

AREA IN NEED OF REDEVELOPMENT & REHABILITATION INVESTIGATION

East Second Street Commercial Corridor Study



Prepared for:



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

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1.0 INTRODUCTION

The purpose of this preliminary investigation is to determine whether the existing conditions in the area located on East 2nd Street in City of Plainfield, Union County, New Jersey qualifies as “an area in need of redevelopment” or “an area in need of rehabilitation”. The study area lies fully within the NC, Neighborhood Commercial District. This analysis has been conducted pursuant to the Local Redevelopment and Housing Law of the State of New Jersey (N.J.S.A. 40A:12A-1 et seq), which specifies the conditions that must be satisfied within the delineated area and the process to be undertaken by the Planning Board during the study.

HISTORY

This area is part of the 2010 proposal to spend \$1.1 million in Urban Enterprise Zone (UEZ) funds to revitalize the East Second Street Neighborhood Commercial District. The area gives evidence of once being a bustling neighborhood shopping district that fell on hard times, when the rise of Route 22 strip malls offered wider selections, more convenient parking and pricing with which neighborhood merchants could not compete. Constructed in the late 19th Century, the area needs renovation in order to meet both the current and future needs of the City’s residents. The area must be made efficient and functionally sustainable in order to properly accommodate the demands of this fast growing mid-sized City and the residents that it serves. The study area is located in an area of the Township characterized by several uses, including restaurant’s, beauty salons and car repair, and one-family, two-family and multifamily residential uses.

METHODOLOGY

In preparation of the analysis, the following records and documents were reviewed:

- Official tax maps of the City Plainfield;
- Tax records for the properties located with the study area;
- City of Plainfield Master Plan & Re-examination report, 2009;
- City of Plainfield Zoning Map and land use ordinance, Spring 2012;
- Plan for Revitalization East Second Street Commercial Corridor
- Historic data regarding police, fire and municipal violations issued for properties located within the study area;
- Ownership and sales information for the properties located within the study area.

Subsequently, Plainfield staff was contacted to provide additional information on each parcel regarding violations, property taxes, recent permit requests, zoning, land uses, property values, etc. Furthermore, information from the Plainfield Public Library and the State Historic Preservation Office were utilized to better understand the historic background about the study area. Additionally, a focus group meeting was held with study area merchants and local stakeholders of E. 2nd Street to solicit feedback about the existing conditions of the study area. Participants that were in attendance were not only business owners but community organization representatives, a City Council member, and property owners. The focus group was an hour and a half discussion in which participants provided input regarding their respective preference for the corridor. (See Appendices for minutes.). To this end, this

report is a collection of the findings based on the research conducted.

Nishuane Group conducted numerous site visits and windshield and walking surveys to assess the properties within the East Second Street study area. See section 4.2 for Property Evaluation. For the purpose of the study and determination of rehabilitation standards, only the housing stock within the study area was rated either 'good,' 'fair,' or 'poor.' The rating of any residential building within this study area was based on our observations of the exterior of the structure and any violations cited by the Division of Inspection. Evaluators are advised that no internal inspections were conducted. The categories and criteria used to rate these buildings are defined as follows:

Good- Buildings that have well-maintained building façades with no known violations as per the Division of Inspections.

Fair- Buildings that have minor repair work including, peeling of paint on the sidings, missing louvers of window shutters, broken awnings etc. Any violations cited by the Division of Inspection.

Poor- Buildings that demonstrate structural deterioration, deterioration of the foundation wall, roof in need of repairs, broken stairs and railings, etc. Any violations cited by the Division of Inspection.

As mentioned previously, the purpose and intent of this report is to investigate selected parcels along the East 2nd Street corridor to determine if collectively the area qualifies as an area in need of redevelopment. 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 5 of the Local redevelopment and housing Law (LRHL). If City Council accepts the findings of this area investigation, the members of the Council will authorize the Planning Board to prepare a Redevelopment Plan for the study area.

1.1 STUDY AUTHORIZATION

The City Council's resolution dated October 14, 2014 (see Appendix B), requested that the Planning Board undertake a preliminary investigation as to whether the study area identified in the resolution is Area in Need of Redevelopment pursuant to the LRHL or qualifies an Area in Need of rehabilitation. Thus, an investigation was conducted to determine if the area qualifies as an Area in Need of Redevelopment and as an Area in Need of Rehabilitation. The following identifies that regulatory procedures required to undertake the area investigation study and the rehabilitation determination study.

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

1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according

to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5)... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.

2. (1) Before proceeding to public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map a statement setting forth the basis of the investigation
- (2) The planning board shall specify a date for and give notice of a hearing for purpose of persons who are interested in or would be affected by a determination that the delineated area is redevelopment area.

Additionally, this report is written pursuant to Section 14 of the LRHL (NJSA 40-12-14) that requires the following:

1. A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in Section 3 of P.L 1992, c. 79 (C.40:12A-3), may be expected to prevent further deterioration and promote the overall development of the community...

1.2 SCOPE OF STUDY

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

- preparation of a redevelopment/rehabilitation plan and initiating public/private partnerships through redeveloper agreements;
- creating an inventory of the properties included within the study area and examination of physical characteristics of the same;
- establishing how the existing characteristics and conditions meet the criteria to determine the area in need of redevelopment, as outlined within the State statutes;
- competing with neighboring municipalities for new commercial and other opportunities which will result in increased employment opportunities and tax rates; and,
- presenting the findings and making recommendations relevant to the determination of the need for redevelopment of the study area.

1.3 REDEVELOPMENT AND REHABILITATION PROCESS

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 plans; and implementing redevelopment projects. Generally speaking, the LRHL is a planning and financial tool that when an area meets the specific criteria, zoning and other incentives to stimulate the area’s redevelopment or rehabilitation can be adopted. More specifically, a redevelopment designation allows the municipality to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;

3. Acquire property;
4. Lease or convey property without proceeding through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

As such, the City can utilize the powers granted to municipalities under the LRHL to improve the existing conditions at the study area. The redevelopment statute sets forth a multi-step process that must be observed by the City Council and Planning Board in order to enable the City to lawfully exercise the powers, which accrue as a result of employment of redevelopment planning. The steps required to declare an area in need of redevelopment must be pursuant to the LRHL. It should be noted that only upon completion of this public process can a municipality exercise the powers granted pursuant to the redevelopment statute.

Rehabilitation Process

The LRHL defines “rehabilitation” as an undertaking, by the means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new commercial or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment. Additionally, the rehabilitation designation allows municipalities to:

1. Undertake a program of rehabilitation, including the repair and improvement of residential and nonresidential buildings and structures.
2. Exercise all redevelopment powers in Section 8 of the LRHL, except the ability to acquire private property by eminent domain, unless the area is subsequently designated in need of redevelopment or if the use of eminent domain is permitted under the statute.
3. Grant five year property tax exemption and abatement.

The process for an area in need of rehabilitation determination is much simpler than the redevelopment process. There is no formal investigation or public hearing required and the governing body must only adopt a resolution designating the area in need of rehabilitation. There is no special public notice required, except the normal requirements for publicizing any meeting of City Council.

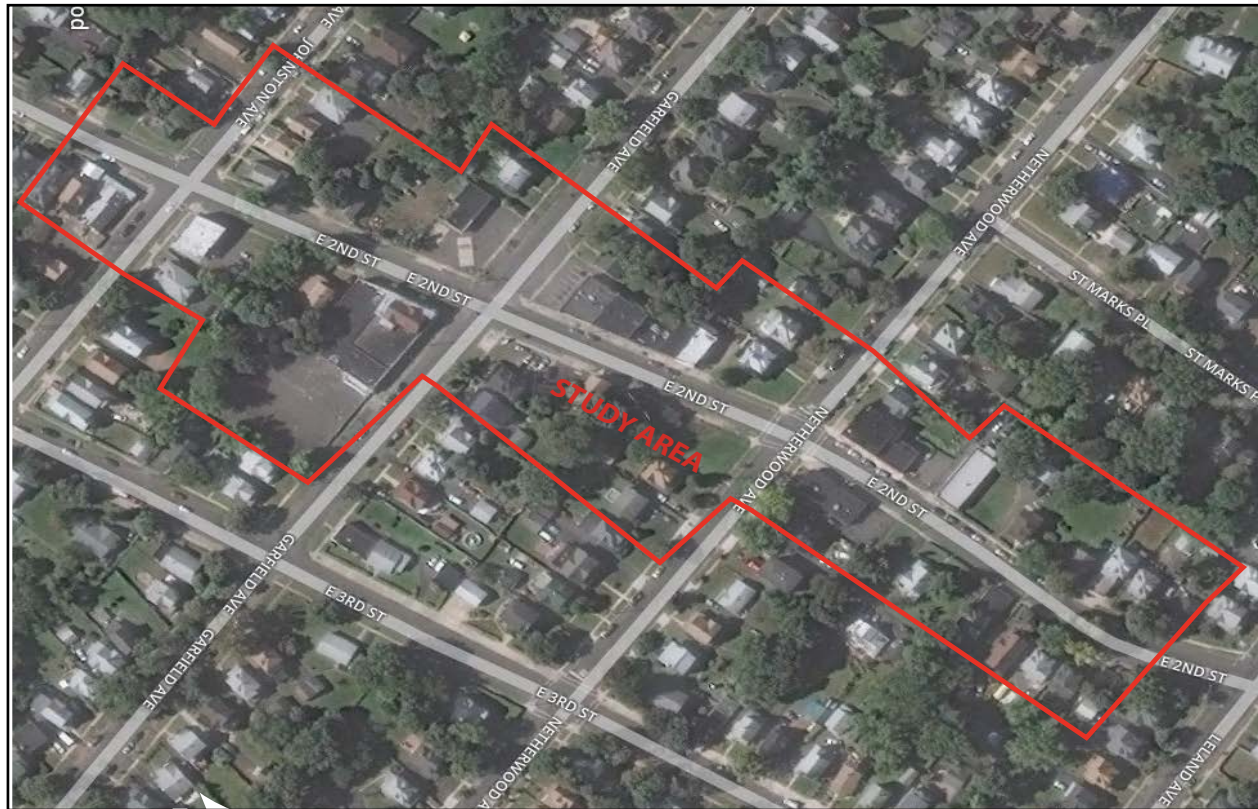
1.4 REPORT SECTIONS

This report contains five sections: Introduction, Description of Study Area, Statutory Criteria for Development Area Determination, Study Area Evaluation and Conclusion. The second section describes the study area in terms of its location, existing zoning, 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 Planning Board relative to determining the redevelopment and rehabilitation needs of the area.

DESCRIPTION OF STUDY AREA

2.1 LOCATION

According to the 2010 U.S. Census, the study area comprises of Census Tract 038900, which has a combined population of 1,573 persons. The study area is located in the northwest portion of the City and occupies an area of approximately 70.4 acres. The study area lies on either sides of East 2nd Street between Leland Avenue (North) and Johnston Avenue (South).



