clothing stores as well as professional services. The following pie chart is a breakdown of different industry

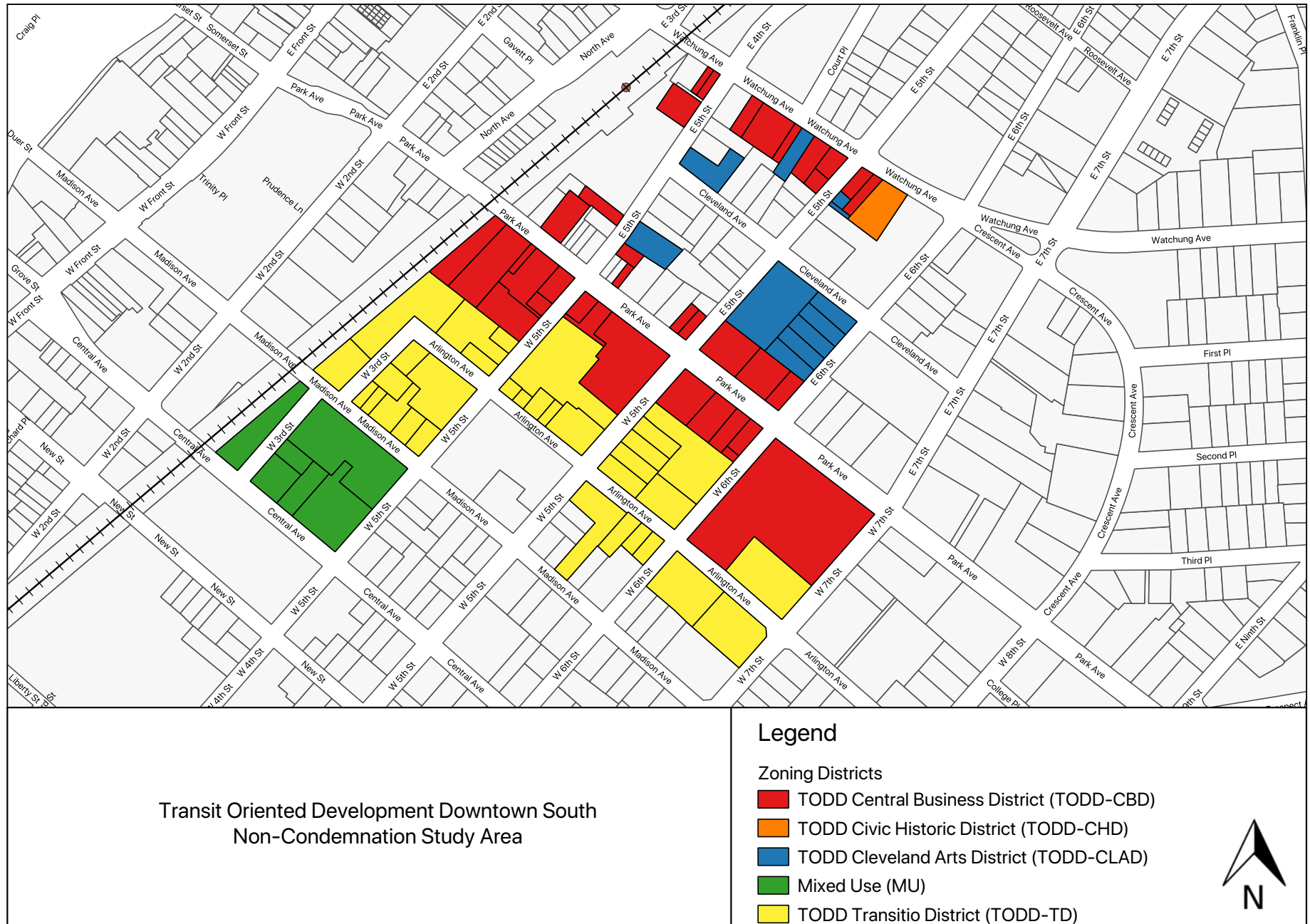
Housing Units in Structure



Business Profile



Map 2: Study Area Zoning Map



sectors in the Study Area.

2.2 REGIONAL SETTING/TRANSPORTATION

The City of Plainfield contains a total area of 6 square miles and is located in northeastern New Jersey in the westernmost portion of Union County approximately 31.4 miles from New York City (*Plainfield City Hall to New York Penn Station*). Seven municipalities border Plainfield: Scotch Plains to the northeast; Watchung to the northwest; North Plainfield to the west; Green Brook and Dunellen to the southwest; Piscataway and South Plainfield to the south and; Scotch Plains and Fanwood to the east. The Study Area is readily accessible from County Road 531/Park Avenue. The Plainfield Train Station is less than a quarter mile from the Study Area.

2.3 EXISTING ZONING

Plainfield is currently zoned into 31 separate districts. The Study Area is located in the Mixed Use, TODD Central Business, TODD Civic Historic, TODD Cleveland Arts, and TODD Transition zones.

Mixed Use (MU)

This zone is intended for land use that creates a buffer district between lower density residential areas and areas with higher concentrations of commercial uses. Mixed use areas are intended to exhibit retail or other commercial uses on the ground level and apartments above, as well as stand alone structures. These areas are situated in close proximity to the railroad line and around the Central Business District. Block 103, Lots 1-5 and Block 104, Lot 1 are located within this zone.

The MU currently permits mixed use residential dwellings; apartments, townhouses, retail; personal service establishments; laundromats; offices, including medical offices; nursing homes, senior citizen housing; restaurants, banquet halls; banks, funeral homes; health and fitness clubs; car wash, assisted living

facility, theater; adaptive reuse of existing residential dwellings; telecommunication facilities on existing buildings and structures; taverns, nightclubs; automobile service station; houses of worship; recording studio; and repair shops. Any other uses are not permitted.

Mixed Use Bulk Standards for Mixed Use and Commercial Uses
The required minimum lot area is 5,000 square feet. The minimum lot width requirement is 50 feet. The minimum front yard setback is 10 feet. The minimum side yard setback is 5 feet with a combined setback of 10 feet. The rear yard setback requirement is 15 feet. The maximum floor area ratio is 1.8. The maximum building coverage is 60%. The lot coverage is 70% for Mixed Use and 80% for Commercial. The height requirement for buildings is a maximum of 3 stories, in which buildings should not exceed a height of 35 feet.

Bulk Standards for Apartments Use

The required minimum lot area for the study area is 22,000 square feet. The minimum lot width requirement is 150 feet. The minimum front yard setback is 30 feet. The minimum side yard setback is 25 feet with a combined setback of 50 feet. The rear yard setback requirement is 30 feet. The maximum building coverage is 30% and lot coverage is 40%. The height requirement for buildings is a maximum of 3 stories, in which buildings should not exceed a height of 40 feet.

Bulk Standards for Townhouse

The required minimum lot area is 43,560 square feet. The minimum lot width requirement is 150 feet. The minimum front yard setback is 25 feet. The minimum side yard setback is 30 feet with a combined setback of 60 feet. The rear yard setback requirement is 30 feet. The maximum building coverage is 30% and lot coverage is 45%. The height requirement for buildings is a

maximum of 2.5 stories, in which buildings should not exceed a height of 35 feet.

TODD Central Business District (TODD-CBD)

This zone serves as the main pedestrian shopping district. Higher intensity commercial/industrial uses are not permitted in the zone. Block 101, Lots 1-7; Block 704, Lots 3-5; Block 705, Lots 5-8; Block 712, Lot 1; Block 835, Lots 1-2; Block 836, Lots 2-4, 6-8; Block 838, Lots 7-9; Block 839, Lots 9,10, 14, 17; and Block 840, Lots 2, 3, 5, 7.01, 13 are located within this zone.

The TODD-CBD currently permits mixed-use structure; childcare center; retail sales; personal service establishment; office; restaurants; taverns; nightclub; banking, excluding drive through facility; health and fitness club; theater; hotel; banquet hall; parking lot; adult daycare facility; wireless communication facility; fraternal organization; and open space. Any other uses are not permitted.

The required minimum lot area is 5,000 square feet. The minimum lot width requirement is 50 feet. The minimum front yard setback is zero. The minimum side yard setback is zero. The rear yard setback requirement is 10 feet. The maximum floor area ratio is 4.5. The maximum building coverage is 75% and lot coverage is 90%. The height requirement for buildings is a minimum of 4 stories and maximum of 6 stories, in which buildings should not exceed a height of 65 feet.

TODD Civic Historic District(TODD-CHD)

This district preserves the character of the existing Civic Historic District composed of City Hall, the City Hall Annex, the YMCA building and the War Memorial monument within the larger TODD. Block 835, Lot 3 are located within this district.

The TODD-CHD currently permits office, museum and open space. Any other uses are not permitted.

The required minimum lot area is 5,000 square feet. The minimum lot width requirement is 50 feet. The minimum front yard setback is zero. The minimum side yard setback is zero. The rear yard setback requirement is 10 feet. The maximum floor area ratio is 4.5. The maximum building coverage is 75% and lot coverage is 90%. The height requirement for buildings is a maximum of 4 stories, in which buildings should not exceed a height of 45 feet.

TODD Cleveland Arts District (TODD-CLAD)

This district is intended to promote arts, culture, restaurant, entertainment immediately adjacent to the south of the train station. These facilities shall provide pedestrian connections to existing art-oriented activities and historic structures to the surrounding neighborhoods. Block 835, Lots 6, 7; Block 836, Lots 5, 15.01; Block 838, Lots 1.01, 2-6; and Block 839, Lot 18 are located within this zone.

The TODD-CLAD currently permits mixed use structure; childcare center; retail sales; personal service establishment; office; art studio; museum; restaurants; tavern; nightclub; health and fitness club; hotel; and open space. Any other uses are not permitted.

The required minimum lot area is 5,000 square feet. The minimum lot width requirement is 50 feet. The minimum front yard setback is 10 feet. The minimum side yard setback is zero. The rear yard setback requirement is 10 feet. The maximum floor area ratio is 3.5. The maximum building coverage is 90% and lot coverage is 90%. The height requirement for buildings is a minimum of 3 stories and maximum of 4.5 stories, in which buildings should not exceed a height of 56 feet.

TODD Transition District (TODD-TD)

This zone serves as a transition between the high intensity uses permitted in the TODD, CBD, NAHD, CLAD, and PD districts and the surrounding lower density housing and commercial uses at the perimeter of the TODD zone. Block 101, Lots 8, 9.01, 10, 12, 13; Block 102, Lots 1, 2, 2.01, 3-4, 5.01, 7, 8; Block 704, Lots 1, 2, 6-8; Block 705, Lots 1-4, 10, 11; Block 706, Lots 3-6; Block 711, Lots 1, 2; and Block 712, Lot 2 are located within this district.

The TODD-TD currently permits mixed-use structure; childcare center; retail sales; personal service establishment; office; art, studio; art gallery; museum; restaurants; taverns; banking, with drive through facility; banking, excluding drive through facility; health and fitness club; banquet hall; parking lot; laundromat; nursing home; adult daycare facility; assisted living facility; funeral home; house of worship; fraternal organization; and open space. Any other uses are not permitted.

There are no bulk standards required for this district.

2.4 RELEVANT PLANNING STUDIES**Master Plan**

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

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

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

Policy 2.5 - Transit Oriented Development Design. Design guidelines should be prepared for development within TOD areas to ensure that any proposed development is to a human scale, pedestrian friendly, aesthetically pleasing, historically sensitive and architecturally creative.

Objective 4: The city's historically and architecturally significant buildings and neighborhoods will be preserved and protected in accordance with the Plan's Historic Preservation Element.

Policy 4.9 - Historic and Architecturally Significant Structures of Sound Construction within TOD Areas. The retention of architecturally significant structures within historic district will be a central theme of redevelopment activity in TOD Areas.

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

Policy 5.1 - Business Retention, Expansion and Growth. The city should support the retention and expansion of existing businesses consistent with the land use ordinance and provide new areas for growth. These efforts should be undertaken within existing commercial corridors, the various Neighborhood Commercial zones throughout the city, and where designated, in TOD areas, and areas along the Raritan Valley Line which connect them, so to enhance economic opportunity through the introduction of a range of permitted commercial uses.

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

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

2.5 URBAN ENTERPRISE ZONE & SMART GROWTH CLASSIFICATION

UEZ Classification

The Study Area is located within one of 32 designated Urban Enterprise Zones (UEZ) in the state of New Jersey. Business located within a UEZ are provided benefits such as reduced sales tax, tax free purchases on certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA, subsidized unemployment insurance costs for certain employees, energy sales tax exemption, and tax options. Tax options consist of up to \$1,500 for new permanent full time employee hired or up to 8% corporate business tax credits on qualified investments.

Smart Growth Area Classification

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

metropolitan centers- New York/Newark/Jersey City Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.

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

1. Mixed land uses;
2. Take advantage of existing communities assets;
3. Foster walkable neighborhoods;
4. Create a range of housing opportunities and choices;
5. Promote distinctive, attractive communities with a strong sense of place;
6. Preserve open space, farmland and critical environmental area;
7. Strengthen and encourage growth in existing communities;
8. Provide a variety of transportation choices;
9. Make development decisions predictable, fair, and cost effective; and
10. Encourage citizen and stakeholder participation in development decisions.