Map 1: Boundary Map

The study area contains 43 lots and is illustrated in tax maps 11, 12, 15, 16 (see Appendix). This report relies upon the City of Plainfield Tax Assessor's list as the basis for identifying the study area's blocks and lots as well as ownership information. Tax block and lot numbers for those properties studied in this report are included below in within Table 1.

Table 1: Tax Block and Lot for the Study Area

Block	Lots
411	20-26
410	1, 2, 2.01, 11, 12
334	1, 2, 10, 11
335	25-27
333	15,16.01, 18-20
332	15-22
331	12-20
328	12

2.2 REGIONAL SETTING/TRANSPORTATION

The City of Plainfield contains a total area of 6 square miles and is located in northeastern New Jersey in the westernmost portion of Union County approximately 35 miles from New York City. Plainfield is bordered by 7 municipalities: Scotch Plains to the northeast; Watchung to the northwest; North Plainfield to the west; Green Brook and Dunellen to the southwest; Piscataway and South Plainfield to the south and Scotch Plains to the east. The study area is readily accessible from New Jersey State 28 (South Avenue) and East Seventh Street and has access to areas north and south via Terrill Road and Leland Avenue. The Netherwood Train Station lies within half a mile of the study area and one mile from the Plainfield Downtown Train Station.

2.3 EXISTING ZONING

The zoning ordinance is a legal instrument to regulate and establish limits on the use of land and building size, shape, height, and setback. It aims at promoting an orderly pattern of development and helps separate incompatible land uses ensuring creation of a pleasant environment. In some instances, the ordinance sets forth standards regarding site design such as lighting and landscape as well as architectural. Plainfield is currently zoned into 31 separate districts.

The study area is located in the Neighborhood Commercial (NC) zone. The purpose of the NC zone is to promote commercial areas that serve the immediate surrounding neighborhood. The regulations for the zone are crafted such that the scale and intensity of development would be compatible and complement the existing unique character of the East 2nd Street neighborhood.

Neighborhood Commercial

The NC zone currently permits mixed-use residential dwellings, child care centers (permitted in all non-residential zones pursuant to N.J.S.A

40:55D-66.6), retail, personal service establishments, laundromats, offices, banks, funeral homes/mortuary, restaurants, community centers, (public and non-profit), nursing homes, houses of worship, assisted living facilities, senior citizen housing, adult day care facility, recording studios and repair shops. Any other uses are not permitted.

The ordinance encourages medium to high density, mixed-use developments. The commercial uses within the zone specifically cater to the needs of the residents of the neighborhood. Businesses allowed in this zone mostly provide day-to-day services to the residents and do not permit larger, big-box commercial or high-rise residential developments.

The ordinance allows for the creation of smaller lots with a minimum lot area of 5,000 square feet. It also allows for a significantly higher building coverage (60%) and lot area coverage (80%), which is comparable to the City's Mixed Use and Commercial Zone. With the front and side yard setback requirement at zero feet, the ordinance allows buildings in the zone to be designed closer to the sidewalk and the street thereby, offering proximity, front oriented, increased accessibility and visibility to residents and adding vitality and liveliness to the neighborhood. The main idea is to create a compact, vibrant, pedestrian-friendly neighborhood.

2.4 RELEVANT PLANNING STUDIES

Master Plan

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

Objective 1. Existing residential neighborhoods will be preserved to protect and enhance their character.

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.

Objective 3: Housing redevelopment and rehabilitation should be consistent with the city's Housing Element.

Policy 3.1 - Vacant and Boarded Dwellings. It is policy and a continued priority of the city to eliminate the presence of all vacant and boarded structures through rehabilitation, redevelopment, enforcement of the Abandoned Properties Ordinance, and where necessary, demolition.

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.).

Plan for Revitalization East Second Street Commercial Corridor

Edward Bloustein School of Planning and Public Policy at Rutgers University prepared an Economic Development Plan for the East Second Street commercial corridor Spring of 2012. Through stakeholder input, site visits, research, and analysis, the students, as a part of their graduate studio, prepared a comprehensive plan. The Plan documented issues and concerns raised by the residents and various community stakeholders. The Plan also included potential innovative commercial and community development strategies to help revitalize the deteriorating neighborhood. The recommendations are aimed at attracting newer businesses, and increasing community vitality, while bolstering the economic conditions of the neighborhood.

The economic development plan resulting document provided a strong framework and prompted further evaluation of the parcels in regards to establishing the area as an area in need of redevelopment or rehabilitation. Some of the parcels conditions and structural challenges identified in the economic plan are as follows:

- Non-conforming uses;
- Infrastructure degradation;
- Vacant and abandoned buildings throughout the study area;
- Loitering on vacant and abandoned sites;
- Buildings that are structurally unsound;
- Boarded windows;
- Poorly maintained apartments over commercial use;
- Vacant and unimproved parking lots;
- Increased rate of commercial real estate vacancy;
- Incompatible building façades that are generally in poor condition; and,
- Nonconforming signage on exterior façades.

2.5 URBAN ENTERPRISE ZONE CLASSIFICATION

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

2.6 EXISTING LAND USES

This section tabulates the existing zoning of the parcels in the study area. It is accompanied by a land use map illustrating the location of existing residential, commercial and mixed use parcels as well as those lands that are vacant and set aside for religious institutions. The importance of this section is to understand the classification for the area and compare it to what is actually present on the lot which is determines during the site visits.

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

Table 2: Existing Land Uses in th Study Area

Block	Lot	Address	Existing Land Use
411	26	1134-1136 E. 2nd Street	Residential
411	25	1132 E. 2nd Street	Residential
411	24	1126-1128 E. 2nd Street	Residential
411	23	1122-1124 E. 2nd Street	Commercial
411	22	1110-1120 E. 2nd Street	Residential
411	21	201-203 Netherwood Avenue	Commercial
411	20	205-07 Netherwood Avenue	Residential
331	12	1135-1137 E. 2nd Street	Residential
331	13	1135A E 2nd Street	Exempt Public Property
331	14	1131-1133 E. 2nd Street	Commercial
331	15	1123-1129 E. Street	Residential
331	16	1119-1121 E. 2nd Street	Residential
331	17	1115-1117 E. 2nd Street	Vacant

Block	Lot	Address	Existing Land Use
331	18	1111-1113 E. 2nd Street	Commercial
331	19	1101-1109 E. 2nd Street	Commercial
331	20	147-49 Netherwood Avenue	Residential
410	1	200-202 Netherwood Avenue	Exempt Public Property
410	12	201-203 Garfield Avenue	Commercial
410	11	205 Garfield Avenue	Residential
410	2	204-06 Netherwood Avenue	Residential
410	2.01	208-210 Netherwood Avenue	Residential
332	15	148-50 Netherwood Avenue	Residential
332	16	152-154 Netherwood Avenue	Residential
332	17	1015 E. 2nd Street	Commercial
332	18	1013 E. 2nd Street	Commercial
332	19	1101 E. 2nd Street	Commercial
332	20	1007-1009 E. 2nd Street	Commercial
332	21	1001-1005 E. 2nd Street	Residential
332	22	147-149 Garfield Avenue	Residential
334	2	200-16 Garfield Avenue	Commercial
334	1	912-914 E. 2nd Street	Commercial
334	11	201-203 Johnston Avenue	Commercial
334	10	205-207 Johnston Avenue	Residential
333	15	148-154 Garfield Avenue	Commercial
333	16.01	909-911 E. 2nd Street	Residential
333	18	143-145 Johnston Avenue	Residential
333	19	141 Johnston Avenue	Residential
333	20	139 Johnston Avenue	Residential
335	27	842-846 E. 2nd Street	Commercial
335	26	840 E 2nd St	Residential
335	25	836-38 E 2nd St	Residential

Block	Lot	Address	Existing Land Use
328	12	144-46 Johnston Avenue	Residential

2.7 MUNICIPAL, FIRE AND POLICE ACTIONS

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

Planning Division

On June 3, 2016, the City Planning Division reported brownfield sites located in the study area, which are shown in Table 3.

Table 3: Brownfield Sites

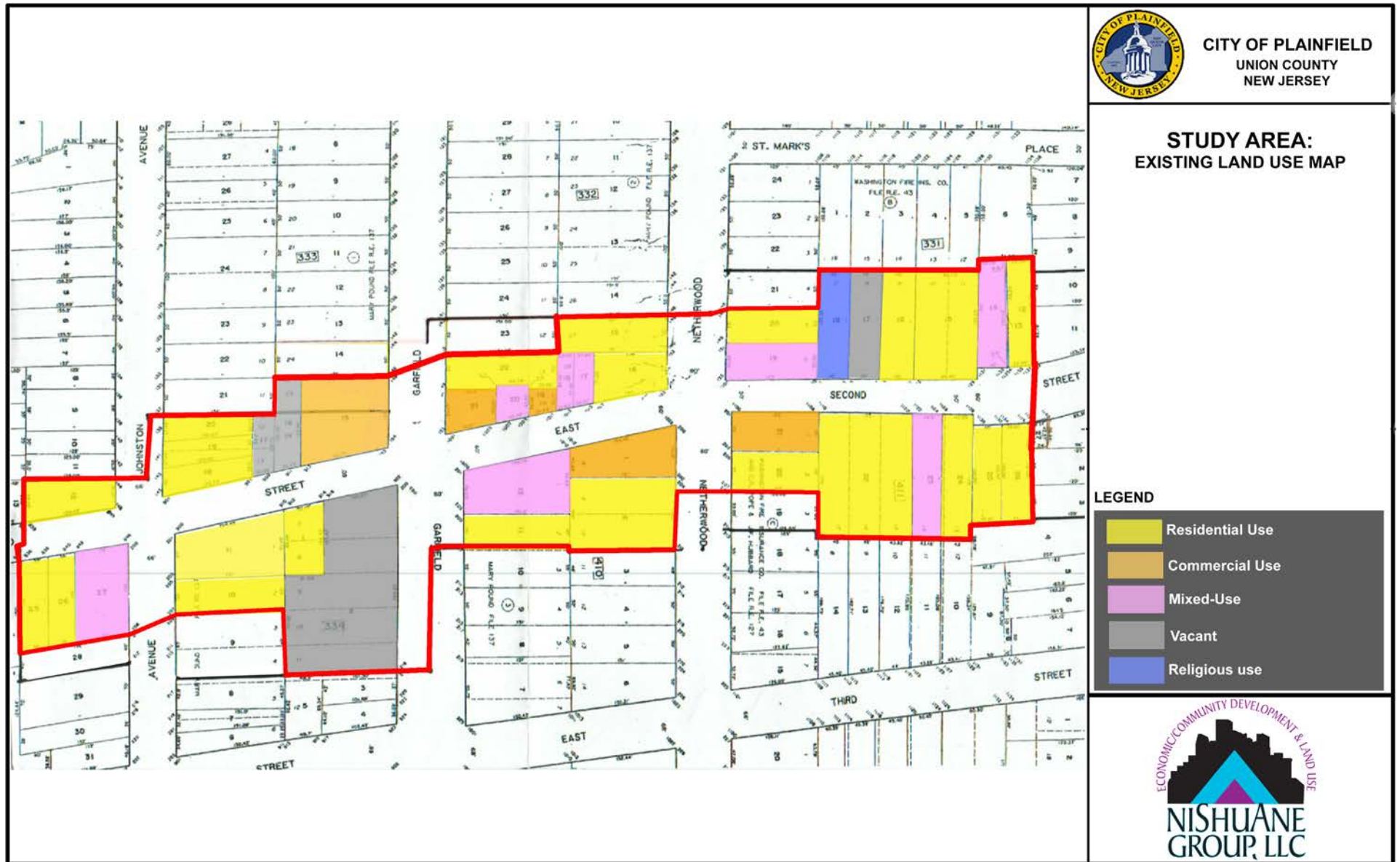
Block	Lot	Address	Business
333	15	148-154 Garfield Avenue	Former gas station 1940-1973 (on City's Master Inventory List)
410	12	201-203 Garfield Avenue	Former gas station 1949-1974 (on City's Master Inventory list), , NJDEP PI# 30189, NJDEP records indicates that an LSRP has been retained.
410	2	204-206 Netherwood Avenue	Former gas station 1949-1974 (on City's Master Inventory List)

Zoning Board of Adjustments and Planning Board Applications

An application proposing a three-story mixed-use building with 7,570 square feet of retail space, twenty (20) residential apartments, and 54 on-site parking spaces has been filed with the ZBA. The application requires a use variance (density) and is scheduled before the Zoning Board of Adjustment on September 7, 2016.