Opportunity Zones

The Opportunity Zones program is designed to drive long-term capital into low income rural and urban communities. The federal program provides opportunities for private investors to support investments in distressed communities through participation in Qualified Opportunity Funds. Eligible Opportunity Zones are low income census tracts with a poverty rate of 20 percent of a median family income. Within the State of New Jersey about 80 percent of the eligible low-income census tracts are designated as Opportunity Zones. There are 169 tracts that were approved by the US Department of Treasury for the State. The City of Plainfield has two Opportunity Zones. The entire Study Area is located in one of the City's Opportunity Zones.

Map 3: Study Area Land Use Map



Transit Oriented Development Downtown South
Non-Condemnation Study Area

Legend

Land Use Categories:

- COMMERCIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL

- MIXED USE
- PARKING LOT
- RESIDENTIAL
- VACANT

2.6 EXISTING LAND USES

This section displays the existing uses of the parcels in the Study Area. It is accompanied by a land use map illustrating the location of existing residential, commercial and industrial parcels as well as those lands that are vacant and set aside for municipal use. The importance of this section is to understand the zoning for the Study Area, as described in Section 2.3, and compare it to what is actually observed on the lot during the site visits.

Table 2 includes individual block and lots, street addresses, and existing land uses in the Study Area. The information below was obtained from the State of New Jersey's tax records and site visits. There are a total of Seventeen (17) mixed uses (residential/commercial) parcels, thirty-six (36) commercial parcels, Seventeen (17) residential parcels, seven (7) vacant parcels, one (1) industrial parcel, two (2) institutional parcels, and six (6) parking areas.

Due to several properties having incorrect/missing tax property classifications, lack of transparency due to limited window openings and entrances, lack of signage, etc it was difficult to identify their existing uses. During normal weekday business hours, most commercial and industrial properties (along Cleveland Avenue, E. 4th Street, Madison Avenue, W. Third and Arlington Avenue) appeared to be closed or nonoperational therefore it was difficult to determine whether the commercial or industrial buildings were vacant. Additionally, parcels with no structures appeared either to be accessory parking to the adjacent properties, stand alone parking lots, or vacant lots.

Low density residential properties with driveways and rear yards are located along E. 6th Street, W. 5th Street and Arlington Avenue.

There were many areas that could be classified as surface parking areas (public and privately owned).

The three institutional parcels are the Fire Department Headquarters and City Hall Annex.

Table 2: Existing Land Uses in the Study Area

Block	Lot	Address	Existing Land Use
101	1	300-302 Park Avenue	Mixed-Use
101	2	304-310 Park Avenue	Mixed-Use
101	3	312-314 Park Avenue	Mixed-Use
101	4	316-322 Park Avenue	Commercial
101	5	324-332 Park Avenue	Mixed-Use
101	6	108-110 W. 4th Street	Residential
101	7	114-120 W. 4th Street	Commercial
101	8	122-124 W. 4th Street	Residential
101	9.01	126 W. 4th Street	Commercial
101	10	130-132 W. 4th Street	Vacant
101	12	200-214 W. 4th Street	Commercial
101	13	223-229 Madison Avenue	Commercial
102	1	211-217 W. 3rd Street	Residential
102	2	200-214 W. 3rd Street	Commercial
102	2.01	201-209 W. 3rd Street	Commercial
102	3	315-317 Madison Avenue	Parking Lot
102	4	311-313 Madison Avenue	Vacant
102	5.01	305-309 Madison Avenue	Parking Lot
102	7	303 Madison Avenue	Commercial
102	8	219-225 W. 3rd Street	Commercial
103	1	300-324 Madison Avenue	Industrial
103	2	315-329 Central Avenue	Institutional
103	3	309-313 Central Avenue	Vacant
103	4	301-307 Central Avenue	Commercial

Block	Lot	Address	Existing Land Use
103	5	313-315 W. 3rd Street	Vacant
104	1	300-330 W. 3rd Street	Commercial
704	1	129-131 W. 4th Street	Commercial
704	2	111-127 W. 4th Street	Parking Lot
704	3	400-402 Park Avenue	Commercial
704	4	404-406 Park Avenue	Parking Lot
704	5	408-422 Park Avenue	Commercial
704	6	120-128 W. 5th Street	Commercial
704	7	413-415 Arlington Avenue	Residential
704	8	409-411 Arlington Avenue	Residential
704	9	405-407 Arlington Avenue	Residential
705	1	123-125 W. 5th Street	Commercial
705	2	119-121 W. 5th Street	Residential
705	3	115-117 W. 5th Street	Residential
705	4	111-113 W. 5th Street	Residential
705	5	500-510 Park Avenue	Commercial
705	6	512-516 Park Avenue	Residential
705	7	518-520 Park Avenue	Commercial
705	8	522-526 Park Avenue	Commercial
705	9	108 W. 6th Street	Commercial
705	10	107-109 W. 5th Street	Vacant
705	11	122-130 W. 6th Street	Commercial
706	3	500-510 Arlington Avenue	Mixed-Use
706	4	512-514 Arlington Avenue	Vacant
706	5	516-518 Arlington Avenue	Commercial
706	6	520-522 Arlington Avenue	Commercial
711	1	201-211 W. 6th Street	Parking Lot
711	2	202-208 W. 7th Street	Commercial
712	1	600-628 Park Avenue	Commercial

Block	Lot	Address	Existing Land Use
712	2	120-128 W. 7th Street	Commercial
835	1	500-504 Watchung Avenue	Mixed-Use
835	2	506 Watchung Avenue	Mixed-Use
835	3	508-510 Watchung Avenue	Institutional
835	6	146 E. 5th Street	Vacant
835	7	148-150 E. 5th Street	Mixed-Use
836	2	406-408 Watchung Avenue	Mixed-Use
836	3	410-420 Watchung Avenue	Mixed-Use
836	4	422 Watchung Avenue	Parking Lot
836	5	424-428 Watchung Avenue	Mixed-Use
836	6	430-432 Watchung Avenue	Mixed-Use
836	7	434-438 Watchung Avenue	Mixed-Use
836	8	147-149 E. 5th Street	Residential
836	15.01	401-411 Cleveland Avenue	Parking Lot
838	1.01	110-128 E. 5th Street	Commercial
838	2	127-129 E. 6th Street	Residential
838	3	123-125 E. 6th Street	Residential
838	4	119-121 E. 6th Street	Residential
838	5	115-117 E. 6th Street	Residential
838	6	111-113 E. 6th Street	Residential
838	7	523-525 Park Avenue	Mixed-Use
838	8	513-521 Park Avenue	Commercial
838	9	501-511 Park Avenue	Commercial
839	9	435 Park Avenue	Mixed-Use
839	10	431-433 Park Avenue	Mixed-Use
839	14	409-411 Park Avenue	Mixed-Use
839	17	108-110 E. 4th Street	Commercial
839	18	112-118 E. 4th Street	Commercial

Block	Lot	Address	Existing Land Use
840	2	314 Watchung Avenue	Commercial
840	3	316 Watchung Avenue	Commercial
840	5	143-151 E. 4th Street	Commercial
840	7.01	109-121 E. 4th Street	Residential
840	13	315-323 Park Avenue	Commercial

2.7 MUNICIPAL, FIRE AND POLICE ACTIONS

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

Planning Division

On February 7, 2019, the City Planning Division identified all of brownfield sites located in the Study Area, which sites are shown in table 3.

Table 3: Brownfield Sites

Block	Lot	Address	Note
101	2	304-310 Park Ave.	Suspected Petroleum PFLD*
101	4	316-322 Park Ave	LSRP oversight/CCF Approved
101	7	114-120 W. 4th St.	Suspected
102	5.01	305-309 Madison Ave.	Suspected Hazardous, PFLD*
103	2	315-329 Central Ave.	RAO-A Unrestricted
704	2	111-127 W. 4th St.	RAO-E Unrestricted
705	1	123-125 W. 5th St.	RAO-A Unrestricted
705	8	522-586 Park Ave.	Suspected Petroleum PFLD*
705	9	108 W. 6th St.	Suspected Hazardous PFLD*

Block	Lot	Address	Note
705	10	107-109 W. 5th St.	Suspected Hazardous PFLD*
705	11	120-130 W. 6th St.	RAO-A Unrestricted
711	2	202-208 W. 7th St.	RAO-A Unrestricted
712	1	600-628 Park Ave.	Suspected Petroleum PFLD*
836	3	400-404 Watchung Ave.	NJDEP Known/Suspected Haz. PFLD*
836	4	422 Watchung Ave.	CEA 100123427 Extent
836	5	424-428 Watchung Ave.	CEA 100123427 Extent
836	6	430-432 Watchung Ave.	CEA 100123427 Extent
836	7	434-438 Watchung Ave.	CEA 100123427 Extent
836	8	147-149 E. 5th St.	CEA 100123427 Extent
836	15.01	401-411 Cleveland Ave.	PA/SI Complete, RA/RI In progress, RAO expected in 2019
838	1.01	110-128 E. 5th St.	Suspected Petroleum PFLD*
839	17	108-110 E. 4th St.	Suspected Petroleum PFLD*
839	18	112-118 E. 4th St.	RAO-A Unrestricted
840	2	314 Watchung Ave.	Suspected Petroleum PFLD*
840	5	143-151 E. 4th St.	Suspected Petroleum PFLD*
840	7.01	109-117 E. 4th St.	Suspected Petroleum PFLD*

Conclusion: A site is considered a brownfield when contamination only is suspected. About 30% of the properties within the Study Area have environmental contamination issues. One parcel has been designated by the NJ Department of Environmental Protection (NJDEP) as a Remedial Action Outcome-Entire Site (RAO-E) which indicates that the entire site has been remediated. The remaining parcels are in need of further study and assessment to determine the level of contamination. These parcels,

existing and/or previous uses, have created contamination issues that can be costly for property owners and prospective developers to perform remediation effort. The combination of high cleanup cost, liability concerns, potential court penalties force developers to rethink investment in such properties which lead to stagnation of the area.

Zoning Board of Adjustments and Planning Board Applications

Zoning Board of Adjustments and Planning Board Applications

The following is a table containing the land use boards permits application approvals and denials over the last two years for parcels within the study area. The limited number of applications submitted to the Planning Board and Zoning Board of Adjustment demonstrates the need of redevelopment, to promote land uses that generate economic activity, caters to the needs of residents in the immediate and surrounding area and promotes adaptive reuse of abandoned and underutilized structures.

Table 4: Land Use Boards Applications

Block, Lot	Address	Land Use Board/ Year of Appearance	Application #	Proposal
840/7.01	109 E. 4th Street	11/7/2018 ZBA	ZBA-2012-33	Construction of nine parking spaces accessory to an eight residential apartment building.

Conclusion: The Zoning Board of Adjustment reviewed one application each within the past two years for the Study Area. The lack of applications before the board signify a lack of growth, improvement, and investment.

Tax Collector

On February 5, 2019, the City Tax Collector reported the following parcels showed outstanding taxes as of February 5th.

Table 5: Outstanding Tax Balances

Block, Lot	Address	Outstanding Balance
838/8	513-521 Park Avenue	\$32,134.66

Conclusion: The Study Area has total of \$32,134.66 in outstanding taxes. Properties consisting of financial debt discourages investment and development interest. The outstanding taxes signify that parcels within the Study Area are stagnant and unproductive therefore, they are in need of assistance through redevelopment from the City to make the properties economically viable.

Fire Division

On February 13, 2019, the Fire Division provided the following report for all emergency responses in the Study Area from February 26, 2007 to July 24, 2018.

Table 6: Fire Division Responses

Date	Address	Note
2/26/2007	111 E. 6th Street	Electrical fire. House is not habitable.
8/27/2010	205 W. 5th Street	Building fire. Structure has been repaired.
12/16/2011	108 E. 4th Street	Restaurant fire. Structure has been repaired and renovated.
10/31/2012	309 Park Avenue	Carbon Monoxide Incident
6/21/2013	111 E. 6th Street	Building fire (vacant at the time of fire). House is not habitable.
8/16/2013	111 E. 6th Street	Building fire (vacant at the time of fire). House is not habitable.

Date	Address	Note
2/18/2014	512 Arlington Avenue	Building fire. Unaware of internal repairs.
3/30/2018	111 E. 6th Street	Building fire (vacant at the time of fire). House is not habitable.

Conclusion: The most recent incidents which required the Fire Department's assistance were a building fire and underground explosion. A majority of the structures within this Study Area are 50 years or older, regular maintenance and inspections are needed in order to prevent fires.

Plainfield Police Division

On February 21, 2019 the following report was provided by the Police Division in response to a request for crime and crash statistics pertaining to the Study Area. The search parameters for the data was for the time period of January 1, 2017 to February 20, 2019, broken down by year, utilizing the total geographic area by the span of the adjoining block numbers. The blocks were not separated by odd or even sides of the streets, and were combined to include the furthest beginning property address to the furthest ending property address to provide a more comprehensive search. Therefore these statistics show the general crime and motor vehicle incidents for the Study Area and the surrounding area.

Table 7: Crime and Crash Statistics

CRIME AND MOTOR VEHICLE CRASH DATA FOR

Incident Type	2017	2018	2019	Total by Type
Robbery	4	2	1	7
Simple Assault	6	2	1	9
Burglary	2	1	0	3
Theft	72	69	4	145

Incident Type	2017	2018	2019	Total by Type
Theft of MV	0	2	6	2
MV Crash Report	186	227	30	443
Total	270	303	36	609

Conclusion: Theft and motor vehicle accidents are incidents in which the Police Division has responded to the most within the boundaries of the Study Area. From 2017 to 2018, theft has unsubstantially decreased and therefore indicates that little improvements have been made to the area to make it safer for residents and pedestrians. Additionally, motor vehicle accidents have increased from 2017 to 2018 which indicates the area has circulation issues and is in need of traffic calming measures to decrease the amount of accidents in the Study Area.

Plainfield Municipal Utilities Authority (PMUA)

On February 12, 2019, PUMA reported that the areas that have been slated for redevelopment all have sanitary sewer main lines that are about 80 years old. There are no problems with the mains.

Conclusion: The Study Area's infrastructure is outdated and in need of new facilities to support existing and new development.

Division of Inspection

On February 19, 2019, the City's Inspection Division provided findings for the properties within the Study Area with violations between January 2017 to February 2019.

Table 8: Property Inspection Violations

Block, Lot	Address/ Property Classification	Violation	Date
839/9	435 Park Ave Mixed Use	• Trash, debris and rubbish	12/12/17

Block, Lot	Address/ Property Classification	Violation	Date
101/13	223-229 Madison Ave <i>Commercial</i>	<ul style="list-style-type: none"> • Trash, debris and rubbish • Sidewalk in need of repair • Exterior structure in need of repair • Interior of structure in need of repair • Interior of structure has leak • Broken window 	1/23/18
101/13	223-229 Madison Ave <i>Commercial</i>	<ul style="list-style-type: none"> • Ceiling in need of repair • Floor in need of repair • Walls in need of repair • Bathroom sink in need of repair 	1/23/18
102/5.01	305-309 Madison Ave <i>Parking Lot</i>	<ul style="list-style-type: none"> • Damaged walls • Missing smoke detector • Damaged electrical outlet cover • Mice, fly and cockroach infestations • Unsanitary conditions 	9/19/17
103/3	309-313 Central Ave <i>Vacant</i>	<ul style="list-style-type: none"> • Exterior of property in need of maintenance 	10/15/18
103/3	309-313 Central Ave <i>Vacant</i>	<ul style="list-style-type: none"> • Exterior of property in need of maintenance • Property in need of landscape maintenance • Garage in need of repair 	10/3/18

Block, Lot	Address/ Property Classification	Violation	Date
835/1	500-504 Watchung Ave <i>Mixed Use</i>	<ul style="list-style-type: none"> • Damaged sidewalk 	3/27/17
836/7	434-438 Watchung Ave <i>Mixed Use</i>	<ul style="list-style-type: none"> • Trash and debris present • Trash containers stored at front of property 	1/16/19
836/7	434-438 Watchung Ave <i>Mixed Use</i>	<ul style="list-style-type: none"> • Trash and debris present 	3/27/17
836/7	434-438 Watchung Ave <i>Mixed Use</i>	<ul style="list-style-type: none"> • Trash and debris present 	3/29/17
836/7	434-438 Watchung Ave <i>Mixed Use</i>	<ul style="list-style-type: none"> • Brush/branches at curb area 	10/11/17
836/3	410-420 Watchung Ave <i>Mixed Use</i>	<ul style="list-style-type: none"> • Damaged and cracked floors • Walls and Ceilings are damaged • Bathroom damaged ceiling 	3/26/18
836/5	424-428 Watchung Ave <i>Mixed Use</i>	<ul style="list-style-type: none"> • Trash and debris present 	2/13/17
839/9	435 Park Ave <i>Residential</i>	<ul style="list-style-type: none"> • Trash and debris present • Damaged structure wall • Peeling paint on structure walls 	3/27/17
839/9	435 Park Ave <i>Residential</i>	<ul style="list-style-type: none"> • Trash and debris present 	3/29/17

Block, Lot	Address/ Property Classification	Violation	Date
839/10	431-433 Park Ave <i>Vacant</i>	<ul style="list-style-type: none"> Mold on walls, ceiling, and bathroom caulking Damaged walls, ceiling, floor Trash and debris present lock on bedroom door Damaged apartment door frame Damaged entrance door Aluminum foil at smoke and carbon monoxide detectors 	12/12/17
839/10	431-433 Park Ave <i>Vacant</i>	<ul style="list-style-type: none"> Aluminum foil at stove and walls 	3/27/17
840/3	316 Watchung Ave <i>Commercial</i>	<ul style="list-style-type: none"> Trash and debris present 	5/18/18

Conclusion: The parcels that received the most violations within the past two years were commercial and mixed use properties within the Study Area. Violations for exterior and interior deficiencies were issued.

Department of Health

On August 23, 2018, the Department of Health provided the following findings regarding food service businesses within the Study Area.

Table 9: Department of Health Inspection Findings

Address	Name of Establishment	Violation	Date
600 Park Ave	Twin City Fish Market (Re-inspection)	<ul style="list-style-type: none"> - Light shield must be provided in the walk-in freezer - Wall near the handwashing sink in ladies room needs repairs - Men's and Women's bathroom doors are kept wide open - Trash bins missing lid - All shellfish tags/records must have the scheduled process date and filed 	4/11/18 (Conditional Satisfactory)
631 Park Ave	Gumbo House & Grill	<ul style="list-style-type: none"> - Obstructed handwashing facility - Refrigeration temperature not maintained - Toilet facilities not properly maintained - No lid on garbage container 	6/29/2017 (Satisfactory)
326 Park Ave	Guatelinda Restaurant	<ul style="list-style-type: none"> - Heavy debris and grease accumulation on cooking equipment in the kitchen, freezer and refrigerator unit 	3/5/2018 (Satisfactory)
609 Park Ave	Comedor Latino (Re-inspection)	<ul style="list-style-type: none"> - Drainage problem with the 3 comp sink - Substantial amounts of dishwater on the floor 	5/29/2018 (Satisfactory)

Address	Name of Establishment	Violation	Date
600 Park Ave	Ferraro's Pizza	- Person in charge lacks food handling principles - Food must be properly covered, separated, and labeled	5/22/2018 (Satisfactory)
600 Park Ave	Ferraro's Pizza	Floor, walls and ceiling must be properly covered and cleaned - Linen towels over food	5/22/2018 (Satisfactory)
317 Park Ave	Grove BBQ 2	- Heavy debris accumulation at exterior of establishment - Sponge pad at handwash sink - Backslash deteriorated above 3-comp sink	12/21/2017 (Satisfactory)
435 Park Ave	Andrade Travel & Multi-service Agency	- No thermostat on refrigerator unit	1/22/2018 (Satisfactory)
615 Park Ave	Bread Basket Bakery	- Breakfast sandwich stored at wrong temperature - Water leaking from ceiling pip at basement prep area - Dead flies on sticking pad near prep area	3/28/2018 (Satisfactory)
322 Park Ave	Nape Cap Inc.	- Excessive garbage in refuse area - Handwash sink being used for food prep	7/20/2018 (Satisfactory)

Address	Name of Establishment	Violation	Date
433 Park Ave	Park Ave Barbecue	- Moisture/water damaged ceiling tiles in the rear of restaurant	11/30/17 (Satisfactory)
400 Park Ave	Mi Ranchnito Viejo #3 Inc.	- Obstructed hand wash facility - Contamination from employee hands - Basement need more lighting - Floor in the basement to be maintain free of litter	4/25/2018 (Satisfactory)
619 Park Ave	Sin Yu Restaurant	- Obstructed hand wash facility - Eggs place on the top shelf in the walking refrigerator	8/20/2018 (Satisfactory)
619 Park Ave	Sin Yu Restaurant	- Need a choking prevention poster	8/20/2018 (Satisfactory)
123 W. 7th St	Park Hotel	- Handwashing sink in ladies restroom was non-functional - Walk in fridge not right temperature - Can of food needed to be discarded	4/27/2018 (Satisfactory)

Conclusion: Restaurants and other food services business within the Study Area had several violations which were later abated during reinspection by the Health Department.

3.0 LRHL STATUTORY CHARACTERISTICS

Criteria for Area In Need of Redevelopment

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

1. **“Criteria A.”** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
2. **“Criteria B.”** The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. **“Criteria C.”** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
4. **“Criteria D.”** Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or

design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

5. **“Criteria E.”** A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
6. **“Criteria F.”** Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
7. **“Criteria G.”** In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have

also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

8. **“Criteria H.”** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment. This provision is referred to as “Section 3” and is set forth under N.J.S.A. 40A:12A-3, which states in part that “a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”

3.1 APPLICATION OF STATUTORY CRITERIA

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

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

4.0 STUDY AREA EVALUATION

4.1 STUDY APPROACH

Nishuane Group, LLC conducted numerous site visits and prepared a photo survey of the structures to establish existing conditions, land uses and external property conditions. The firm reviewed relevant plans and municipal documents (i.e. City of Plainfield’s Master Plan, City of Plainfield’s Land Use Regulations, South Avenue Gateway Redevelopment Plan and City Council Resolution.) related to the Study Area. Various departments (i.e. Planning Division, Division of Inspections, Tax Collector, Engineering Division, Fire Division, Police Division, PMUA, and Division of Inspection) within the municipality were contacted to provide reports on the parcels in the Study Area. The information retrieved by the firm allowed planners to appropriately evaluate the conditions of the parcels for consideration of an “Area in Need of Redevelopment”.

4.2 PROPERTY EVALUATION

Property Improvement Evaluation

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

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

Table 10 is an indicator of the general improvement values for the

residential, industrial and commercial structures. The highlighted rows point out the parcels with an improvement ratio under .48. Thirty-eight out of the eight-six parcels within the study area have low improvement ratios. These parcels are either vacant land used for parking, vacant land or a vacant structure. A majority of these parcels show signs of dilapidation and neglect such as damaged facade, broken fencing, trash and debris, etc. In addition to the building conditions, the parking areas and/or vacant lots have overgrown weeds, yard debris, and poorly maintained parking lots.

Table 10: Study Area Property Information

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
101	1	300-302 Park Avenue	3&2CB 5Apts & ST	42X249 IRR	106300	131200	237500	.55
101	2	304-310 Park Avenue	1&3SB 9Apts	93.71X246.08	202200	107300	309500	.35
101	3	312-314 Park Avenue	3SB 2A	20.6X100	31500	53500	85000	.63
101	4	316-322 Park Avenue	2SCB	86.41X145 IRR	218900	56100	275000	.20
101	5	324-332 Park Avenue	3SB&CB 8A	58.80X97	93800	196200	290000	.68
101	6	108-110 W. 4th Street	3SB 6F	49.92X58.78	38200	116800	155000	.75
101	7	114-120 W. 4th Street	2SB&CB&1SCB	92.49X164.3 IRR	115400	81500	196900	.41
101	8	122-124 W. 4th Street	2SF 2F	47X74.15	40900	29100	70000	.42
101	9.01	126 W. 4th Street	1SB	46.3X206.56 IRR	95900	143100	239000	.60
101	10	130-132 W.4th Street		43.51X109.15	21900	0	21900	0
101	12	200-214 W. 3rd Street	1SCB&2SCB&1SCB	184X87 IRR	133500	119500	253000	.47
101	13	223-229 Madison Avenue	1SCB	99.07X146 IRR	94300	156200	250500	.62
102	1	211-217 W. 3rd Street	2SB 7A	76.88X95.20 IRR	50400	74600	125000	.60
102	2	200-214 W. 4th Street	1SCB	162.79X127 IRR	82900	96500	179400	.54
102	2.01	201-209 W. 3rd Street	1SCB	113.39X92.77	60000	60600	120600	.50
102	3	315-317 Madison Avenue	ASPH PAV	52.64X102 IRR	47500	4800	52300	.09
102	4	311-313 Madison Avenue		57.65X101 IRR	21400	0	21400	0
102	5.01	305-309 Madison Avenue	Garage	85.02X160 IRR	71300	9700	81000	.12
102	7	303 Madison Avenue		31.22X87.25	23300	0	23300	0
102	8	219-225 W. 3rd Street	1SCB	87.75X32.78 IRR	24000	21000	45000	.47
103	1	300-324 Madison Avenue	1SCB	331.34X159 IRR	175500	163700	339200	.48
103	2	315-329 Central Avenue	3SB FIRE HOUSE	29856 SF	170700	522900	693600	.75
103	3	309-313 Central Avenue		60.12X166 IRR	30300	0	30300	0