Tax Collector

On June 9, 2016, the City Tax Collector reported that following properties had outstanding taxes.



Date: July 2016



CITY OF PLAINFIELD
UNION COUNTY
NEW JERSEY

STUDY AREA: VIOLATIONS

LEGEND

- B** Brownfield Sites
- F** Fire Dept. Reports
- T** Outstanding Taxes
- Division of Inspection Violations



Date: July 2016



Table 4: Tax Violations

Block	Lot	Address
331	16	1121 E. 2nd Street
331	17	1115-1117 E. 2nd Street
332	17	1015 E. 2nd Street
333	20	139 Johnson Avenue
334	11	201-201 Johnson Avenue
411	23	1122-1124 E. 2nd Street
411	24	1126-1128 E. 2nd Street

Engineering Division

On June 29, 2016, The City Engineering Division inspected and reported the following conditions of the study area:

- E. 2nd Street has recently been reconstructed within this area with new concrete curbs and gutters, concrete sidewalks, concrete driveway aprons, new pavement, and improvements to some drainage structures.
- The E. 2nd Street right of way is in good to very good condition at this point in time due to the reconstruction.
- The curbing, pavement, and sidewalk at the Netherwood and Johnston Avenue intersections are in good condition.
- At the Garfield Avenue intersection, curbing is missing or in poor condition, pavement is in fair condition, and concrete sidewalks and aprons are in fair to poor condition.
- The right of way width of E. Second street is 60' from Johnston to Netherwood Avenue, and 50' from Netherwood Avenue to Leland Avenue according to the City tax map.
- The right of way of Johnston, Garfield, and Netherwood Avenues are 66', 80', 80' respectively.
- There were no significant grading or drainage issues noted at this time in these areas.

Fire Division

On June 17, 2016, the Fire Division provided the following report on subject properties within the area:

Table 5: Fire Division Findings

Block	Lot	Address	Issue
333	14	1131-1133 East 2nd Street	Building fire (2010)
332	18	1013 E 2nd Street	Unabated violations- Property needs Life Hazard Use Registration, water heater needs to be properly sealed (2016)

Block	Lot	Address	Issue
334	2	200 Garfield Avenue	Unabated violations-exterior openings are not properly secured, combustible material from interior and exterior needs to be removed, building not structurally stable (2014)
332	18	1103 E. 2nd Street	Building fire (2014)
335	26	840 E. 2nd Street	Carbon monoxide incident (2015)
335	26	840 E. 2nd Street	Gas leak (2014)
410	12	200-216 Garfield Avenue	Violation- piles of debris in the rear yard including tires and brush (2014)
332	17	1013 East 2nd Street	Unabated violations since 2013

Plainfield Police Division

On June 28, 2016, the Police Division provide the following report on subject properties within the area. In response to the request for crime and crash statistics pertaining to the referenced blocks and lot numbers within the study area boundaries. The search parameters for this data was for the time period of 1/1/2014 to 6/28/2016, broken down by year, utilizing the total geographic area by the span of the adjoining blocks 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.

Table 5: Police Division Findings

CRIME DATA FOR 836 – 1138 EAST 2 ND STREET				
INCIDENT TYPE	2014	2015	2016	TOTAL BY TYPE
Robbery	1	2	1	4
Aggravated Assault	2	2	0	4
Simple Assault	0	0	2	2
Burglary	1	3	0	4
Theft	6	5	2	13
Theft of MV	1	0	0	1
Total	11	12	5	28
MOTOR VEHICLE CRASH DATA 836 – 1138 FOR EAST 2 ND STREET				
	Johnston	Garfield	Netherwood	Leland
2014	0	5	1	13
2015	3	6	0	7
2016	0	5	2	5
Total	3	16	3	25

CRIME DATA FOR 139 – 215 JOHNSTON AVENUE				
INCIDENT TYPE	2014	2015	2016	TOTAL BY TYPE
Robbery	1	0	0	1
Burglary	2	0	0	2
Theft	0	1	0	1
Total	3	1	0	4
THERE ARE NO MOTOR VEHICLE CRASHES WITHIN RANGE 139 – 215 JOHNSTON AV				

CRIME DATA FOR 143 – 216 GARFIELD AVENUE				
INCIDENT TYPE	2014	2015	2016	TOTALS BY TYPE
Robbery	0	0	1	1
Total	0	0	1	1
THERE ARE NO MOTOR VEHICLE CRASHES WITHIN RANGE 143 – 216 GARFIELD AVENUE				

Plainfield Municipal Utilities Authority (PMUA)

On June 27, 2016, PMUA conducted an inspection and after reviewing the properties listed within the study area boundaries, it was found that the main sanitary sewer line is approximately 90 years old. The PMUA is not responsible for laterals (house connections).

Division of Inspection

The Inspections Department performs daily patrols of the City to monitor residential and commercial properties for code violations such as; litter, tall grass, overgrown vegetation, unregistered vehicles and poorly maintained structures including abandoned properties. Construction work being done without required permits is also monitored. The following table includes the violation data (2015-2016) for the properties in the study area:

Table 6: Property Inspection Violations

Block, Lot	Address	Violation	Date
332, 21	1001-1005 E. 2nd Street	Appearance of exterior premises and structures	06/09/2016
332, 21	1001-1005 E. 2nd Street	Trash, debris, litter and rubbish around the entire property	08/27/2015
	1015 E. 2nd Street	Trash, debris, litter and rubbish around the entire property	08/27/2015

Block, Lot	Address	Violation	Date
334, 10	205-207 Johnston Avenue	Maintenance of exterior premises and structures Damaged front steps and walkway steps	02/22/2016
334, 10	205-207 Johnston Avenue	Damaged front steps	
333, 16.01	909-911 E. 2nd Street	Lack of maintenance of lawn and curb area	05/8/2015
331, 19	1101-1109 E. 2nd Street	Trash, debris, litter and rubbish around the entire property	08/3/2015
331, 18	1111-1113 E. 2nd Street	Property maintenance: chipping paint	08/13/2015
331, 16	1119-1121 E. 2nd Street	Appearance of exterior premises and structures	11/10/2015
331, 15	1123-1129 E. 2nd Street	Installed fence without permit and in violation for height restrictions	09/22/2015
331, 12	1135-1137 E. 2nd Street	Appearance of exterior of premises and structure Maintenance of exterior of premises and structures, structural soundness	11/30/2016

Block, Lot	Address	Violation	Date
335, 27	842-846 E. 2nd Street	Trash, debris, litter and rubbish around the entire property Lack of maintenance of lawn and curb area	07/30/2015
335, 26	840 E. 2nd Street	Trash, debris, litter and rubbish around the entire property Obstruction on front porch	05/29/2014
335, 25	836-838 E. 2nd Street	Defective foundation wall Structure paint chipping Defective lattice Rear porch in need of repair	07/21/2015
332, 16	152-154 Netherwood Avenue	Defective lattice	07/17/2014
332, 16	152-154 Netherwood Avenue	Lack of maintenance of lawn and curb area	05/21/2015
331, 21	143-145 Netherwood Avenue	Maintenance of exterior of premises and structures Appearance of exterior of premises and structures	03/29/2016
331, 21	143-145 Netherwood Avenue	Maintenance of exterior of premises and structures	02/18/2016
411, 21	201-203 Netherwood Avenue	Structure paint chipping	02/25/2015
411, 20	205-211 Netherwood Avenue	Lack of maintenance of lawn and curb area	05/16/2014
411, 20	205-211 Netherwood Avenue	Trash, debris, litter and rubbish around the entire property	4/28/2014
411, 20	205-211 Netherwood Avenue	Lack of maintenance of lawn and curb area	05/8/2015
411, 20	209-211 Netherwood Avenue	Trash, debris, litter and rubbish around the entire property	05/16/2014

Block, Lot	Address	Violation	Date
410, 1	200-202 Netherwood Avenue	Lack of maintenance of lawn and curb area	06/23/2015
410, 1	200-202 Netherwood Avenue	Trash, debris, litter and rubbish around the entire property	03/8/3016
410, 1	200-202 Netherwood Avenue	Trash, debris, litter and rubbish around the entire property Damage fence	12/10/2014
410, 1	200-202 Netherwood Avenue	Trash, debris, litter and rubbish around the entire property	01/15/2016
410, 1	200-202 Netherwood Avenue	Lack of maintenance of lawn and curb area	05/18/2015
410, 1	200-202 Netherwood Avenue	Trash, debris, litter and rubbish around the entire property Damage fence Defective section of public side walk	03/23/2015
332, 15	148-150 Netherwood Avenue	Lack of maintenance of lawn and curb area	07/17/2014
333, 18	143 Johnston Avenue	PSE&G violation: damaged meter pan	05/6/2015
333, 18	143-145 Johnston Avenue	Lack of maintenance of lawn and curb area	05/8/2015
328, 12	144-146 Johnston Avenue	Maintenance of exterior of premises and structures	01/7/2016
328, 12	144-146 Johnston Avenue	Trash, debris, litter and rubbish around the entire property	09/18/2015
328, 12	144-146 Johnston Avenue	Lack of snow and ice removal	03/2/2015
328, 12	144-146 Johnston Avenue	Lack of maintenance of lawn and curb area	05/28/2015