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
103	4	301-307 Central Avenue	1SCB	103.44X111.3	85700	176300	262000	.67
103	5	313-315 W. 3rd Street		55X103.98 IRR	16500	2900	19400	.15
104	1	300-330 W. 3rd Street	2SCB	325X85 IRR	70400	337800	408200	.83
704	1	129-131 W. 4th Street	1SCB	48.33X51 IRR	28200	22100	50300	.44
704	2	111-127 W. 4th Street	PL #10 PARKING	241X328 IRR	270000	90000	360000	.25
704	3	400-402 Park Avenue	2SCB	50X89.49	77600	112400	190000	.59
704	4	404-406 Park Avenue	ASH PAVING	50X88 IRR	41900	3600	45500	.08
704	5	408-422 Park Avenue	3SB	218X236 IRR	408800	1321600	1730400	.76
704	6	120-128 W. 5th Street	1SCB	103.5X140 IRR	95200	98300	193500	.51
704	7	413-415 Arlington Avenue	2SF 2F	30X85.35 IRR	22100	61700	83800	.74
704	8	409-411 Arlington Avenue	2SB 4F	53.33X83.35	39100	151600	190700	.79
704	9	405-407 Arlington Avenue	2SB 2F	41.46X45 IRR	23000	66800	89800	.74
705	1	123-125 W. 5th Street	ASPH PAVING	57.08X145	36800	6900	43700	.16
705	2	119-121 W. 5th Street	2SB5G 3F	50X144.93	47200	68900	116100	.59
705	3	115-117 W. 5th Street	2SF2G 2F	50X144.93	47200	24300	71500	.34
705	4	111-113 W. 5th Street	2SF 3F	52.23X144.35 IRR	48100	79100	127200	.62
705	5	500-510 Park Avenue	1SCB	114.41X135.3	214400	49600	264000	.19
705	6	512-516 Park Avenue	2SF 4F	79.43X135.3 IRR	51800	58200	110000	.52
705	7	518-520 Park Avenue	2SF 2A	51.42X135.33 IRR	85500	74500	160000	.47
705	8	522-526 Park Avenue	PAVING	46.66X110.4 IRR	54200	3200	57400	.06
705	9	108 W. 6th Street	1SCB	25X46.34	18700	35300	54000	.65
705	10	107-109 W. 5th Street		55.35X143.49 IRR	103900	0	103900	0
705	11	122-130 W. 6th Street	1SF	100X149.58	94400	36900	131300	.28
706	3	500-510 Arlington Avenue	1SCB, 2SF 3F	155X266	126200	213600	339800	.63
706	4	500-510 Arlington Avenue	ASPH PAVING	50.71X141 IRR	44500	4000	48500	.08
706	5	516-518 Arlington Avenue	ASPH PAVING	42.56X94 IRR	33000	4000	37000	.10

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
706	6	520-522 Arlington Avenue	1SB	45.75X98.07 IRR	35300	127700	163000	.78
711	1	201-211 W. 6th Street		143x149	147900	0	147900	0
711	2	202-208 W. 7th Street		143X175	209200	437800	647000	.68
712	1	600-628 Park Avenue	1SCB	373.12X402.41 IRR	1400000	200000	1600000	.13
712	2	120-128 W. 7th Street	2SB	134.72X226.5 IRR	274700	627400	902100	.70
835	1	500-504 Watchung Avenue	3SB 4A	41x101.04 IRR	64700	140300	205000	.68
835	2	506 Watchung Avenue	3SB&2SB 4A&2F	31X143.2	52200	126800	179000	.71
835	3	508-510 Watchung Avenue		3SB CITY ANNEX	174800	445700	620500	.72
835	6	146 5th Street	ASED ADJ OWNERS	12X71.06	0	0	0	0
835	7	148-150 E. 5th Street	2SB 2A	42.65X41 IRR	27900	50100	78000	.64
836	2	406-406 Watchung Avenue	2SB&CB 4A	40.44X123.11	64800	119200	184000	.65
836	3	410-420 Watchung Avenue	4SB 19A	112X125.47	179800	295200	475000	.62
836	4	422 Watchung Avenue	PARKING	25X125.95	41300	1100	42400	.03
836	5	424-428 Watchung Avenue	3SB	44.6X160.33	80500	87300	167800	.52
836	6	430-432 Watchung Avenue	2SB 4A	59.39X137.67 IRR	92400	77600	170000	.46
836	7	434-438 Watchung Avenue	2SB&3F&B 4A	60.72X86.77 IRR	86500	103000	189500	.54
836	8	147-149 E. 5th Street	2SF 3F	56.58X53.35 IRR	39800	117400	157200	.75
836	15.01	401-411 Cleveland Avenue	DECISION-LOT	144.48X132.25	118600	5400	124000	.04
838	1.01	110-128 E. 5th Street	1SB	238.38X150 IRR	141200	125600	266800	.47
838	2	127-129 E. 6th Street	2SF 2F	52.57X146 IRR	47500	72500	120000	.60
838	3	123-125 E. 6th Street	2SF 3F	47X146.51	54300	94000	148300	.63
838	4	119-121 E. 6th Street	2SF 3F	47X146.87	55500	46100	101600	.45
838	5	115-117 E. 6th Street	2SF2G 3F	47X147.23	55500	102900	158400	.65
838	6	111-113 E. 6th Street	2SF2G 3F	44.3X148 IRR	55500	59500	115000	.52
838	7	523-525 Park Avenue	2SF 2A	50X117.45	79500	80500	160000	.50
838	8	513-521 Park Avenue	1SCB	114.35X117	181300	284400	465700	.61
838	9	501-511 Park Avenue	1SB	133X117.37	232600	42400	275000	.15

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
839	9	435 Park Avenue	3SB 3A	30.07X96.04	48500	153700	202200	.76
839	10	431-433 Park Avenue	3SB 6A	30.03X98.08	41100	149600	193700	.77
839	14	409-411 Park Avenue	3SCB 4A	22.75X77.66 IRR	31100	103200	134300	.77
839	17	108-110 E. 4th Street		41.24X70 IRR	37400	0	37400	0
839	18	112-118 E. 4th Street	2SB&CB	80.94X153 IRR	93200	73400	166600	.44
840	2	314 Watchung Avenue	1SCB	20.42X91.3 IRR	28800	42200	71000	.59
840	3	316 Watchung Avenue	1SB	24.58X92	38000	47000	85000	.55
840	5	143-151 E. 4th Street	3SB&CB	91.21X100 IRR	91000	28100	119100	.24
840	7.01	109-121 E. 4th Street	4SB 8 APTS	82.6X145.95 IRR	83100	180800	263900	.69
840	13	315-23 Park Avenue	2SCB&1SB&CB	77.2X142.1	103500	46500	150000	.31

4.3 SUMMARY OF LOCAL REDEVELOPMENT & HOUSING LAW CRITERIA

The following section sets forth an evaluation of the Study Area in order to determine whether it meets the statutory criteria for “an area in need of redevelopment”. The analysis was based upon site visits, external and internal inspection of structures, municipal department reports and occupancy.

BLOCK 101

ADJACENT STREETS: West 3rd Street, West 4th Street, Arlington Avenue, Park Avenue
LOTS: 1-8, 9.01, 10, 12, 13

Redevelopment Criteria Block by Block Analysis

One parcel (Lot 5) within Block 101 can be classified under Criteria B, which is considered as the vacant/abandoned commercial or industrial building criterion. Lot 5 is a mixed use building with a vacant storefront. Most landlords struggle with filling ground floor retail spaces due to location, parking issues and costly tenant improvements. Inclusion of this site within the redevelopment area could help the property owners make the necessary improvements to the retail spaces to attract new retailers.

Lot 10 is listed on the City's tax records as vacant land for at least ten years and therefore, fits the Criteria C designation. This parcel, a corner lot, has been vacant and appears to have been formerly used for car and trailer storage. Public intervention, through the redevelopment process, is warranted to make the land economically productive.

Five parcels (Lots 2, 4, 7, 10, 12) within this block fall within the D criterion. These parcels have issues with both building and site improvements. Additionally, Lots 7, 10 and 12, lack landscaping and have excessive impervious ground covering which results in drainage issues that may overwhelm the City's sewer system. Lots 2, 4, and 7 are listed on the City's brownfield inventory. These three parcels contain structures in which the existing use (car wash) and previous use contaminated the area. Lot 2 is suspected of having petroleum contamination. Lot 4 was a childcare facility is listed as undergoing remediation. Lot 7 has several site concerns due to the overall layout of the site. The existing use as a car wash causes the sidewalk to be obstructed by cars during peak business hours in addition to the potential problems faced by environmental contamination site. All five parcels mentioned above demonstrate that the existing and previous conditions have an adverse impact on the surrounding area and




should be included in the redevelopment area.

The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 9 and 11 were merged into Lot 9.01 which is a result of the irregular shape of the parcel. Lots 1, 3, 6, 9.01 and 13 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels have non-conforming conditions such as not meeting the height requirement for the existing zone, lot size, and use. Additionally, Block 101 is situated between two zoning districts which appears not uniformed and the inclusion of these parcels would allow the block to be regulated and designed under a comprehensive zoning standard. Lots 1, 3, 4, 5, and 6 contain structures with historic architectural features that are in need of repair and maintenance. It was observed that there is minor damage to the cornice, fascia, and window surrounds in addition to chipped paint and damaged brick. Tax incentives can be used to provide assistance for properties to repair the exterior of the buildings in order to prevent further deterioration.




BLOCK 101

ADJACENT STREETS: West 3rd Street, West 4th Street, Arlington Avenue, Park Avenue
LOTS: 1-8, 9.01, 10, 12, 13

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
1	300-302 Park Ave	3 Story, Mixed-use, 5 Units w/ 2 Storefronts, Built in 1905	<ul style="list-style-type: none"> Does not meet the minimum height requirement 	14,175 sq. ft.							X	X	X	
2	304-310 Park Ave	3 Story; Mixed-use; 9 Units, Office space, 1 Storefront; Built in 1900	<ul style="list-style-type: none"> Environmental Contamination Low Improvement Ratio Does not meet the minimum height requirement 	25,269 sq. ft.				X			X	X		
3	312-314 Park Ave	3 Story; Mixed-use; 2 Units, 1 Storefront; Built in 1894	<ul style="list-style-type: none"> Undersized lot 	2,171 sq. ft.							X	X	X	
4	316-322 Park Ave	Irregular shaped parcel; 2 Story; Commercial; Built in 1925	<ul style="list-style-type: none"> Environmental Contamination Does not meet the minimum height requirement 	14,932 sq. ft.				X			X	X		





BLOCK 101

ADJACENT STREETS: West 3rd Street, West 4th Street, Arlington Avenue, Park Avenue
LOTS: 1-8, 9.01, 10, 12, 13

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
5	324-332 Park Ave	3 Story; Mixed-use; 8 Units; 3 Storefronts; Built in 1910	<ul style="list-style-type: none"> Vacant Storefront Does not meet the minimum height requirement 	6,075 sq. ft.		X					X	X		
6	108-110 W. 4th St	3 Story, Residential, 6 Units, Built in 1845	<ul style="list-style-type: none"> Does not meet the minimum height requirement Undersize lot Nonconforming use 	2,936 sq. ft.							X	X	X	
7	114-120 W. 4th St	Irregular shaped parcel, Multiple structures on parcel, Built in 1930	<ul style="list-style-type: none"> Obsolete site layout Deficient Buffering Land use with adverse impacts Excessive impervious coverage Environmental contamination Low improvement ratio Nonconforming use Does not meet the minimum height requirement 	15,309 sq. ft.				X			X	X		


BLOCK 101

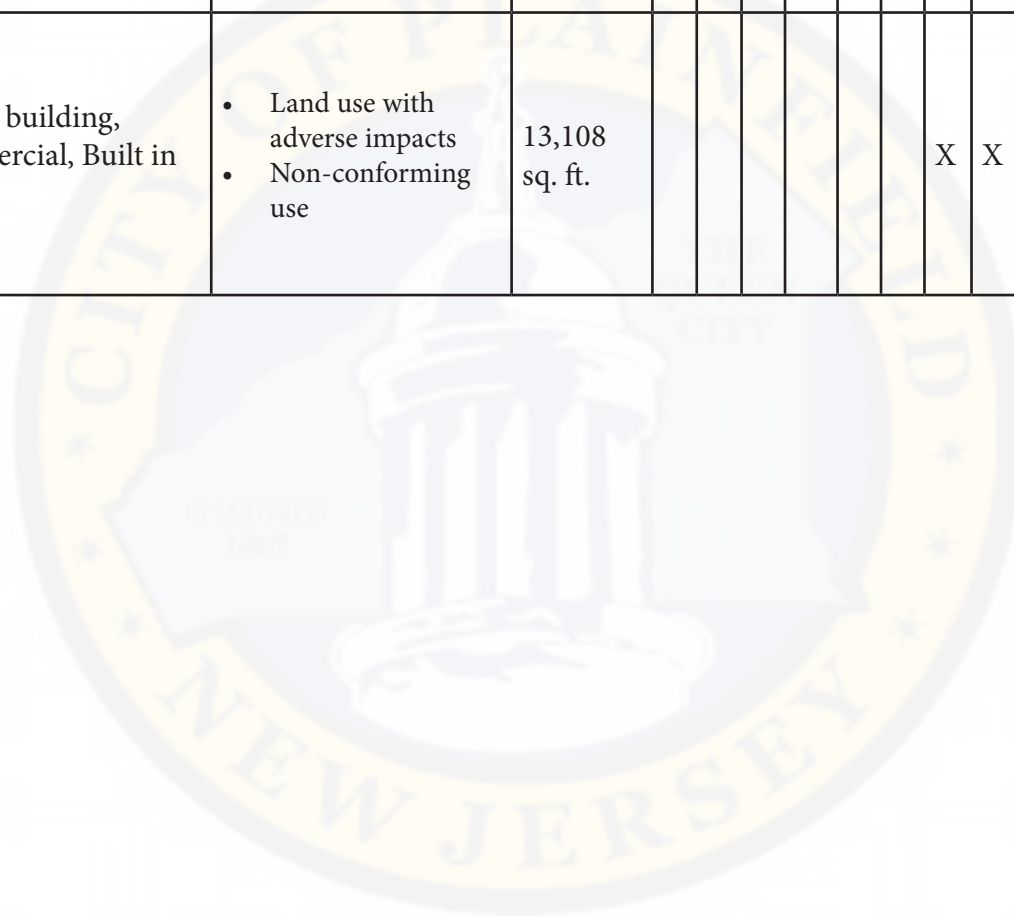
ADJACENT STREETS: West 3rd Street, West 4th Street, Arlington Avenue, Park Avenue
LOTS: 1-8, 9.01, 10, 12, 13

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
8	122-124 W. 4th St	2 Story, 2 Units, Built in 1905	<ul style="list-style-type: none"> Chain link fence Low Improvement ratio Non-conforming use 	3,485 sq. ft.							X	X	X	
9.01	130-132 W. 4th St	Irregular shape parcel, Fronts on two street, 1 story, commercial, Built in 1930	<ul style="list-style-type: none"> Deficient Buffering Chain link fence Obsolete site layout Nonconforming Use 	19,712 sq. ft.							X	X	X	
10	130-132 W. 4th St	Vacant land	<ul style="list-style-type: none"> Chain link fence Obsolete site layout Excessive impervious coverage Deficient Buffering Low Improvement Ratio 	4,748 sq. ft.			X	X			X	X		
12	200-214 W. 3rd St.	Irregular shaped parcel, 1 Story, Multiple structures parcel, Built in 1930	<ul style="list-style-type: none"> Chain link fence Excessive impervious coverage Deficient Buffering Low Improvement Ratio Nonconforming Use 	33,819 sq. ft.				X			X	X		

BLOCK 101

ADJACENT STREETS: West 3rd Street, West 4th Street, Arlington Avenue, Park Avenue
LOTS: 1-8, 9.01, 10, 12, 13

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
13	223-229 Madison Ave	1 Story building, Commercial, Built in 1930	<ul style="list-style-type: none"> Land use with adverse impacts Non-conforming use 	13,108 sq. ft.							X	X	X	



BLOCK 102

ADJACENT STREETS: West 3rd Street, West 4th Street, Arlington Avenue, Madison Avenue
LOTS: 1, 2, 2.01, 3, 4, 5.01, 7, 8

Redevelopment Criteria Block by Block Analysis

Lot 4 is listed in the City's tax records as vacant land for over ten years and therefore, fits Criteria C designation. This parcel is vacant and enclosed by a chained link fence. No improvements have been made to the site for the past ten years. Public intervention, through the redevelopment process, is warranted to make the land economically productive.

Six parcels (Lots 2.01, 3, 4, 5.01, 7, 8) within this block fall within the D criterion. These parcels have issues with both building and site improvements. Lots 2.01 (shipping company), 7 (livestock meat market) and 8 (motorcycle club) are non-conforming uses within the TODD-TD zone. Lots 2, 2.01, 5.01 and 8 all have defects including peeling paint, cracked windows and masonry, and lack of fenestration transparency. Lots 2, 2.01, 3 and 5.01 have excessive impervious coverage which causes drainage issue that impact the City sewage system. Lots 3, 4, and 8 contain trash and debris and are not formally designated for parking, nor are they configured for surface parking. The lack of delineated parking aisles lead to circulation problems. The dilapidated conditions and layout of these parcels on this block makes it a detriment to the general welfare of the surrounding community.





The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1 and 7 are parcels which display minor property issues but can benefit from the redevelopment

designation. For example, one residential property (Lot 1) has a concrete foundation and steps that are badly damage which could lead to structural issues in the future if not corrected. This property is surrounded by parcels that have been stagnant and unimproved over time and therefore, can be adversely affected by the lack of investment in the area.





BLOCK 102

ADJACENT STREETS: West 3rd Street, West 4th Street, Arlington Avenue, Madison Avenue
LOTS: 1, 2, 2.01, 3, 4, 5.01, 7, 8

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
1	211-217 W. 3rd St	2 Story, Residential, 7 Units, Built in 1925		6,921 sq. ft.							X	X	X	
2	200-214 W. 4th St	1 Story, Commercial, Built in 1985	<ul style="list-style-type: none"> Excessive Impervious Coverage Chain link fence Deficient Buffering 	20,745 sq. ft.				X			X	X		
2.01	201-209 W. 3rd St	1 Story, Commercial	<ul style="list-style-type: none"> Excessive Impervious Coverage Chain link fence Deficient Buffering Non-conforming Use 	10,520 sq. ft.				X			X	X		
3	315-317 Madison Ave	Parking Lot	<ul style="list-style-type: none"> Excessive Impervious Coverage Chain link fence Deficient Buffering Low Improvement Ratio 	5,270 sq. ft.				X			X	X		

BLOCK 102

ADJACENT STREETS: West 3rd Street, West 4th Street, Arlington Avenue, Madison Avenue
LOTS: 1, 2, 2.01, 3, 4, 5.01, 7, 8

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
4	311-313 Madison Ave	Vacant parcel	<ul style="list-style-type: none"> Chain link fence Deficient Buffering Low Improvement Ratio 	5,843 sq. ft.			X	X			X	X		
5.01	305-309 Madison Ave	1 Story, Garage, Built in 1955	<ul style="list-style-type: none"> Deficient Buffering Excessive Impervious Coverage Environmental Contamination Low Improvement Ratio 	6,047 sq. ft.				X			X	X		
7	303 Madison Ave	2 Story, Livestock Meat Market, Commercial	<ul style="list-style-type: none"> Low Improvement Ratio Non-conforming Use 	2,723 sq. ft.				X			X	X	X	
8	219-225 W. 3rd St	1 Story, Commercial, Motorcycle Club, Built in 1950	<ul style="list-style-type: none"> Deficient Buffering Obsolete Site Layout Low Improvement Ratio Non-conforming Use 	2,510 sq. ft.				X			X	X		

BLOCK 103**ADJACENT STREETS:** West 4th Street, Madison Avenue, Central Avenue
LOTS: 1-5Redevelopment Criteria Block by Block Analysis

Lots 3 and 5 are listed in the City's tax records as vacant land for ten years and therefore, fit Criteria C designation. These parcels are in poor condition and are pockets of vacant land between structures. No improvements have been made to the sites for a significant amount of time which is indicated by low improvement ratios of 0 and .15 respectively. Public intervention, through the redevelopment process, is warranted to make the land economically productive.

Four parcels (Lots 1, 3, 4, 5) within this block fall within the D criterion. These parcels have issues with both facade and landscaping. The structures are in need of repair due to peeling paint and damaged facade materials. This block is located within the Mixed Use zone and all of the existing uses are nonconforming. The uses do not support the intention of the Mixed Use zone which is to serve as a transition into the residential districts. Lots 3 and 5 are vacant lands with excessive impervious coverage, lack lighting and appropriate buffering to lessen the impact of the underutilized, vacant sites. Lots 1 and 4 lack a sidewalk on W. 3rd Street which can be a safety hazard for pedestrians due to the garage door ingress/egress. The existing conditions of this block such as circulation pattern on W. 3rd Street, unimproved building conditions and layout of many of the properties makes it a detriment to the general welfare of the surrounding community.





The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted

however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lot 2 is the location of the Plainfield Fire Department Headquarters. Aside from the parcel being listed on the City's Brownfield Inventory, the fire station parcels display minor property issues. The site is listed as a Remedial Action Outcome, Area of Concern only (RAO-A) which indicates that a licensed site remediation professional certified that the site is in accordance with remediation regulations. Furthermore, the existing use contributes to the smart growth principles as it is a community facility and serves the entire City. The property will serve as an anchor at the western end of the block and will help to support the goals of the redevelopment plan.


BLOCK 103

ADJACENT STREETS: West 4th Street, Madison Avenue, Central Avenue
LOTS: 1-5

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
1	300-324 Madison Ave	1 Story, Industrial, Irregular shaped parcel, Built in 1935	<ul style="list-style-type: none"> Chain link fence Lack of sidewalk Excessive Impervious Coverage Low Improvement Ratio Non-conforming Use 	50,469 sq. ft.				X			X	X		
2	315-329 Central Ave	3 Story, Fire House, Built in 1925	<ul style="list-style-type: none"> Chain link fence Environmental Contamination Non-conforming use 	29,856 sq. ft.							X	X	X	
3	309-313 Central Ave	Vacant land	<ul style="list-style-type: none"> Obsolete site layout Deficient Buffering Low Improvement Ratio 	9,759 sq. ft.			X	X			X	X		
4	301-307 Central Ave	1 Story, Commercial, Built in 1945	<ul style="list-style-type: none"> Chain link fence Excessive Impervious Coverage Lack of Lighting Lack of Sidewalk Nonconforming Use 	11,513 sq. ft.				X			X	X		

BLOCK 103

ADJACENT STREETS: West 4th Street, Madison Avenue, Central Avenue
LOTS: 1-5

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
5	313-315 W. 3rd St	Vacant Land	<ul style="list-style-type: none"> Chain link fence Excessive Impervious Coverage Deficient Buffering Lack of sidewalk Low improvement ratio 	5,494 sq. ft.			X	X	X		X	X		

BLOCK 104


ADJACENT STREETS: Madison Avenue and Central Avenue
LOTS: 1

Redevelopment Criteria Block by Block Analysis

Lot 1 can be classified under the D criterion. The parcel is a long narrow lot located along the southern edge of the rail lines. The existing structure contains chipping paint, graffiti, and boarded windows on the exterior. The parcel has excessive impervious ground coverage which can result in drainage issues. The site lacks appropriate lighting and a sidewalk on W. 3rd Street (once a private road) which is necessary for pedestrian safety. The blocking up of windows has created a lack of light and air which is conducive to unwholesome working conditions. The parcel is

across from garden apartments and may attract nefarious activities due to the lack of lighting and other streetscape improvements in the area. This parcel should be included in the redevelopment area since it is a potential deterrent to the welfare of the neighboring residential district.

The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

					Redevelopment									
Lot	Address	Site Description	Site Issues	Lot Area	A	B	C	D	E	F	G	H	Sec 3	Photo
1	300-330 W. 3rd St	1 Story, Commercial, Built in 1940	<ul style="list-style-type: none">• Lack of sidewalk• Lack of lighting• Excessive Impervious Coverage	24,258 sq. ft.				X			X	X		

BLOCK 704**ADJACENT STREETS:** West 4th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-9Redevelopment Criteria Block by Block Analysis

Lots 1 and 6 can be placed under Criteria B. Lot 1 is a corner lot that contains a vacant commercial building which abuts a City own structure that is temporarily used by the parking authority. The building does not serve the area and lacks fenestration transparency which makes it conducive to healthy working conditions. Lot 6 is a commercial property that has been vacant for a significant amount of time and is adjacent to residential properties. Public intervention, through the redevelopment process, is warranted to make the land economically productive.

Lots 2, 4, and 6 can be classified under the D criterion. The parking (one municipal parking lot) areas lack landscaping and have excessive impervious ground covering which results in drainage issues. Additionally, the parking aisles and signage have faded and the pavement is significantly cracked/damaged. Lighting is also an issue for the parking areas which is a safety concern for motorist and pedestrians. These parcels demonstrate that the existing conditions are detrimental to the safety and welfare of the surrounding commercial corridor and should be included in the redevelopment area.





The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 3, 5, 7, 8, and 9 are parcels which display minor property issues but can benefit from the redevelopment designation. Lot 3 is a commercial building with historic architectural

features with minor exterior structural issues such as peeling paint, cracked masonry and fenestration. Lots 7-9 are residential properties that are in good condition and contribute to the housing stock within the City. Lot 5 contains public utility that provides services to the area. These parcels have non-conforming conditions such as not meeting the height requirement for the existing zone, lot size, and use. The inclusion of these parcels support the goals of a smart growth community and promotes sound planning principles. Additionally, Block 704 is situated between two zoning districts which appears not uniformed and the inclusion of these parcels would allow the block to be regulated and designed under one zoning standard. These properties will serve as an anchor to the redevelopment area boundaries and will help to provide a smooth transition and transformation of the streetscape along Arlington Avenue.