Block, Lot	Address	Violation	Date
334, 11	201-203 Johnston Avenue	Maintenance of exterior of premises and structures	12/18/2015
334, 11	201-203 Johnston Avenue	Trash, debris, litter and rubbish around the entire property	01/14/2014
410, 12	201-203 Garfield Avenue	Trash, debris, litter and rubbish around the entire property	06/1/2015
410, 12	201-203 Garfield Avenue	Lack of maintenance of lawn and curb area	08/12/2014
410, 12	201-203 Garfield Avenue	Damaged sidewalk, foundation wall, roof, and front door	05/23/2014
410, 12	201-203 Garfield Avenue	Lack of maintenance of lawn and curb area	05/8/2015
410, 12	201-203 Garfield Avenue	Trash, debris, litter and rubbish around the entire property	08/27/2015
410, 12	201-203 Garfield Avenue	Trash, debris, litter and rubbish around the entire property	06/1/2015
334, 2	200-216 Garfield Avenue	Trash, debris, litter and rubbish around the entire property Lack of maintenance of lawn and curb area	06/26/2015
331, 19	1101-1109 E. 2nd Street	Lack of maintenance of lawn and curb area	05/8/2015
331, 19	1101-1109 E. 2nd Street	Trash, debris, litter and rubbish around the entire property	08/3/2015
332, 19	1011 E. 2nd Street	Trash, debris, litter and rubbish around the entire property	08/27/2015
332, 19	1011 E. 2nd Street	Maintenance of exterior of premises and structures	01/7/2016
332, 20	1007-1009 E. 2nd Street	Trash, debris, litter and rubbish around the entire property	08/27/2015

Block, Lot	Address	Violation	Date
411, 22	1110-1120 E. 2nd Street	Trash, debris, litter and rubbish around the entire property	02/27/2015
	1122-1124 E. 2nd Street	Fallen tree branch on shed	09/15/2015
411, 24	1126-1128 E. 2nd Street	Maintenance of exterior of premises and structures Appearance of exterior of premises and structure Stairs and railing Structural soundness	11/30/2015

3.0 LOCAL REDEVELOPMENT AND HOUSING (LRHL) STATUTORY CRITERIA: REDEVELOPMENT AND REHABILITATION

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 has been given (see Appendix E), it is found to meet one or more of the following conditions:

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

4. CRITERIA D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
5. CRITERIA E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
6. CRITERIA F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
7. CRITERIA G. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
8. CRITERIA H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

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

Criteria for Area In Need of Rehabilitation

The resolution set forth include language regarding the determination of certain parcels as an area in need of rehabilitation. The purpose of the designation

is to prevent further deterioration and promote the overall development of the community based on the conditions listed below. Designating an area in need of rehabilitation permits a municipality to use all powers of redevelopment with the exception of eminent domain and the ability to grant a long term tax exemption. Thus the acquisition, clearance, and assemblage of properties is not required where the rehabilitation of existing buildings and structures is the primary objective. This designation also permits municipalities to grant five-year tax abatements and exemptions that may encourage private property owners to rehabilitate and reinvest in their properties.

1. A significant portion of structures therein are in a deteriorated or substandard condition;
2. More than half of the housing stock in the delineated area is at least 50 years old;
3. There is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. There is a persistent arrearage of property tax payments on properties in the area;
5. Environmental contamination is discouraging improvements and investments in properties in the area; or
6. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

3.1 APPLICATION OF STATUTORY CRITERIA

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

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

4.0 STUDY AREA EVALUATION

4.1 STUDY APPROACH

Nishuane Group, LLC conducted several site visits to examine the study area and conduct photo building condition and surveys of the structures to establish existing conditions, land uses and external property conditions. Planners researched the history of the area as well as reviewed relevant plans and municipal documents (i.e. City of Plainfield's Master Plan and the Re-examination Report, Land Use Regulations, Plan for Revitalization East Second Street Commercial Corridor, and City Council Resolution.) Various Departments (i.e. Planning, Division of Inspections, Tax Collector, Engineering Division, Fire Division, Police Division, PMUA, and Division of Inspection) within the municipality were contacted to provide information on the parcels in the study area.

In addition to the technical evaluation of data an engagement was incorporated into this study, Nishuane Group conducted a focus group meeting with merchant and stakeholders in the area. During the focus group meeting an overview of the planning process was presented. Subsequently, participants provided input on the existing conditions of the study area as well as feedback on viable remedies that could revitalize the study area. The primary recommendations received by the participants were programmatic in nature (i.e. workforce development, public/private partnerships, increase police presence, merchant association, and additional assistance and programs from the administration. Address negative perceptions and physical conditions, promoting land uses that cater to the needs of existing population and attract area investments.



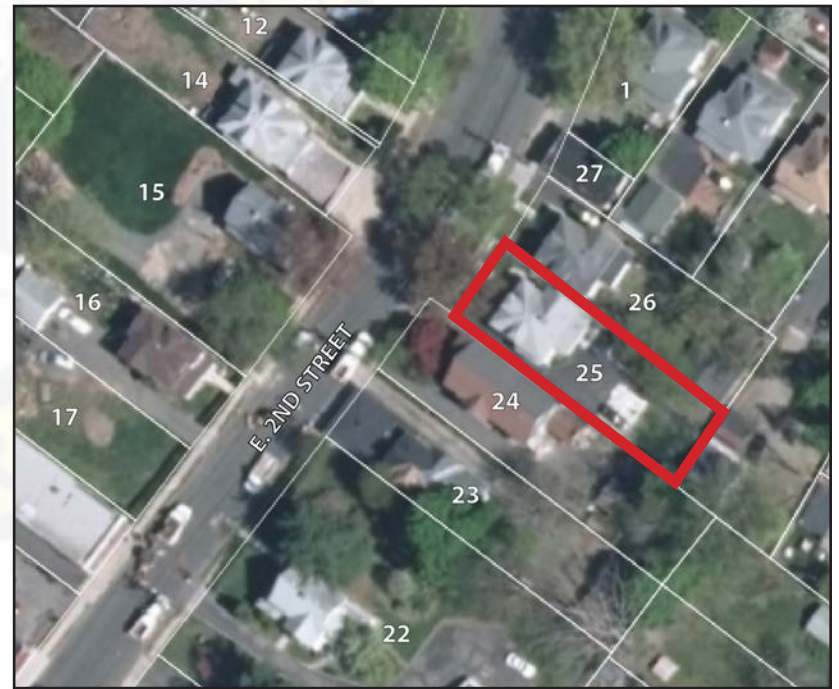
Block 411, Lot 26. 1134-1136 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 411, Lot 26. 1134-1136 E. 2nd Street The property contains a two-story, single family home, which measures 1,562 square feet in size. The house was built in 1921. The property is in good condition.
Site Issues:	None
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2. More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the house is more than 50 years old, the sanitary sewer infrastructure is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



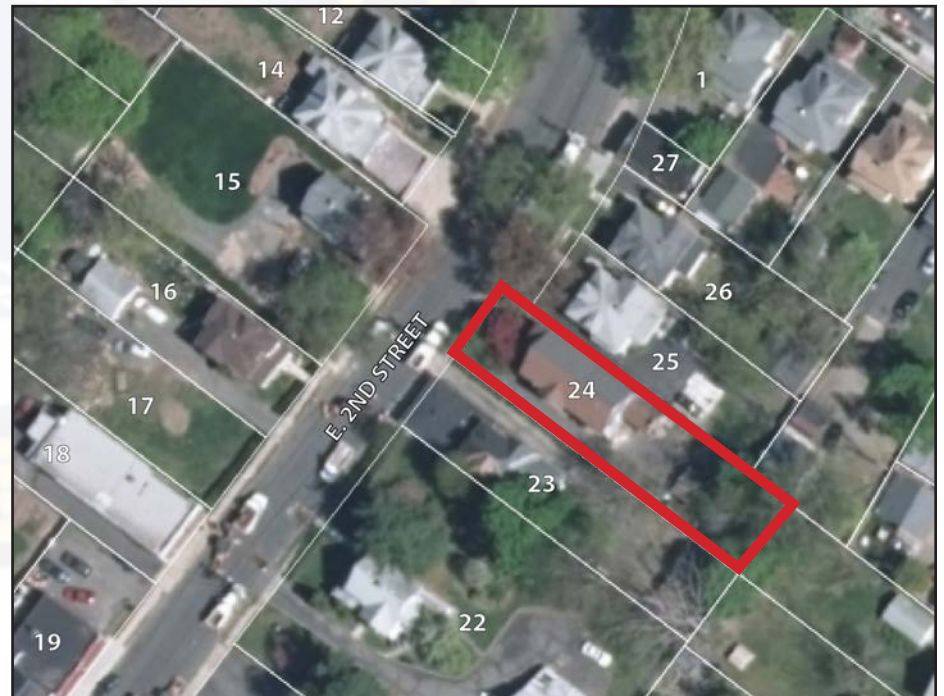
Block 411, Lot 25. 1130-1132 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 411, Lot 25. 1130-1132 E. 2nd Street The property contains a well-maintained two-story, single-family home that measures 1,562 square feet. The house was built in 1921. The building is in good condition.
Site Issues:	None
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2. More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criteria for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the house is more than 50 years old, the sanitary sewer infrastructure is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



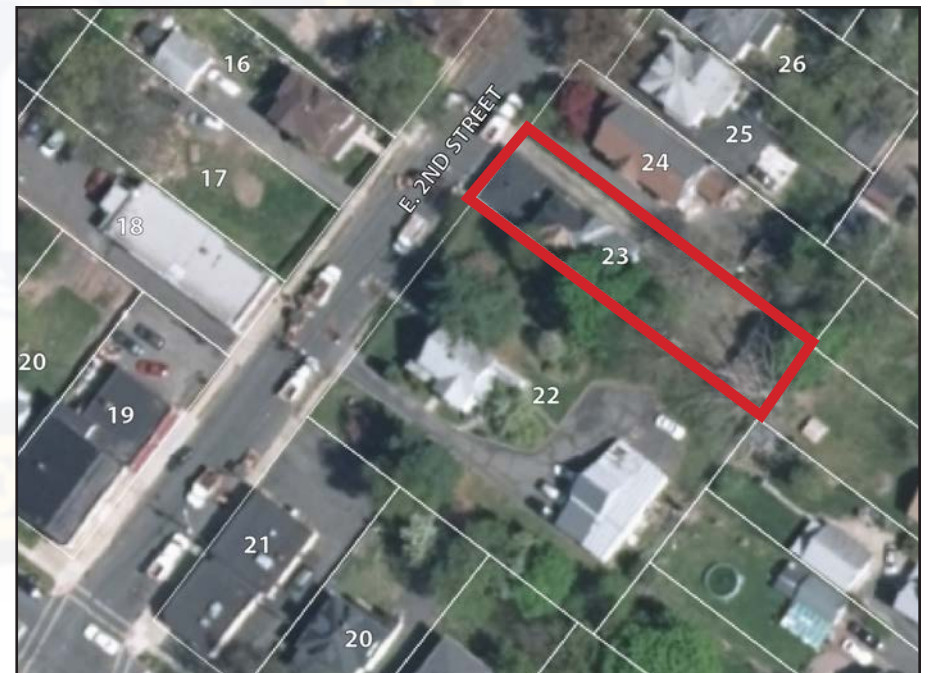
Block 411, Lot 24. 1126-1128 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 411, Lot 24. 1126-1128 E. 2nd Street The property contains a two-story, single family home. Built in 1921, the house is 2,344 square feet in size.
Site Issues:	The City Tax Collector reported that the property has outstanding taxes. Division of Inspection reported the following past violations: <ul style="list-style-type: none"> • Maintenance of exterior of premises and structures; appearance of exterior of premises and structures; • Appearance of exterior of premises and structures including, stairs and railing; and, • Structural soundness.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2. More than half of the housing stock in the delineated area is at least 50 years old; 4. Persistent arrearage of property tax. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2, 4 and 6 for area in need for rehabilitation. Since the house is more than 50 years old, the property has tax delinquency of more than 12 months, has sanitary sewer infrastructure that is about 90 years old and is also located in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 411, Lot 23. 1122-1124 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 411, Lot 23. 1122-1124 E. 2nd Street The property contains a mixed-use building with commercial/retail use in the front portion of the building. The front portion of the building is a single-story structure. The remainder portion of the building is a two-story apartment building. Built in 1920, the building measures 1,919 square feet in size.
Site Issues:	The front portion of the building that contains the retail use is currently vacant. Other site issues include inadequate driveway and lack of adequate loading space. The City Tax Collector reported that the property has outstanding taxes. Division of Inspection reported past violations for a fallen tree branch on the shed.
Satisfies LRHL Criteria:	D: obsolete design, limited vehicular access and available loading areas. G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	3: Pattern of vacancy. 4: Persistent arrearage of property tax payments. 6. Sanitary sewer infrastructure is more than 50 yrs. old.
Recommendation:	The property meets D and G criteria for area in need of redevelopment and; criteria 3, 4 and 6 for area in need of rehabilitation. Since portions of the building have been vacant, the property is delinquent on taxes, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



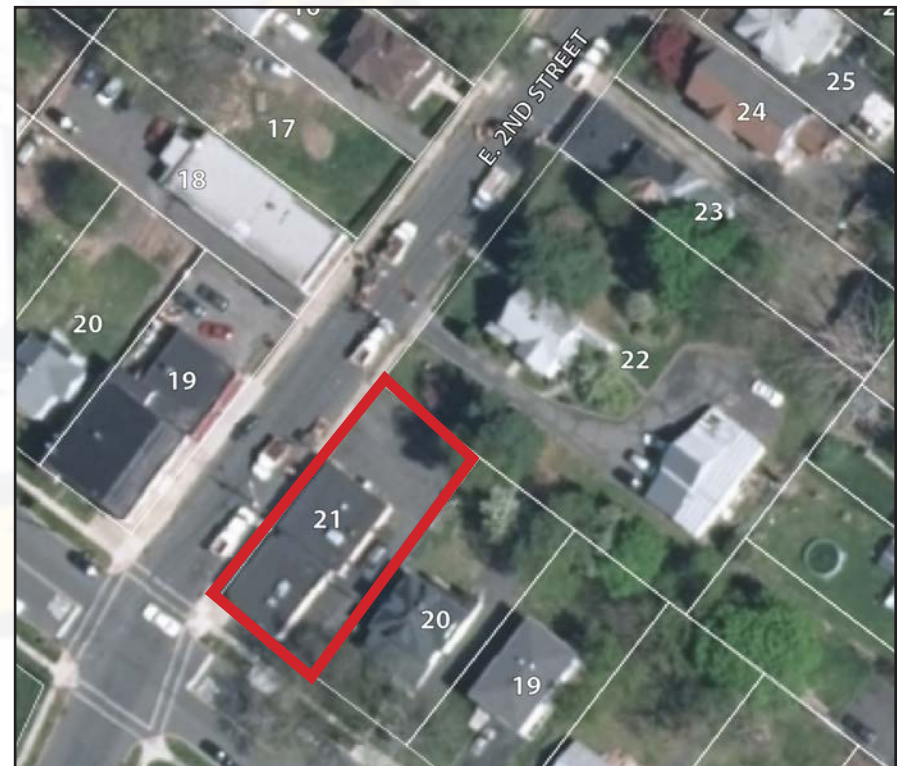
Block 411, Lot 22. 1110-1120 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 411, Lot 22. 1110-1120 E. 2nd Street The property contains a two-family home with the parking located to the rear side of the house. Built in 1921, the house is 1,500 square feet in size. The building is in good condition.
Site Issues:	The siding on the building façade is peeling and requires proper maintenance. Division of Inspection reported past violations for trash, debris, litter and rubbish around the entire property.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 yrs. old.
Recommendation:	The property meets G criteria for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the house is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 411, Lot 21. 201-203 Netherwood Avenue
Neighborhood Commercial

Property Description:	Block 411, Lot 21. 201-203 Netherwood Avenue The property contains a single-story commercial building that is currently vacant and the associated parking. Built in 1925, the building measures 2,452 square feet in size.
Site Issues:	Vacant building with poorly maintained parking lot. Division of Inspection reported past violation for structural paint chipping. Parking area in poor condition.
Satisfies LRHL Criteria:	D: undefined and poorly defined parking and lack of any landscape buffer. G: located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	3: Pattern of vacancy. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets D and G criteria for area in need of redevelopment and criteria 3 and 6 for area in need of rehabilitation. Since the property has been vacant, has sanitary sewer infrastructure that is about 90 yrs. old, has undefined parking and lacks landscape buffer and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 411, Lot 20. 205-207 Netherwood Avenue
Neighborhood Commercial

Property Description:	Block 411, Lot 20. 205-207 Netherwood Avenue The property contains a single-family home. Built in 1921, the house measures 1,799 square feet. The building is in good condition.
Site Issues:	Division of Inspection reported past violation for lack of maintenance of lawn and curb area.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criteria for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the home is more than 50 years old, has sanitary sewer infrastructure that is 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



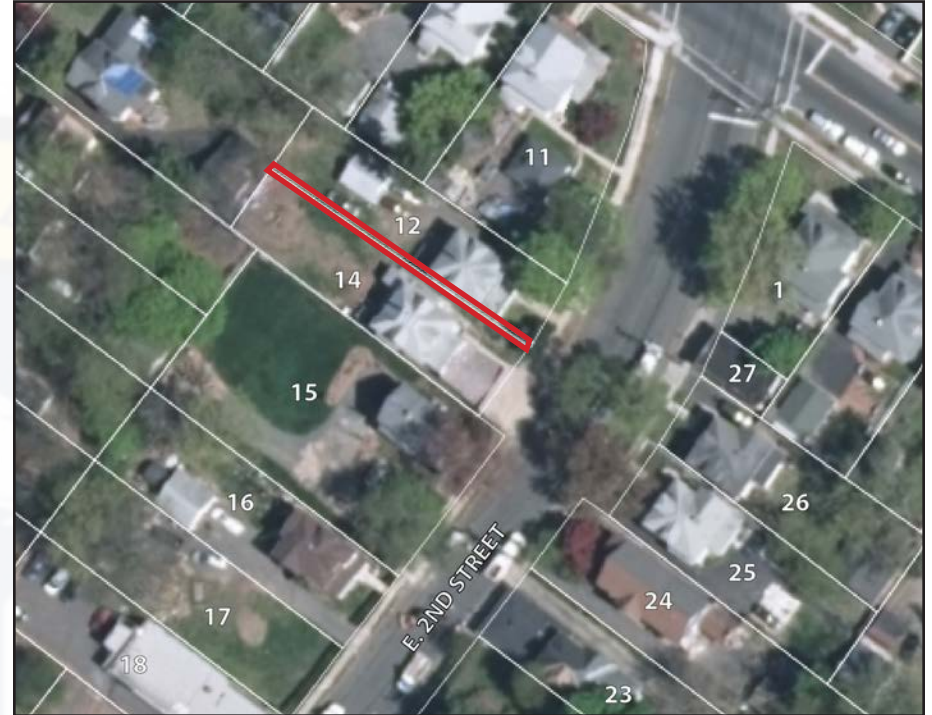
Block 331, Lot 12. 1135-1137 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 331, Lot 12. 1135-1137 E. 2nd Street The site contains a single-family home. Built in 1926, the house measures 1,440 square feet. The house is in good condition.
Site Issues:	Peeling paint on the siding. The Division of Inspections reported the following past violations: <ul style="list-style-type: none"> • Appearance of exterior of premises and structure; and, • Maintenance of exterior of premises and structures, structural soundness.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Redevelopment Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 yrs old.
Recommendation:	The property meets G criteria for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the home is more than 50 years old, has sanitary sewer infrastructure is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 331, Lot 13. 1135A E 2nd Street
Neighborhood Commercial

Property Description:	Block 331, Lot 13. 1135A E 2nd Street The property is an undersized, narrow, vacant lot. The property is municipally owned and is tax-exempt.
Site Issues:	Vacant
Satisfies LRHL Criteria:	C: Municipally owned vacant land. G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets C and G criteria for area in need of redevelopment and criterion 6 for area in need of rehabilitation. This property is very narrow and undersized and should be combined/merged with the adjacent property when redevelopment occurs. Since the property is a municipally-owned parcel, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 331, Lot 14. 1131-1133 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 331, Lot 14. 1131-1133 E. 2nd Street The property contains a mixed-use building with commercial/retail use in the front portion of the building. The front portion of the building is a single-story structure that contains a popular store (Big Daddy) in the neighborhood. The remainder portion of the building is a two-story residential building. Built in 1925, the property size is 1,521 square feet.
Site Issues:	The site is devoid of any off-street parking. The Fire Division reported an incident of fire in the building in 2010.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the building is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 331, Lot 15. 1123-1129 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 331, Lot 15. 1123-1129 E. 2nd Street The site contains a single-family home. Built in 1926, the house measures 1,156 square feet in size. The house is in good condition.
Site Issues:	The Division of Inspection reported past violations for installation of a fence without permit. The height of the fence is in violation with the requirements of the Ordinance.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the home is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 331, Lot 16. 1119-1121 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 331, Lot 16. 1119-1121 E. 2nd Street The site contains a single-family home. Built in 1926, the house measures 1,260 square feet. The building is in good condition.
Site Issues:	The City Tax Collector reported that the property has outstanding taxes. The Division of Inspection reported violations for appearance of exterior premises and structure in 2015.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	4: Persistent arrearage of property tax. 2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criterion for area in need of redevelopment and; criteria 2, 4 and 6 for area in need of rehabilitation. Since the home is more than 50 years old, delinquent on taxes, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 331, Lot 17. 1115-1117 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 331, Lot 17. 1115-1117 E. 2nd Street Vacant lot.
Site Issues:	The City Tax Collector reported that the property has outstanding taxes. Unauthorized vehicles parked on grass and gravel area.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	4: Persistent arrearage of property tax. 6. Sanitary sewer infrastructure is more than 50 yrs. old.
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 4 and 6 for area in need of rehabilitation. Since the property is delinquent on taxes, has sanitary sewer infrastructure that is about 90 years old and is also located in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 331, Lot 18. 1111-1113 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 331, Lot 18 1111-1113 E. 2nd Street One-story house of worship building. Built in 1965; the building is 2,458 square feet in size.
Site Issues:	The Division of Inspection reported violations for property maintenance and chipping paint in 2015.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G Criterion for area in need of redevelopment and criterion 6 for area in need of rehabilitation. The property to the north of the church is a vacant lot and is recommended for redevelopment and rehabilitation similarly, the property to the south is also recommended for redevelopment rehabilitation. When development occurs, these 3 properties may be developed together and be a part of a larger project. Since the sanitary sewer infrastructure is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 331, Lot 19.1101-1109 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 331, Lot 19. 1101-1109 E. 2nd Street The site contains two buildings; one, one-story retail use building that currently contains a hair salon and another, two-story mixed-use building with a retail use and house of worship on the ground floor and 3 apartments on the second floor. Built in 1935.
Site Issues:	The retail store is currently vacant. Other site issues include, excessive land coverage, poorly maintained parking lot. The Fire Division reported an incident of fire in the building in 2014. Division of Inspection reported the following past violations: <ul style="list-style-type: none"> • Lack of maintenance of lawn and curb area; and, • Trash, debris, litter and rubbish around the entire property.
Satisfies LRHL Criteria:	D: undefined and poorly defined parking. G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 3. pattern of vacancy. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets D and G criteria for area in need of redevelopment 2, 3 and 6 criteria for area in need of rehabilitation. Since portions of the property are currently vacant, the building is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 331, Lot 20. 147-149 Netherwood Avenue
Neighborhood Commercial