BLOCK 704

ADJACENT STREETS: West 4th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-9

					Redevelopment											
Lot	Address	Site Description	Site Issues	Lot Area	A	B	C	D	E	F	G	H	Sec 3	Photo		
1	129-131 W. 4th St	1 Story, Commercial, Built in 1930	<ul style="list-style-type: none">Low improvement ratioVacant structure	2,306 sq. ft.		X					X	X	X			
2	111-127 W. 4th St	Irregular shaped parcel, City owned, Parking lot with small structure	<ul style="list-style-type: none">Excessive Impervious CoverageDeficient BufferingLack of sidewalkEnvironmental ContaminationLow Improvement Ratio	46,981 sq. ft.				X			X	X				
3	400-402 Park Ave	2 Story, Commercial, Built in 1930 HR	<ul style="list-style-type: none">Does not meet the minimum height requirement	4,172 sq. ft.							X	X	X			
4	404-406 Park Ave	Parking lot, Irregular shaped parcel L, CF, DB, OL, LL	<ul style="list-style-type: none">Low Improvement RatioChain Link FenceDeficient BufferingObsolete Site LayoutLack of Lighting	6,600 sq. ft.				X			X	X				


BLOCK 704

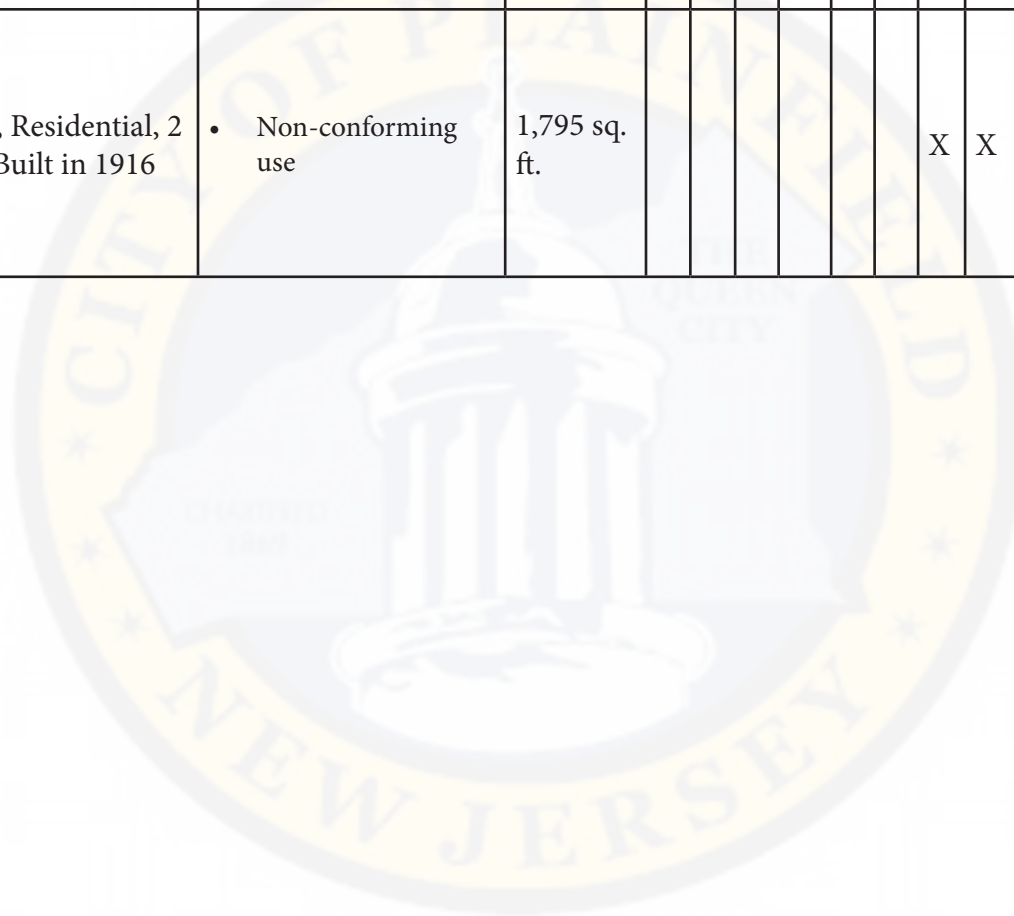
ADJACENT STREETS: West 4th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-9

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
5	408-422 Park Ave	3 Story, Commercial, Built in 1945, Irregular shaped parcel	<ul style="list-style-type: none"> Does not meet the minimum height requirement 	41,218 sq. ft.							X	X	X	
6	120-128 W. 5th St	1 Story, Commercial, Built in 1930	<ul style="list-style-type: none"> Chain link fence Excessive Impervious Coverage Vacant Structure 	14,089 sq. ft.		X		X			X	X		
7	413-415 Arlington Ave	2 Story, Residential, 2 Units, Built in 1911	<ul style="list-style-type: none"> Non-conforming use 	2,615 sq. ft.							X	X	X	
8	409-411 Arlington Ave	2 Story, Residential, 4 Units, Built in 1911	<ul style="list-style-type: none"> Non-conforming use 	4,691 sq. ft.							X	X	X	

BLOCK 704

ADJACENT STREETS: West 4th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-9

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
9	405-407 Arlington Ave	2 Story, Residential, 2 Units, Built in 1916	<ul style="list-style-type: none"> Non-conforming use 	1,795 sq. ft.							X	X	X	



BLOCK 705**ADJACENT STREETS:** West 6th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-11Redevelopment Criteria Block by Block Analysis

Lots 8 and 10 can be placed under Criteria C. Lot 8 is a corner lot which was formerly a used car dealership. Lot 10 previously contained a vacant industrial building that had structural issues and was in the state of disrepair to where it was untenable. The previous structure was demolished. Inclusion of these sites within the redevelopment area will generate private development interest in order to prevent the area from being in a blighted state.

Lots 1, 5, 8, 9, 10, and 11 can be classified under the D criterion. Five out of the eleven parcels on this block are listed on the City's Brownfield Inventory. Lots 1 (commercial cleaning), 8 (auto sale), 9 (auto serving), 10 (former industrial site) and 11 (commercial cleaning) existing or previous use has contaminated the parcels which provides an adverse effect on the surrounding area. The City lists these parcels as having petroleum contamination or another hazardous substance contamination. Lot 1 and 11 are listed in the NJDEP database as an Area of Concern and have experienced some form of environmental remediation. A portion of Lot 5 is used as a large parking area for an automobile-related business and the northern corner of the parcel contains the Red Tower fast-food establishment. The auto related uses within the area are high intensity are not permitted in the TODD-TD and TODD-CBD. Lots 9 and 11 windows and doors are covered which creates a lack of lighting air which is not conducive to working conditions. These sites demonstrate that the existing conditions have an adverse impact on the surrounding commercial corridor and should be included in the redevelopment area.




The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation

and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 2, 3, 4, 6, 7 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels have non-conforming conditions such as fencing material, height requirements, and use. Additionally, Block 705 is situated between two zoning districts which appears not uniformed and the inclusion of these parcels would allow the block to be regulated and designed under one zoning standard. The inclusion of these parcels will help to enhance the goals of the redevelopment area by providing incentives for regular maintenance and upkeep to prevent blighted conditions.




BLOCK 705

ADJACENT STREETS: West 6th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-11

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
1	123-125 W. 5th St	Paved parcel, Commercial	<ul style="list-style-type: none"> Lack of lighting Deficient Buffering Excessive Impervious Coverage Obsolete Layout Chain link fence Land use with adverse affects Nonconforming Use Environmental Contamination Low Improvement Ratio 	8,276 sq. ft.				X			X	X		
2	119-121 W. 5th St	3 Story, Residential, 3 Units, Built in 1856	<ul style="list-style-type: none"> Non-conforming use 	7,248 sq. ft.							X	X	X	
3	115-117 W. 5th St	2 Story, Residential, 2 Units, Built in 1911	<ul style="list-style-type: none"> Chain link fence Non-conforming use Low Improvement Ratio 	7,248 sq. ft.							X	X	X	




BLOCK 705

ADJACENT STREETS: West 6th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-11

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
4	111-113 W. 5th St	2 Story, Residential, 3 Units, Built in 1890	<ul style="list-style-type: none"> Chain link fence Non-conforming use 	7,152 sq. ft.							X	X	X	
5	500-510 Park Ave	1 Story, Commercial, Built in 1945	<ul style="list-style-type: none"> Does not meet the minimum height requirement Deficient Buffering Lack of lighting Excessive Impervious Coverage Non-conforming use Low Improvement Ratio 	15,481 sq. ft.				X			X	X		
6	512-516 Park Ave	2 Story, Residential, 4 Units, Built in 1896	<ul style="list-style-type: none"> Non-conforming use 	10,881 sq. ft.							X	X	X	



BLOCK 705

ADJACENT STREETS: West 6th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-11

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
7	518-520 Park Ave	2 Story, Commercial, Built in 1920	<ul style="list-style-type: none"> Does not meet the minimum height requirement Low Improvement Ratio 	7,071 sq. ft.							X	X	X	
8	522-526 Park Ave	Paved lot, Commercial	<ul style="list-style-type: none"> Chain link fence Deficient Buffering Obsolete layout Excessive Impervious Coverage Non-conforming Use Environmental Contamination Low Improvement Ratio 	6,308 sq. ft.		X		X			X	X		
9	108 W. 6th St	1 Story, Commercial	<ul style="list-style-type: none"> Land use with adverse impacts Non-conforming use Does not meet the minimum height requirement Environmental Contamination Low Improvement Ratio 	1,159 sq. ft.				X			X	X		

BLOCK 705

ADJACENT STREETS: West 6th Street, Park Avenue, West 5th Street, Arlington Avenue
LOTS: 1-11

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
10	107-109 W. 5th St	Vacant parcel	<ul style="list-style-type: none"> Deficient Buffering Chain Link Fence Environmental Contamination Low Improvement Ratio 			X		X			X	X		
11	122-130 W. 6th St	1 Story, Built in 1926	<ul style="list-style-type: none"> Environmental Contamination Low Improvement Ratio 	14,959 sq. ft.				X			X	X		

BLOCK 706**ADJACENT STREETS:** West 5th Street, Arlington Avenue, West 6th Street
LOTS: 3-6Redevelopment Criteria Block by Block Analysis





Lot 4 can be classified under the D criterion. This parcel is a paved lot used for car storage which can be seen from an aerial of the area. The site has been unimproved for the past ten years. The activity of the site is concealed by a wooden fence. Adjacent to the parcel are residential parcels and a child care facility. The condition of the site are a detriment to safety, health and welfare of the neighboring properties.

The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities and variety of housing options. Furthermore, the 2001 State Development and Redevelopment Plan (State Plan) indicates that the entire City of Plainfield is located within the PA1 (Metropolitan Planning Area) Smart Growth area.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 3, 4, 5 and 6 are parcels which display minor property issues but can benefit from the redevelopment designation. The existing uses of Lots 5, 6 (child care center and playground) and Lot 3 (mixed use) are beneficial to the surrounding neighborhood. These parcels serve as anchor to the western border of the redevelopment area in addition to benefiting from any changes along Arlington Avenue, inclusion is necessary for the effective redevelopment of the Study Area.

BLOCK 706

ADJACENT STREETS: West 5th Street, Arlington Avenue, West 6th Street
LOTS: 3-6

					Redevelopment										
Lot	Address	Site Description	Site Issues	Lot Area	A	B	C	D	E	F	G	H	Sec 3	Photo	
3	500-510 Arlington Ave	Irregular shaped parcel, 2 frontages, 1 Story, Mixed Use, 3 Units, 2 Storefronts, Built in 1940		41,229 sq. ft.							X	X	X		
4	512-514 Arlington Ave	Asphalt Paving	<ul style="list-style-type: none">• Non-conforming use• Low Improvement Ratio	6,681 sq. ft.				X			X	X			
5	516-518 Arlington Ave	Daycare Playground	<ul style="list-style-type: none">• Chain link fence• Low Improvement Ratio	3,977 sq. ft.							X	X	X		
6	520-522 Arlington Ave	1 Story, Commercial, Built in 1977		4,283 sq. ft.							X	X	X		

BLOCK 711

ADJACENT STREETS: West 6th Street, Arlington Avenue, West 7th Street
LOTS: 1, 2



Redevelopment Criteria Block by Block Analysis

Lot 2 is a commercial strip mall with a parking lot. One out of three commercial spaces is vacant and therefore, can be classified under the B criterion. Inclusion in the redevelopment area can encourage updates to the existing commercial spaces to attract new retailers.

Lots 1 and 2 can be classified under the D criterion. Lots 1 and 2 are parking areas with site issues (lacks lighting, drainage, cracked pavement, weeds, etc.). The parking lots lack appropriate circulation patterns, parking aisles and does not provide appropriate buffering methods for adjacent

residential properties which is required in the City's zoning ordinance.

The entire block falls within the UEZ and fits the characteristics of a Smart Growth area. The entire City of Plainfield is located with the PA1 Smart Growth Area which is recommended in the State Plan as a prime area for redevelopment within the State. The expectation is for redevelopment to be use in order to promote growth in a compact form while stabilizing older suburbs.

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
1	201-211 W. 6th St	Parking lot	<ul style="list-style-type: none"> Low Improvement Ratio Deficient Buffering Excessive Impervious Coverage Chain link fence 	25,984 sq. ft.				X			X	X		
2	202-208 W. 7th St	1 Story, Commercial, Strip Mall, Built in 1988	<ul style="list-style-type: none"> Deficient Buffering Vacant Storefront Lack of Lighting Excessive Impervious Coverage Low Improvement Ratio 	25,025 sq. ft.		X		X			X	X		

BLOCK 712

ADJACENT STREETS: West 6th Street, Arlington Avenue, West 7th Street, Park Avenue
LOTS: 1, 2



Redevelopment Criteria Block by Block Analysis

Lot 1 can be classified under the D criterion. Lot 1 is a commercial strip mall with a parking lot. The parcel is listed on the City's Brownfield Inventory in addition to the parking lot being in poor condition (lacks lighting, drainage, cracked pavement, weeds, etc.). The site is listed as having a petroleum contamination and should be further investigated by a licensed site remediation professional.