Property Description:	Block 331, Lot 20. 147-149 Netherwood Avenue The site contains a two-family home. Built in 1926; the house is 1,472 square feet in size. The building is in good condition.
Site Issues:	Paint peeling of the siding.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the house is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 410, Lot 1. 200-202 Netherwood Avenue
Neighborhood Commercial

Property Description:	Block 410, Lot 1. 200-202 Netherwood Avenue The property contains a vacant building with the associated parking. Built in 1930; the building is 3,346 sq ft. in size.
Site Issues:	Vacant abandoned building with poorly maintained parking lot. The Division of Inspections reported the following violations for two consecutive years: <ul style="list-style-type: none"> • Damaged fence; • Defective section of public sidewalk; • Lack of maintenance of lawn and curb area; and, • Trash, debris, litter and rubbish around the entire property.
Satisfies LRHL Criteria:	D: Undefined and poorly defined parking area and lack of landscaping G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	3: There is a pattern of vacancy, abandonment or underutilization of properties in the area. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets D and G criteria for area in need of redevelopment and criteria 3 and 6 for area in need of rehabilitation. Since the property has been vacant, contains an undefined parking area, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



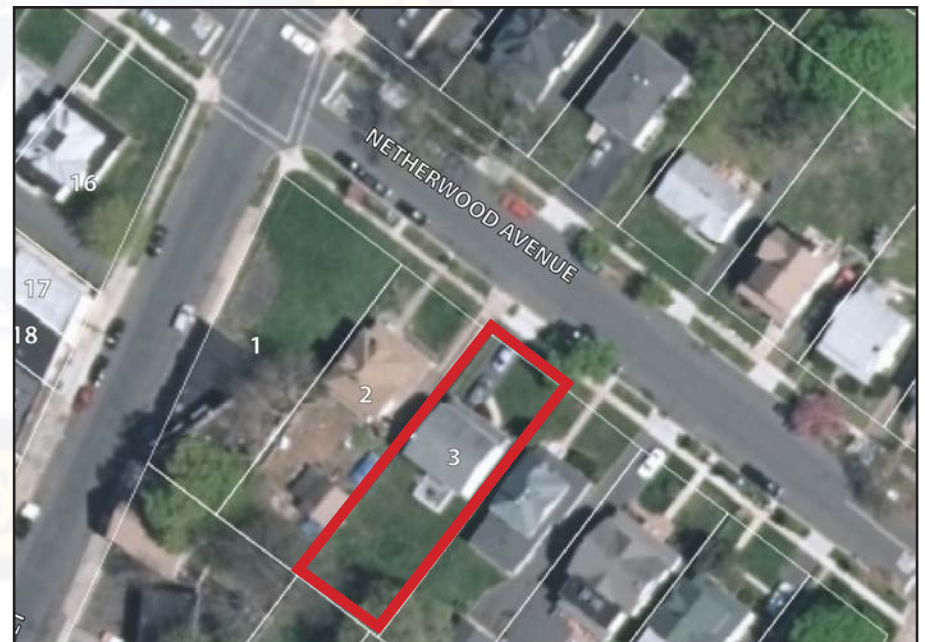
Block 410, Lot 2. 204-206 Netherwood Avenue
Neighborhood Commercial

Property Description:	Block 410, Lot 2. 204-206 Netherwood Avenue The site contains a two-family home. Built in 1921; the house is 1,784 sq ft in size. The building is in good condition.
Site Issues:	The property was a gas station between 1949 and 1974 and is listed on the City's Master Inventory List as a brownfield; however, the site does not appear on the State's brownfield list.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 yrs. old.
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the house is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 410, Lot 2.01. 208-210 Netherwood Avenue
Neighborhood Commercial

Property Description:	Block 410, Lot 2.01. 208-210 Netherwood Avenue The site contains a single-family house. Built in 1990. The building is in good condition.
Site Issues:	None.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	6. Sanitary sewer infrastructure is more than 50 yrs. old.
Recommendation:	The property meets only G criterion for area in need of redevelopment and criterion 6 for area in need of rehabilitation. Since the property has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 410, Lot 11. 205 Garfield Avenue
Neighborhood Commercial

Property Description:	Block 410, Lot 11. 205 Garfield Avenue The site contains a single-family house. Built in 1941; the house measures 1,300 sq ft in size. The building is in good condition.
Site Issues:	None.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets only G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the house is more than 50 yrs. old, has sanitary sewer infrastructure that is about 90 years old, and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 410, Lot 12. 200-216 Garfield Avenue
Neighborhood Commercial

Property Description:	<p>Block 410, Lot 12. 201-203 Garfield Avenue</p> <p>The property contains 3 buildings; a single-family home with frontage along Garfield Avenue and King's Brother Garage and a mixed-use building (commercial on ground floor with apartments above) with frontage and access along 2nd Street. Built in 1915; the building is 1,030 sq. ft. in size</p>
Site Issues:	<p>Multiple uses lead to overcrowding on site. The retail use is non-operational. The traffic circulation within the garage portion of the property is detrimental to the health and safety of the users. In 2014, the Fire Division reported violations on the property including, outdoor storage of piles of debris (tires and brush). The Planning Division has this property listed as a brownfield site. Pursuant to the City's Master Inventory list this site was a former gas station. NJDEP records indicate that a LSRP has been retained. The property has significant building and impervious coverage. Division of Inspection reported the following violations in the past two years: lack of maintenance of lawn and curb area; damaged sidewalk, foundation wall, roof, and front door; lack of maintenance of lawn and curb area, and; trash, debris, litter and rubbish around the entire property</p>
Satisfies LRHL Criteria:	<p>D: Brownfield site, over-crowding, faulty arrangement, obsolete layout and deleterious land use.</p> <p>G: Located in the City's Urban Enterprise Zone.</p>
Satisfies Rehabilitation Criteria:	<p>3: Pattern of vacancy</p> <p>2: The house is more than 50 yrs. old.</p> <p>6. Sanitary sewer infrastructure is more than 50 years old.</p>
Recommendation:	<p>The property meets D and G criteria for area in need of redevelopment and criteria 2, 3 and 6 for area in need of rehabilitation. Since portion of the property has been vacant, it is a brownfield site with obsolete layout, the house and the sanitary sewer infrastructure is more than 50 years old and the property is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.</p>



Block 332, Lot 15. 148-150 Netherwood Avenue
Neighborhood Commercial

Property Description:	Block 332, Lot 15. 148-150 Netherwood Avenue The site contains a two-family home. Built in 1921; the house is 1,712 in size. The building is in good condition.
Site Issues:	The Division of Inspections reported past violations for lack of maintenance of lawn and curb area.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old.
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 332, Lot 16. 152-154 Netherwood Avenue
Neighborhood Commercial

Property Description:	Block 332, Lot 16. 152-154 Netherwood Avenue The site contains a two-family home. Built in 1921; the house is 2,032 in size. The building is in good condition.
Site Issues:	The Division of Inspections reported the following violations: <ul style="list-style-type: none"> • Lack of maintenance of lawn and curb area; and, • Defective lattice.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G Criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 332, Lot 17. 1015 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 332, Lot 17. 1015 E. 2nd Street The site contains a mixed-use building with a Jamaican restaurant on the ground floor and an apartment above it. Built in 1925; the building is 2,186 in size.
Site Issues:	Outdoor storage in the side yard and improper maintenance of the rear yard. The City Tax Collector reported that the property has outstanding taxes. The Division of Inspections reported violations for trash, debris, litter and rubbish scattered throughout the property in 2015.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	4. Persistent arrearage of property tax. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 4 and 6 for area in need of rehabilitation. Since the property is delinquent on taxes, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



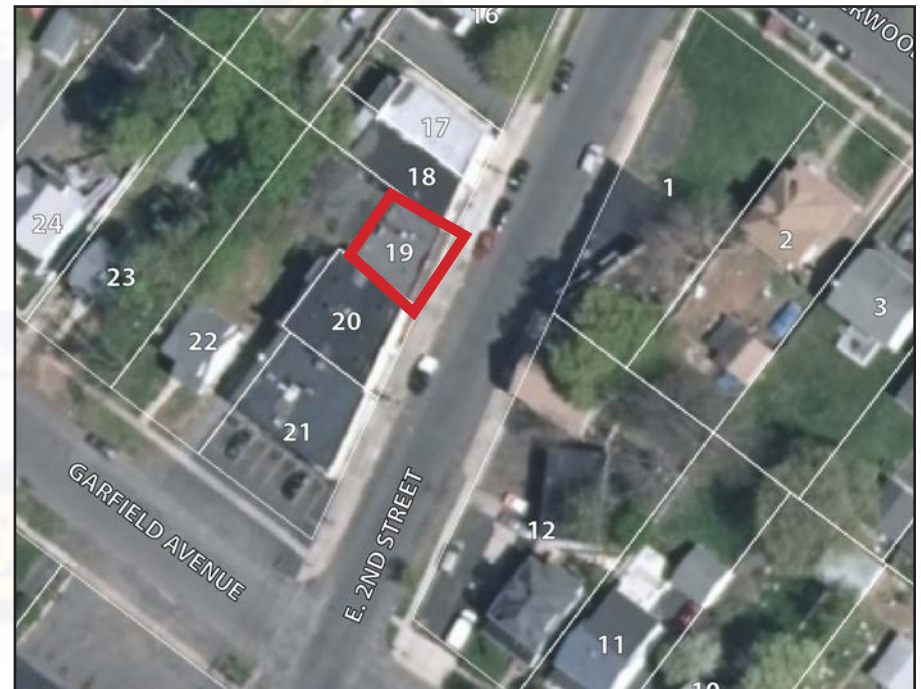
Block 332, Lot 18. 1013 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 332, Lot 18. 1013 E. 2nd Street The site contains a mixed-use building with commercial use on the ground floor and an apartment above it. A restaurant occupied the commercial space in the past; however, the business has closed down and the space is currently vacant. Built in 1925; the building is 2,632 square feet in size.
Site Issues:	Unabated violations- Property needs Life Hazard Use Registration, water heater needs to be properly sealed (2016). The site has excessive land coverage and is devoid of any parking spaces. Part of the building (ground floor) is vacant. The Fire Division reported unabated violations. The property needs Life Hazard Use Registration. The water heater needs to be properly sealed.
Satisfies LRHL Criteria:	G: located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	3: Vacancy. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 3 and 6 for area in need of rehabilitation. Since portion of the property is vacant, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 332, Lot 19.1011 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 332, Lot 19. 1101-1109 E. 2nd Street Single story commercial building. The building measures 1,044 square feet.
Site Issues:	The business has closed down and the building displays a 'for sale' sign. Division of Inspection reported the following past violations: <ul style="list-style-type: none"> • Lack of maintenance of exterior of premises and structures; and, • Trash, debris, litter and rubbish around the entire property.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	3: Vacancy 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 3 and 6 for area in need of rehabilitation. Since the property is currently vacant, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 332, Lot 20. 1007-1009 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 332, Lot 20. 1007-1009 E. 2nd Street The site contains a mixed-use building with two retail spaces on the ground floor and an apartment above it. While one of the stores is still operating, the other store has closed down and the space is currently vacant. Built in 1932; the building is 3,924 square feet in size.
Site Issues:	Part of the building is currently vacant. Division of Inspection reported the following past violations for trash, debris, litter and rubbish around the entire property. The property has inadequate parking and loading area.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	3: Pattern of vacancy 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 3 and 6 for area in need of rehabilitation. Since portions of the property are vacant, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 332, Lot 21. 1001-1005 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 332, Lot 21. 1001-1005 E. 2nd Street The site is a corner lot that fronts on 2nd Street and Garfield Avenue. The site contains a one-story building with two retail spaces/stores; a liquor store and a Chinese restaurant.
Site Issues:	The site has excessive land coverage. Parking is located in the side street front yard. The parking lot has no screening along the property line. The curb is not well-defined, therefore, allowing wider turn for vehicles turning in and out of the property. The display windows contain non-conforming signage. The Division of Inspection reported the following past violations: appearance of exterior premises and structure and trash, debris, litter and rubbish around the entire property.
Satisfies LRHL Criteria:	D: faulty design is detrimental to the health and safety. G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets D and G criteria for area in need for redevelopment and criterion 6 for area in need of rehabilitation. Since the sanitary sewer infrastructure is about 90 years old and has faulty site layout that is detrimental to the health and safety and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 332, Lot 22. 147-149 Garfield Avenue
Neighborhood Commercial

Property Description:	Block 332, Lot 22. 147-149 Garfield Avenue The site contains a single-family home. Built in 1921; the house measures 1,384 square feet in size. The building is in good condition.
Site Issues:	Paint peeling of the siding.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 334, Lot 1. 912-914 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 334, Lot 1. 912-914 E. 2nd Street Two-story, single-family house. Built in 1906; the house measures 1,908 sq ft in size. The building is in poor condition.
Site Issues:	The building is structurally sound but, has been vacant. At the time of the visit, it was noted that the windows of the house were broken indicating that the house was vandalized.
Satisfies LRHL Criteria:	D: The vacancy lends itself to nefarious activities. G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets D and G criteria for area in need of redevelopment and 2 criterion for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old, the house was vandalized and the property is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 334, Lot 2. 909 E 2nd Street
Neighborhood Commercial

Property Description:	Block 334, Lot 2. 200-216 Garfield Avenue Vacant lot. The site was a former meat market.
Site Issues:	<p>Currently vacant. In the past the following unabated violations were noted on the site by the Fire Division prior to the demolition of the building: exterior openings are not properly secured, combustible material from interior and exterior of the building is not removed and lastly, the building is not structurally stable were noted. Division of Inspection reported the following past violations:</p> <ul style="list-style-type: none"> • Lack of maintenance of lawn and curb area; and, • Trash, debris, litter and rubbish around the entire property. <p><i>However, an application proposing a three-story mixed-use building with 7,570 square feet of retail space, twenty (20) residential apartments, and 54 on-site parking spaces has been filed with the ZBA. The application requires a use variance (density) and is scheduled before the Zoning Board of Adjustment on September 7, 2016.</i></p>
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and 6 criterion for area in need of rehabilitation. Since the sanitary sewer infrastructure is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



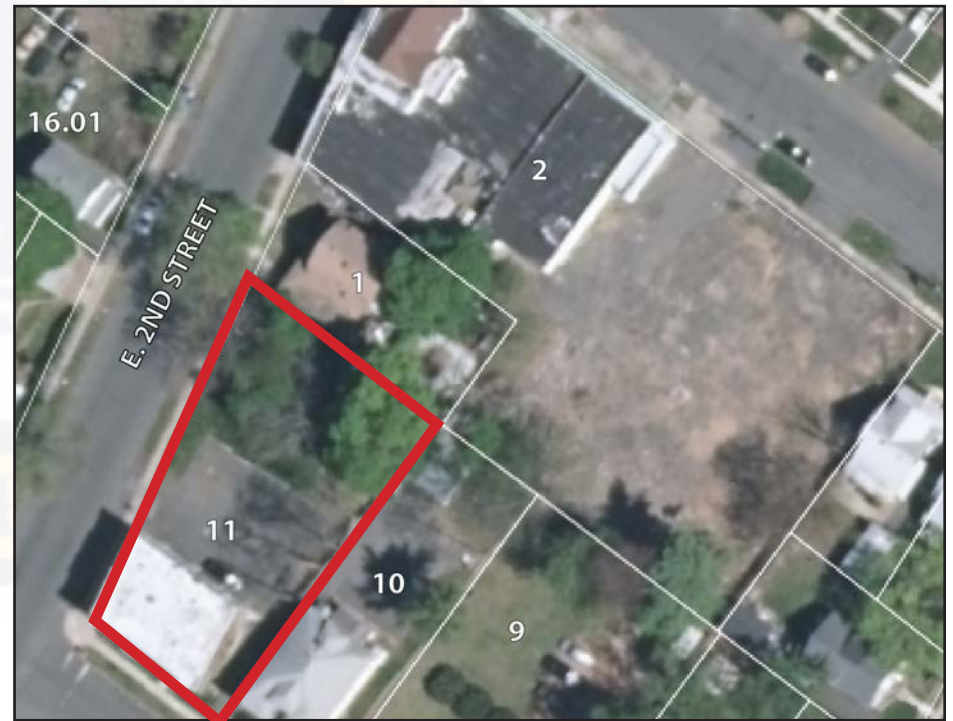
Block 334, Lot 10. 205-207 Johnston Avenue
Neighborhood Commercial

Property Description:	Block 334, Lot 10. 205-207 Johnston Avenue A two-story, four family home. Built in 1924; the house measures 2,613 sq ft. in size. The building is in fair condition.
Site Issues:	The paint on the siding is peeling. The Division of Inspections reported the following past violations: maintenance of exterior premises and structures and damaged front steps and walkway steps.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is about 90 yrs. old.
Recommendation:	The property meets G criterion for area in need of redevelopment and; criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 334, Lot 11. 201-203 Johnston Avenue
Neighborhood Commercial

Property Description:	Block 334, Lot 11. 201-203 Johnston Avenue Two-story, multi-family building. Built in 1921; the building is 2,292 sq ft. in size. The building is in fair condition.
Site Issues:	<p>The building is unattractive with the siding of the building façade peeling. The site contains a poorly maintained parking area. The parking is located in the side yard with access from 2nd street. It appears that the building was once used for commercial activity and later was converted to a multi-family use. The parking lot allows easy access for people to loiter around. Inadequate trash location areas with trash bins exposed and scattered throughout the parking area. No screening or fence provided. The property has outstanding taxes. The Division of Inspections reported the following past violations:</p> <ul style="list-style-type: none"> • Maintenance of exterior of premises and structures; and, • Trash, debris, litter and rubbish around the entire property.
Satisfies LRHL Criteria:	<p>D: lack of screening along the parking area, outdoor storage, undefined and poorly defined parking.</p> <p>G: Located in the City's Urban Enterprise Zone.</p>
Satisfies Rehabilitation Criteria:	<p>2: More than half of the housing stock in the delineated area is at least 50 years old.</p> <p>6. Sanitary sewer infrastructure is more than 50 yrs. old</p>
Recommendation:	The property meets D and G criteria for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 333, Lot 15.148-154 Garfield Avenue
Neighborhood Commercial

Property Description:	Block 333, Lot 15. 148-154 Garfield Avenue The site contains a commercial use, Phil's Garage. Built in 1940; the building measures 1,696 square feet.
Site Issues:	The site is poorly maintained with vehicles parked in the front yard. The use is not a permitted use in the zone. The front yard parking area does not have appropriate screening along the property line. The curb is not well-defined, therefore, allowing wider turn for vehicles turning in and out of the property. The rear side of the building is used for storing vehicles. It appears that they are inoperable. The site is on the City's Master Inventory list as brownfield site.
Satisfies LRHL Criteria:	D: Brownfield site, lack of landscape buffer along the front parking area, faulty arrangement and obsolete layout G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	5. Environmental constraints. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets D and G criteria for area in need of redevelopment and criteria 5 and 6 for area in need of rehabilitation. Since the sanitary sewer system is more than 50 years old, is a brownfield site and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 333, Lot 16.01. 909-911 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 333, Lot 16.01. 909-911 E. 2nd Street The site contains a parking lot used for storing vehicles and a single family home. Built in 1921; the house is 864 square feet in size.
Site Issues:	The site is poorly maintained with inoperable and un-registered vehicles parked all over the property. The site contains tall grass/weeds and is an eye-sore. Division of Inspection reported violations for lack of maintenance of lawn and curb area.
Satisfies LRHL Criteria:	D: Code violations for outdoor storage, faulty arrangement and obsolete layout G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 yrs old.
Recommendation:	The property meets D and G criteria for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 333, Lot 18. 143-145 Johnston Avenue
Neighborhood Commercial

Property Description:	Block 333, Lot 18 43-145 Johnston Avenue Single family home. Built in 1921; the house is 1,672 square feet in size. The building is in good condition.
Site Issues:	The building is in good condition; however, the roof is in need of repairs. Division of Inspection reported violations for property maintenance and chipping paint and lack of maintenance of lawn and curb area. PSE&G violations include a damaged meter pan.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 333, Lot 19. 141 Johnston Avenue
Neighborhood Commercial

Property Description:	Block 333, Lot 19. 141 Johnston Avenue Single family home. Built in 1921; the house is 1,076 square feet in size. The building is in good condition.
Site Issues:	The house is in good condition; however, the driveway is poorly maintained and has cracked paving. Division of Inspection reported past violations for trash, debris, litter and rubbish around the property.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 333, Lot 20. 139 Johnston Avenue
Neighborhood Commercial