The entire block falls within the UEZ and fits the characteristics of a

Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lot 2 displays minor property issues but can benefit from the redevelopment designation. Block 712 is situated between two zoning districts which appears not uniformed and the inclusion of this parcel would allow the block to be regulated and designed under a comprehensive zoning standard.

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
1	600-628 Park Ave	Irregular shaped, 1 Story, Commercial, Strip Mall, Built in 1980	<ul style="list-style-type: none"> Does not meet the minimum height requirement Deficient Buffering Excessive Impervious Coverage Lack of Lighting Environmental Contamination Low Improvement Ratio 	122,582 sq. ft				X			X	X		
2	120-128 W. 7th St	2 Story, Commercial, Built in 1948		29,333 sq. ft.							X	X	X	

BLOCK 835

ADJACENT STREETS: Watchung Avenue, Cleveland Avenue, East 6th Street, East 5th Street
LOTS: 1, 2, 3, 6, 7

Redevelopment Criteria Block by Block Analysis

Lot 2 can be placed under the Criteria B designation. Lot 2 is a mixed use building with a vacant storefront and upper floor dwelling units. Watchung Avenue is an active corridor and the absence of retail commercial activity has a negative impact on the corridor. Public intervention, through the redevelopment process, is warranted to make the land economically productive.

Lot 6 is a vacant parcel owned by the City therefore it can be classified under Criteria C. The parcel is substantially undersized and situated between two privately owned lots. Inclusion in the redevelopment area will enable the City to put the parcel back on the tax rolls.

Lot 6 can be classified under the D criterion. In addition to the issues mentioned above, this parcel has a low improvement ratio of 0. This indicates that these properties are underutilized, economically unproductive, and stagnant. Lot 6 serves an easement and is unimproved. These sites bring down the value of the existing block and should be included in the redevelopment area.




The entire block falls within the UEZ and fits the characteristics of a Smart Growth area. The redevelopment of this block would help to achieve the policy objectives for a Metropolitan Planning Area through encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1 and 3 are parcels which display minor property issues but can benefit from the redevelopment

designation. These parcels have non-conforming conditions such as not meeting the height requirement for the existing zone, setbacks, and use. Some of these parcels are either within a historic district or adjacent to a historic district and therefore, inclusion in redevelopment area could help preserve and protect these significant sites. Furthermore, Block 835 is situated between three zoning districts which appears not uniformed and the inclusion of these parcels would allow the block to be regulated and designed under a comprehensive zoning standard.



BLOCK 835

ADJACENT STREETS: Watchung Avenue, Cleveland Avenue, East 6th Street, East 5th Street
LOTS: 1, 2, 3, 6, 7

					Redevelopment										
Lot	Address	Site Description	Site Issues	Lot Area	A	B	C	D	E	F	G	H	Sec 3	Photo	
1	500-504 Watchung Ave	3 Story, Mixed-use, 4 Units, 1 Storefront, Built in 1897	<ul style="list-style-type: none">Does not meet the minimum height requirementUndersized lot	3,852 sq. ft.							X	X	X		
2	506 Watchung Ave	3 Story, Mixed-use, 4 Units, 2 Storefronts, Built in 1902	<ul style="list-style-type: none">Vacant StorefrontDoes not meet the minimum height requirementUndersized lot	4,439 sq. ft.		X					X	X			
3	508-510 Watchung Ave	3 Story, City Hall Annex, Built in 1929, Historic District	<ul style="list-style-type: none">Undersized lot	3,594 sq. ft.							X	X	X		

BLOCK 835

ADJACENT STREETS: Watchung Avenue, Cleveland Avenue, East 6th Street, East 5th Street
LOTS: 1, 2, 3, 6, 7

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
6	146 E. 5th St	Vacant Parcel, City Owned, Public Right of Way	<ul style="list-style-type: none"> Undersized lot Does not meet the minimum height requirement Low Improvement Ratio 	854 sq. ft.			X	X			X	X		
7	148-150 E. 5th St	2 Story, Mixed Use (Office & 2 Units) Built in 1900	<ul style="list-style-type: none"> Undersized lot Non-conforming front yard setback 	1,648 sq. ft.							X	X	X	

BLOCK 836

ADJACENT STREETS: Watchung Avenue, Cleveland Avenue, East 4th Street, East 5th Street
LOTS: 2-8, 15.01

Redevelopment Criteria Block by Block Analysis

Lots 2, 3, 5, and 7 can be placed under the Criteria B designation. Lots 3, 5 and 7 are mixed use buildings with vacant storefronts and upper floor dwellings. Watchung Avenue is an active corridor and the absence of retail commercial activity has a negative impact on the corridor. Lot 2 contains a one story structure fronting on Watchung Avenue that is vacant. The structure is deteriorating and does not contribute to the commercial activity along the corridor. Public intervention, through the redevelopment process, is warranted to make the land economically productive.





Lot 15.01 is a parcel that have been vacant for over ten years which makes it eligible for redevelopment designation under Criteria C. This parcel is a City owned parcel with gravel ground covering.

Lots 3, 4, 5, 6, 7, 8, and 15.01 can be classified under the D criterion. Lots 3-8, 15.01 are all listed on the City's Brownfield Inventory. Lot 3 is a known and suspected hazardous site on the NJDEP and City of Plainfield's database, respectively. Lots 4-8 are NJDEP Classification Exception Areas (CEA) meaning the ground water standards are not met and use is restricted until the standards have been achieved. Lot 15.01 is currently in the process of remedial assessment and investigation due to its environmental contamination. Additionally, the lack of property improvements and small sizes of certain lots (4 and 8) on this block is problematic and discourages private investment in the area.

The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.





BLOCK 836

ADJACENT STREETS: Watchung Avenue, Cleveland Avenue, East 4th Street, East 5th Street
LOTS: 2-8, 15.01

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
2	406-408 Watchung Ave	2 Story, Mix-use, 4 Units, 2 Storefronts, Built in 1930	<ul style="list-style-type: none"> Does not meet the minimum height requirement Vacant Storefront 	4,979 sq. ft.		X					X	X		
3	410-420 Watchung Ave	4 Story, Mixed-use, 19 Units, 4 Storefronts	<ul style="list-style-type: none"> Environmental Contamination Vacant Storefront 	14,052 sq. ft.		X		X			X	X		
4	422 Watchung Ave	Parking lot	<ul style="list-style-type: none"> Chain link fence Lack of Lighting Deficient Buffering Excessive Impervious Coverage Obsolete Layout Environmental Contamination Undersized lot 	3,149 sq. ft.				X			X	X		
5	424-428 Watchung Ave	3 Story, Mixed-use, Built in 1910	<ul style="list-style-type: none"> Vacant Storefront Environmental Contamination Non-conforming front yard setback 	7,148 sq. ft.		X		X			X	X		

BLOCK 836

ADJACENT STREETS: Watchung Avenue, Cleveland Avenue, East 4th Street, East 5th Street
LOTS: 2-8, 15.01

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
6	430-432 Watchung Ave	2 Story, Mixed Use, 4 Units, 4 Storefronts, Built in 1900	<ul style="list-style-type: none"> Environmental Contamination Low Improvement Ratio 	7,281 sq. ft.		X		X			X	X		
7	434-438 Watchung Ave	2 Structures on parcel, 2 Story, Mixed use, 3 Storefronts, 1 Commercial building, 4 Units, Built in 1909	<ul style="list-style-type: none"> Vacant Storefront Environmental Contamination Code Information Violation 	4,607 sq. ft.		X		X			X	X		
8	147-149 E. 5th St	2 Story, Residential, 3 Units, Built in 1924	<ul style="list-style-type: none"> Environmental Contamination Undersized lot Non-conforming Use 	2,791 sq. ft.		X					X	X		
15.01	401-411 Cleveland Ave	City owned, Parking Lot	<ul style="list-style-type: none"> Chain link fence Lack of lighting Deficient Buffering Environmental Contamination Low Improvement Ratio 	12,600 sq. ft.			X	X			X	X		

BLOCK 838

ADJACENT STREETS: Cleveland Avenue, East 5th Street, East 6th Street, Park Avenue
LOTS: 1.01, 2-9

Redevelopment Criteria Block by Block Analysis

Lot 6 can be placed under Criteria A. The existing structure has experienced several fires within the past ten years to where the house is inhabitable. The deterioration is so severe to where it can be seen from an exterior inspection of the area. The property is hazardous to the neighboring residential property and brings down the value of the properties along East 6th Street.

Lot 8 can be placed under Criteria B. Lot 8 is a one story commercial building with several retail spaces. One of the storefronts, identified as 517 Park Avenue is currently vacant. Park Avenue is an active corridor and the absence of retail commercial activity has a negative impact on the corridor.

Lot 6 can be classified under the D criterion. Lot 6 is structurally deteriorated, dilapidated and a safety hazard. This parcel has a negative impact on the surrounding neighborhood and can detract private investors, therefore should be included in the redevelopment area.





The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted included in the redevelopment area since they are critical to the areas successful development. Lots 1.01, 2, 3, 4, 5, 7, and 9 are parcels that display minor property issues but can benefit from the redevelopment designation. Lot 1.01 is listed on the City's Brownfield database as suspected of having a petroleum contamination. Additionally, these parcels have non-conforming conditions such as use and not meeting the height

requirement for the existing zone. Block 838 is situated between two zoning districts which appears not uniformed and therefore, redevelopment will help to ensure the area is regulated under one comprehensive zoning regulation. To this end, the parcels mentioned above are surrounded by blighted properties and as a result, their inclusion is necessary for effective planning efforts of the Study Area.





BLOCK 838

ADJACENT STREETS: Cleveland Avenue, East 5th Street, East 6th Street, Park Avenue
LOTS: 1.01, 2-9

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
1.01	110-138 E. 5th St	1 Story, Commercial	<ul style="list-style-type: none"> Does not meet the minimum height requirement Environmental Contamination Low Improvement Ratio 	34,503 sq. ft.							X	X	X	
2	127-129 E. 6th St	2 Story, Residential, 2 Units, Built in 1896	<ul style="list-style-type: none"> Non-conforming use Does not meet the minimum height requirement 	6,900 sq. ft.							X	X	X	
3	123-125 E. 6th St	2 Story, Residential, 3 Units, Built in 1896	<ul style="list-style-type: none"> Non-conforming use Does not meet the minimum height requirement 	6,681 sq. ft.							X	X	X	
4	119-121 E. 6th St	2 Story, Residential, 3 Units, Built in 1896	<ul style="list-style-type: none"> Non-conforming use Does not meet the minimum height requirement Low Improvement Ratio 	6,904 sq. ft.							X	X	X	


BLOCK 838

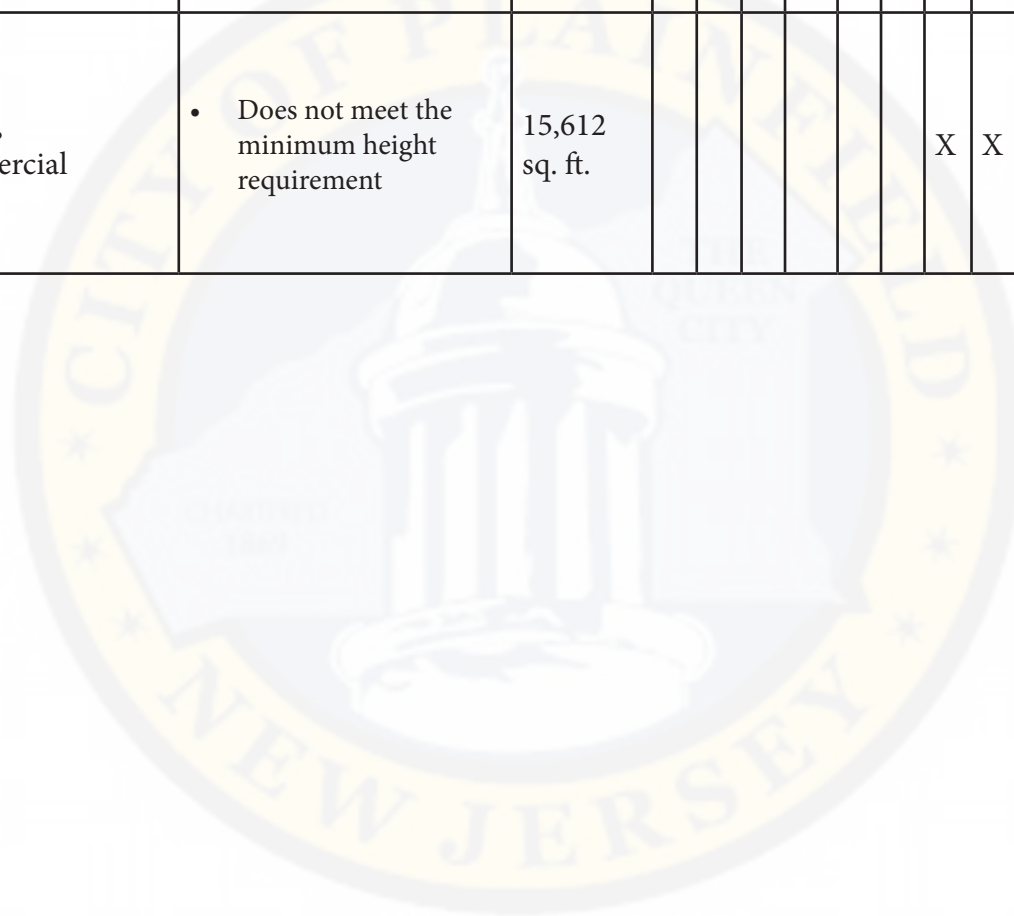
ADJACENT STREETS: Cleveland Avenue, East 5th Street, East 6th Street, Park Avenue
LOTS: 1.01, 2-9