Property Description:	Block 333, Lot 20. 139 Johnston Avenue Single family home. Built in 1921; the house is 1,081 square feet in size. The building is in good condition.
Site Issues:	None.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 328, Lot 12. 144-146 Johnston Avenue
Neighborhood Commercial

Property Description:	Block 328, Lot 12. 144-146 Johnston Avenue Two story, two family home. The property being a corner lot has two frontages; one along Johnston Avenue and the other along 2nd Street. The driveway is in good condition. Built in 1931; the house is 2,304 square feet in size. The building is in good condition.
Site Issues:	The property being a corner lot has two frontages; one along Johnston Avenue and the other along 2nd Street. The lawn and fence (along the common property line) located to the rear side of the house is visible when traversing along 2nd Street and needs maintenance. The driveway is in good condition. Division of Inspection reported the following past violations: <ul style="list-style-type: none"> • Lack of maintenance of maintenance of lawn and curb area; • Maintenance of exterior of premises and structures; • Lack of snow and ice removal; and, • Trash, debris, litter and rubbish around the entire property.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 335, Lot 25. 836-838 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 335, Lot 25. 836-838 E. 2nd Street Two-story, four-family house built in 1921; the house is 1,440 sq ft. in size. The building is in good condition.
Site Issues:	The Division of Inspections reported the following past violations: <ul style="list-style-type: none"> • Defective foundation wall; • Structure paint chipping; • Defective lattice; and, • Rear yard porch in need of repair.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old; 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 335, Lot 26. 840 E. 2nd Street
Neighborhood Commercial

Property Description:	Block 335, Lot 26. 840 E. 2nd Street Two story, four family home. Built in 1921; the house is 1,744 sq ft.
Site Issues:	The Fire Department reported a carbon monoxide incident and a gas leak incident in the past two years. In 2014 and 2015, the Fire Dept. reported a gas leak and carbon monoxide leak incident, respectively at this location. The Division of Inspections reported the following past violations: <ul style="list-style-type: none"> • Trash, debris, litter and rubbish around the entire property; and, • Obstruction on front porch.
Satisfies LRHL Criteria:	G: Located in the City's Urban Enterprise Zone.
Satisfies Rehabilitation Criteria:	2: More than half of the housing stock in the delineated area is at least 50 years old. 6. Sanitary sewer infrastructure is more than 50 years old
Recommendation:	The property meets G criterion for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.



Block 335, Lot 27. 842-846 E. 2nd Street
Neighborhood Commercial

Property Description:	<p>Block 335, Lot 27. 842-846 E. 2nd Street</p> <p>The site is a corner lot and contains a single-story building that contains a supermarket (grocery store) and a mixed use building. The mixed use building has a one-story retail use building along 2nd Street and a two story residential use to the rear side of the store. There exists a driveway that wraps along the front of the supermarket and the side-street property line. Parking is located to the rear side. Access to the parking area is from Johnston Avenue. Built in 1945; the building is 4,509 sq ft. in size.</p>
Site Issues:	<p>The following site issues were noted including, obsolete layout and faulty site arrangement and inadequate and insufficient parking with deficient internal traffic flow. The site has access along both, 2nd Street and Johnston Avenue. The internal ingress and egress driveway is inadequate and incorrectly designed. The driveway provides two-way access and wraps around the front and side of the building causing pedestrian and vehicular conflict. No loading areas. Parking area is poorly maintained and is devoid of stripping.</p> <p>Division of Inspection reported the following past violations:</p> <ul style="list-style-type: none"> • Trash, debris, litter and rubbish around the entire property; and, • Lack of maintenance of lawn and curb area.
Satisfies LRHL Criteria:	<p>D: Faulty arrangement or design.</p> <p>G: Located in the City's Urban Enterprise Zone.</p>
Satisfies Rehabilitation Criteria:	<p>2. housing stock is 50 years old.</p> <p>6. Sanitary sewer infrastructure is more than 50 years old</p>
Recommendation:	<p>The property meets D and G criteria for area in need of redevelopment and criteria 2 and 6 for area in need of rehabilitation. Since the property is more than 50 years old, has sanitary sewer infrastructure that is about 90 years old and is situated in a UEZ, the parcel should be considered as an area in need of redevelopment and an area in need of rehabilitation.</p>



Table 7: Findings

SITE #	BLOCK	LOT	REDEVELOPMENT								REHABILITATION					
			Criteria A	Criteria B	Criteria C	Criteria D	Criteria E	Criteria F	Criteria G	Criteria H	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Criteria 5	Criteria 6
1	411	26							X			X				X
2	411	25							X			X				X
3	411	24							X			X		X		X
4	411	23				X			X				X	X		X
5	411	22							X			X				X
6	411	21				X			X				X			X
7	411	20							X			X				X
8	331	12							X			X				X
9	331	13			X				X							X
10	331	14							X			X				X
11	331	15							X			X				X
12	331	16							X			X		X		X
13	331	17							X					X		X
14	331	18							X							X
15	331	19				X			X			X	X			X
16	331	20							X			X				X
17	410	1				X			X				X			X
18	410	2							X			X				X
19	410	2.01							X							X
20	410	11							X			X				X
21	410	12				X			X			X	X			X
22	332	15							X			X				X
23	332	16							X			X				X
24	332	17							X					X		X
25	332	18							X				X			X

SITE #	BLOCK	LOT	REDEVELOPMENT								REHABILITATION					
			Criteria A	Criteria B	Criteria C	Criteria D	Criteria E	Criteria F	Criteria G	Criteria H	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Criteria 5	Criteria 6
26	332	19							X				X			X
27	332	20							X				X			X
28	332	21				X			X							X
29	332	22							X			X				X
30	334	1				X			X			X				X
31	334	2							X							X
32	334	10							X			X				X
33	334	11				X			X			X				X
34	333	16.01				X			X			X				X
35	333	15				X			X						X	X
36	333	18							X			X				X
37	333	19							X			X				X
38	333	20							X			X				X
39	328	12							X			X				X
40	335	25							X			X				X
41	335	26							X			X				X
42	335	27				X			X			X				X

4.3 FINDINGS

Nishuane Group conducted numerous site visits and windshield and walking surveys to assess the properties within the study area. For the purpose of the study the housing stock within the study area is rated as ‘good,’ ‘fair,’ and ‘poor.’ The rating of any residential building within this study area is based on our observations of the exterior of the structure and any violations cited by the Division of Inspection. Evaluators are advised that no internal inspections were conducted. The categories used to rate these buildings are defined as follows:

Good- Buildings that have well-maintained building façades with no known violations as per the Division of Inspections.

Fair- Buildings that have minor repair work including, peeling of paint on the sidings, missing louvers of window shutters, broken awnings etc. Any violations cited by the Division of Inspection.

Poor- Buildings that demonstrate and structural deterioration, deterioration of the foundation wall, roof in need of repairs, broken stairs and railings, etc. Any violations cited by the Division of Inspection.

AREA IN NEED OF REDEVELOPMENT

“A” Criteria Assessment

None of the properties within the study area are under the “A” Criterion.

“B” Criteria Assessment

None of the properties within the study area are under the “B” Criterion.

“C” Assessment

Block 331, Lot 13 is the sole property within the study area that satisfies the “C” Criterion. This property is a municipally-owned, narrow, under-sized lot that is currently vacant.

“D” Assessment

The study area includes eleven (11) properties that can be classified under the “D” Criterion including Block 411, Lot 21 and 23; Block 331, Lot 19; Block 410, Lot 1 and 12; Block 332, Lot 21; Block 334, Lot 1 and 11; Block 333, Lot 16.01 and 15; Block 328, Lot 12; and, Block 335, Lot 27. The “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” Criterion includes: lack of sidewalks or pedestrian amenities; 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 (including industrial uses, junkyards, truck terminals, and automobile repair and servicing facilities within predominantly residential 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 properties with one or more of those descriptions.

“E” Criteria Assessment

None of the properties within the study area are under the “E” Criterion.

“F” Assessment

None of the properties within the study area are under the “F” Criterion.

“G” Assessment

This criterion applies to all the parcels included in the study area. Criterion G states, “In municipalities in which an enterprise zone has been designated pursuant to the “NJ Enterprise Zones Act; P.L. 1983, c.303 (c.52:27H-60et. seq.) the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of development. The New Jersey Department of Community Affairs has designated Plainfield as one of the 32 Urban Enterprise Zones.

“H” Assessment

None of the properties within the study area are under the “H” Criterion.

AREA IN NEED OF REHABILITATION

“1” Criteria Assessment

None of the properties within the study area are under the “1” Criterion.

“2” Criteria Assessment

Majority of the residential and mixed uses within the study area are more than 50 years old. Block 411, Lot 20, 22 and 24 through 26; Block 331, Lot 12, 14, 15, 16, 19 and 20; Block 410, Lot 2, 11 and 12; Block 332, Lot 15, 16, 22 and 23; Block 334, Lot 1, 10 and 11; Block 333, Lot 14, 16.01 and 18 through 20 and, Block 328, Lot 12; Block 335, Lot 25, 26 and 27 lie within the study area and were found to meet criterion “2”.

“3” Criteria Assessment

Nine out of the total 46 properties within the study area are either vacant, abandoned or under-utilized and hence, were found to be under “3” Criteria. Block 411, Lot 21, 23 and 27; Block 331, Lot 19; Block 410, Lot 1 and 12; Block 332, Lot 18, 19 and 20; and, Block 334, Lot 2; lie within the study area and were found to be meet the third criteria.

“4” Criteria Assessment

Five (5) properties within the study area were found to be under “4” Criterion. Block 411, Lot 23 and 24; Block 331, Lot 16 and 17; and, Block 332, Lot 17 lie within the study area and were found to satisfy criteria “4”.

“5” Criteria Assessment

Block 333, Lot 15 is the sole property within the study area that has brownfield and satisfies the “5” Criterion. This criterion includes properties that have existing environmental contamination that is discouraging improvements and investments in the property.

“6” Criteria Assessment

This criterion applies to all the parcels included in the study area. The criterion involves properties in the study area where majority of the water and sewer infrastructure is at least 50 years old. The PMUA has confirmed that all the properties in the study area have sanitary sewer infrastructure that is approximately 90 years old.

5.0 CONCLUSION

The foregoing investigation report has been prepared to determine whether properties within the East 2nd Street Area (the study area) meet the statutory criteria for designating an “area in need of redevelopment and rehabilitation pursuant to the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (“LRHL”). Additionally, the study is consistent with the goals and the objectives of the Master Plan related to the development and redevelopment of areas in the City that are outside of the designated TOD. Redevelopment planning is to be implemented in a comprehensive city-wide manner and where appropriate to promote transit oriented design. For the reasons articulated in Section 2.7 and 4.0 of this report relating to physical dilapidation,

diversity of property owners/use and comprehensive design, it is recommended that the City Council and Planning Board of the City of Plainfield take the action necessary as prescribed by the LRHL to declare the parcels noted within the Study Area in need of redevelopment and rehabilitation. Once declared as an Area in Need of Redevelopment and Rehabilitation, a Redevelopment Plan and Rehabilitation Plan can be prepared and implemented to ensure proper utilization and development of parcels within the study area.