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
5	115-117 E. 6th St	2 Story, Residential, 3 Units, Built in 1896	<ul style="list-style-type: none"> Non-conforming use Does not meet the minimum height requirement 	6,954 sq. ft.							X	X	X	
6	111-113 E. 6th St	2 Story, Residential, 3 Units, Built in 1901	<ul style="list-style-type: none"> Vacant structure Non-conforming use Does not meet the minimum height requirement 	6,963 sq. ft.	X			X			X	X		
7	523 Park Ave	2 Story, Mixed Use, 1 Office, 2 Units, Built in 1906	<ul style="list-style-type: none"> Does not meet the minimum height requirement 	5,872 sq. ft.							X	X	X	
8	513-521 Park Ave	1 Story, Commercial, Built in 1947	<ul style="list-style-type: none"> Does not meet the minimum height requirement Vacant Storefront 	13,377 sq. ft.		X					X	X		

BLOCK 838

ADJACENT STREETS: Cleveland Avenue, East 5th Street, East 6th Street, Park Avenue
LOTS: 1.01, 2-9

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
9	501-511 Park Ave	1 Story, Commercial	<ul style="list-style-type: none"> Does not meet the minimum height requirement 	15,612 sq. ft.							X	X	X	



BLOCK 839

ADJACENT STREETS: Park Avenue, Cleveland Avenue, East 4th Street, East 5th Street
LOTS: 9, 10, 14, 17, 18

Redevelopment Criteria Block by Block Analysis

Lot 18 can be placed under the Criteria B designation. This parcel contains two automobile serving spaces in which one is currently vacant. The parcel displays signs of vacancy due to covered window and door openings and inactivity during regular business hours in addition to lacking access to light and air which are not conducive to healthy working conditions. Vacant commercial buildings/storefronts are a usually an indication of a blighted area and therefore should be included in the redevelopment area.

Lots 17 and 18 can be classified under the D criterion. Lots 17 and 18 are suspected of having environmental contamination conditions. Lot 17 is listed on the City's database as having a potential petroleum contamination. Lot 18 is a designated Remedial Action Outcome, Area of Concern (RAO-A) by the NJDEP, further investigation must be conducted in order to determine whether these sites are fully remediated. Lots 17 and 18 have low improvement ratios which indicate that little to no improvements have been made to theses parcels. Given the age of these structures regular maintenance is needed in order to prevent the property from falling into a state of disrepair. Lack of investment can result in a negative impact on the surrounding neighborhood and can detract private investors, therefore these parcels should be included in the redevelopment area.





The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Block 839 is situated between

two zoning districts which are not uniformed and the inclusion of these parcels would allow the block to be regulated and designed under a comprehensive zoning standard. Lots 9, 10, and 14 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels have non-conforming conditions such as uses and failure to meeting the height requirement for the existing zone. Furthermore, these parcels are located in the center of the Study Area and front on Park Avenue and Cleveland Avenue, its inclusion is necessary to ensure effective redevelopment of those properties that meet the LHRL criteria.


BLOCK 839

ADJACENT STREETS: Park Avenue, Cleveland Avenue, East 4th Street, East 5th Street
LOTS: 9, 10, 14, 17, 18

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
9	435 Park Ave	3 Story, Mixed Use, Built in 1915	<ul style="list-style-type: none"> Does not meet the minimum height requirement Undersized lot 	2,888 sq. ft.							X	X	X	
10	431-433 Park Ave	3 Story, Mixed Use, Built in 1903	<ul style="list-style-type: none"> Does not meet the minimum height requirement Undersized lot 	2,945 sq. ft.							X	X	X	
14	409-411 Park Ave	3 Story, Mixed Use, 1 Story, 4 Units, Built in 1897	<ul style="list-style-type: none"> Does not meet the minimum height requirement Undersized lot 	1,852 sq. ft.							X	X	X	
17	108-110 E. 4th St	1 Story, Commercial	<ul style="list-style-type: none"> Does not meet the minimum height requirement Environmental Contamination Low Improvement Ratio Undersized lot 	1,803 sq. ft.				X			X	X		

BLOCK 839

ADJACENT STREETS: Park Avenue, Cleveland Avenue, East 4th Street, East 5th Street
LOTS: 9, 10, 14, 17, 18

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
18	112-118 E. 4th St	2 Story, Commercial, Built in 1927	<ul style="list-style-type: none"> Land use with adverse impact Does not meet the minimum height requirement Environmental Contamination Non-conforming use Vacant commercial space 	11,955 sq. ft.		X		X			X	X		

BLOCK 840

ADJACENT STREETS: Park Avenue, East 4th Street, Watchung Avenue
LOTS: 2, 3, 5, 7.01, 13

Redevelopment Criteria Block by Block Analysis




Lot 3 and 13 can be placed under Criteria B. These parcels contains a commercial building with a vacant storefront. They display signs of vacancy due to covered window and door openings and inactivity during regular business hours. Vacant commercial buildings are a usually an indication of a blighted area and therefore should be included in the redevelopment area.

Lots 2, 5, and 7.01 can be classified under the D criterion. Lots 5 and 7.01 are listed on the City's Brownfield database as suspected of having petroleum contamination. Lot 5 has a low improvement ratio which indicates that little to no improvements have been made to theses parcels. Given the age of these structures regular maintenance is needed in order to prevent a property from falling into a state of disrepair. This property has defects that included peeling paint, cracked windows and masonry, and rotting wood. Lack of investment can result in a negative impact on the surrounding neighborhood and can detract private investors, therefore should be included in the redevelopment area.

The entire block falls within the UEZ and fits the characteristics of a Smart Growth. The entire of City falls within the PA1 Smart Growth Designation. Redevelopment of this block will help meet the goals for this plan area as listed in the State Plan.



BLOCK 840

ADJACENT STREETS: Park Avenue, East 4th Street, Watchung Avenue
LOTS: 2, 3, 5, 7.01, 13

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
2	314 Watchung Ave	1 Story, Commercial, Built in 1910	<ul style="list-style-type: none"> Undersized lot Does not meet the minimum height requirement Environmental Contamination 	1,798 sq. ft.				X			X	X		
3	316 Watchung Ave	1 Story, Commercial, Built in 1920	<ul style="list-style-type: none"> Undersized lot Does not meet the minimum height requirement Vacant Storefront 	2,261 sq. ft.		X					X	X		
5	143-151 E. 4th St	3 Story, Commercial	<ul style="list-style-type: none"> Land use with adverse impact Non-conforming use Does not meet the minimum height requirement Environmental Contamination Low Improvement Ratio 	9,042 sq. ft.				X			X	X		

BLOCK 840

ADJACENT STREETS: Park Avenue, East 4th Street, Watchung Avenue
LOTS: 2, 3, 5, 7.01, 13

Lot	Address	Site Description	Site Issues	Lot Area	Redevelopment								Sec 3	Photo
					A	B	C	D	E	F	G	H		
7.01	109-121 4th St	Irregular shaped parcel, 4 Story, Residential, 8 Units, Built in 1906	<ul style="list-style-type: none"> Environmental Contamination 	9,674 sq. ft.				X			X	X		
13	315-323 Park Ave	1-2 Story, 2 Structures, Commercial, Built in 1925	<ul style="list-style-type: none"> Vacant storefront Does not meet the minimum height requirement Low Improvement Ratio 	10,968 sq. ft.		X					X	X		

4.4 FINDINGS

Based upon the analysis of existing conditions within the Study Area, it can be concluded that all the parcels within the Study Area meet some of the LRHL statutory criterion. Due to the decline in industrial uses, close proximity to community facilities and public transportation, and the walkability of the area; this Study Area could help to improve the quality of life for the existing and surrounding neighborhoods. It is recommended that the Plainfield City Council designate the Study Area as an area in need of redevelopment based on the findings below.

AREA IN NEED OF REDEVELOPMENT

A One parcel (Block 838, Lot 6) within study area can be classified under the “A” Criteria. The deterioration of the property is so severe that is apparent from visual exterior inspection of the building. The house has experienced two fires within the past ten years and has remained vacant since that time.

B Fifteen (15) parcels (Block 101, Lot 5; Block 704, Lot 6; Block 705, Lots 8, 10; Block 711, Lot 2; Block 835, Lot 2; Block 836, Lots 2, 3, 5, 6, 7; Block 838, Lot 8; Block 839, Lot 18; Block 840, Lots 3, 13) within the Study Area is assigned to Criteria “B”. The commercial use has been discontinued and/or the commercial building has been razed and is now vacant land.

C Six (6) parcels within the Study Area were classified under the “C” Criteria; Block 101, Lot 10; Block 102, Lot 4; Block 103, Lots 3, 5; Block 835, Lot 6; and Block 836, Lot 15.01. Some of these parcels are privately owned and have been vacant for over ten years. Additionally, a few of these parcels are undersized and vacant and are City-owned. The “C” Criteria enables the City to use the redevelopment process to generate private development in these City owned lands and get them back on the tax rolls.

D

The Study Area includes forty-three (43) parcels that can be classified under the “D” Criteria: Block 101, Lots 2, 4, 7, 10, 12; Block 102, Lots 2, 2.01, 3, 4, 5.01, 7, 8; Block 103, Lots 1, 3, 4, 5; Block 104, Lot 1; Block 704, Lots 2, 4, 6; Block 705, Lots 1, 5, 8-11; Block 706, Lot 4; Block 711, Lots 1, 2; Block 712, Lot 1; Block 835, Lot 6; Block 836, Lots 3-7, 15.01; Block 838, Lot 6; Block 839, Lots 17, 18; and Block 840, Lots 2, 5, 7.01. “D” Criteria focuses on building and other site improvements as well as addresses how the site functions. Conditions that could lead to a conclusion that a property meets the “D” Criteria includes: outdoor storage, undefined parking area, landscape buffer, excessive building coverage in relation to the ordinance requirements or its relationship to surrounding land uses; land uses that may have an adverse impact on surrounding areas; properties with a brownfield condition (i.e. Groundwater contamination, that are affecting adjoining properties, lack of adequate buffering and screening); and multiple uses that lead to an overcrowded condition. The study area includes the aforementioned parcel with one or more of those descriptions.

E

None of the properties within the Study Area are under the “E” Criteria.

F

None of the properties within the Study Area are under the “F” Criteria.

G

G criterion applies to all of the parcels within the Study Area. Criteria G states, “In municipalities in which an enterprise zone has been designated pursuant to the NJ Enterprise Zones Act;” P.L. 1983, c.303 (c.52:27H-60et. seq.) the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban

Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of development. The New Jersey Department of Community Affairs has designated Plainfield as one of the 32 Urban Enterprise Zones.

H

This criterion applies to all parcels included in the Study Area. In 2003, the LHRL was amended to include the smart growth criterion which encourages livable neighborhoods. It is a planning approach that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The existing neighborhood, in which the Study Area is located, is within walking distance of the Plainfield Train Station and surrounded by new and existing mixed used development, community facilities (such as City Hall, Police Headquarter, Fire Headquarter), public schools open space and other neighborhood amenities.

SECTION 3: Several parcels within the Study Area can be considered under the Section 3 qualifications. Such properties can include: properties located within and surrounded by blighted areas, properties that are needed to provide access to an area in need of redevelopment, areas needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area's successful redevelopment. Block 101, Lots 1, 3, 6, 8, 9.01, 13; Block 102, Lots 1, 7; Block 103, Lots 2; Block 104, Lot 1; Block 704, Lots 3, 5, 7-9; Block 705, Lots 2-4, 6, 7; Block 706, Lots 3, 5, 6; Block 712, Lot 2; Block 835, Lots 1, 3, 7; Block 838, Lots 1.01, 2-5, 7; and Block 839, Lots 9, 10, 14 are not detrimental to public health, safety or welfare however, their inclusion in the Study Area are essential to effective redevelopment of the area.

5.0 CONCLUSION

The foregoing investigation report has been prepared to determine whether properties within the Study Area meet the statutory criteria for designating an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 ("LRHL"). The Study Area is located within the downtown and is in close proximity to the Plainfield train station. The area displays pockets of vacant land, signs of physical discontinuance of a commercial use, vacancy, and contain several parcels with environmental contamination issues. The areas along W. 4th Street, Cleveland Avenue, Arlington Avenue, Madison Avenue, W. 3rd Street are not inviting and does lacks pedestrian lighting such as trees, sitting areas, pedestrian scale lighting, and landscaping. The existing conditions do not support the development goals and objectives of the Master Plan, Transit Oriented Development designation and the existing zoning for the area.

For the reasons articulated in Section 2.7 and 4.0 of this report physical discontinuance of commercial uses, obsolete layout, surrounding low density development and comprehensive design; it is recommended that the City Council and Planning Board take the action necessary as prescribed by the LRHL to declare the parcels noted within the study area in an "Area in Need of Redevelopment". Once declared as an "Area in Need of Redevelopment", a redevelopment plan a can be prepared and implemented to ensure property utilization and development of properties within the Study Area.