



# SCATTERED CITY-OWNED PARKING LOTS AND ADJACENT LOTS REDEVELOPMENT PLAN

## CITY OF PLAINFIELD, NEW JERSEY

PREPARED BY:  
NISHUANE GROUP, LLC  
105 GROVE STREET, SUITE 1  
MONTCLAIR, NJ 07042

JUNE 18, 2020

## Scattered City-Owned Parking Lots and Adjacent Lots Redevelopment Plan

City of Plainfield, Union County, New Jersey

June 18, 2020

City Council Adoption: August 10, 2020

### Prepared for:



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

### Prepared by:

Steven Martini, PP, AICP  
New Jersey Professional Planner  
(PP) License #33LI00633000

Michele Delisfort, PP, AICP  
New Jersey Professional Planner  
(PP) License #33LI00615500





# TABLE OF CONTENTS

1.0 INTRODUCTION	5
1.1 Statutory Requirements	
2.0 DISTRICT OVERVIEW	6
2.1 Plan Area	
2.2 Existing Land Use	
2.3 Existing Zoning	
2.4 District Issues	
3.0 REDEVELOPMENT PLAN	12
3.1 Purpose	
3.2 Goals and Objectives	
3.3 Compatibility with State and Local Plans	
3.4 Statutory Basis for the Redevelopment Plan	
3.5 Definitions	
4.0 PROPOSED LAND USE PLAN	16
4.1 Land Use Plan	
4.2 District Standards	
4.3 Design Standards	
5.0 PROJECT REVIEW PROCESS AND AMENDMENTS TO THE PLAN	33
5.1 Site Plan and Subdivision Applications	
4.2 District Standards	





# TABLE OF CONTENTS

## 6.0 IMPLEMENTATION OF THE PLAN \_\_\_\_\_ 34

- 6.1 Selection of Redevelopers
- 6.2 Land Acquisition
- 6.3 Certification of Completion
- 6.4 Statutorily Permitted Actions
- 6.5 Agreements with Redevelopers
- 6.6 Equal Opportunity
- 6.7 Period of Applicability
- 6.8 Relocation Assistance

### LIST OF FIGURES

- 1. Redevelopment Plan Area Map
- 2. Tax Block and Lot Map
- 3. Existing Land Use Map
- 4. Existing Zoning Map
- 5. Land Use Plan Map
- 5a-d. Subdistrict Maps

## 1.0 INTRODUCTION

Pursuant to N.J.S.A. 40A:12A-5 and Plainfield Council Resolution R 176-20 dated May 18 2020, the following City Tax Blocks and Lots along with all streets and rights-of-way appurtenant thereto, known as Scattered City-Owned Parking Lots and Adjacent Lots (hereinafter as the 'Redevelopment Area'), were designated as a non-condemnation redevelopment area:

- Block 316, Lot 22 141-157 East Second Street
- Block 316, Lot 23 139 East Second Street
- Block 316, Lot 24 115-137 East Second Street
- Block 317, Lot 19 20-34 Somerset Street
- Block 318, Lot 5 244-256 Orange Place
- Block 318, Lot 7 225-233 East Front Street
- Block 318, Lot 8 219-223 East Front Street
- Block 318, Lot 9 215-217 East Front Street
- Block 318, Lot 10 213 East Front Street
- Block 318, Lot 11 205-211 East Front Street
- Block 318, Lot 12 2-16 Watchung Avenue
- Block 318, Lot 13 18-34 Watchung Avenue
- Block 318, Lot 14 R201-233 East Front Street
- Block 318, Lot 15 38-46 Watchung Avenue
- Block 832, Lot 2 114-120 East Seventh Street

This Plan outlines the City's vision for the scattered properties within the aforementioned Redevelopment Area and provides a framework for development and redevelopment within the Redevelopment Area. These Redevelopment Area properties are located throughout the City of Plainfield (the "City") and fall within or in very close proximity to the City's Central Business District.

### 1.1 Statutory Requirements

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

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
  - A. The master plans of contiguous municipalities;
  - B. The master plan of the County in which the municipality is located; and
  - C. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c. 398(N.J.S.A. 52:18A-196, et seq.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing

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

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

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

## 2.0 DISTRICT OVERVIEW

### 2.1. Plan Area Boundary

As shown on Map 1 Redevelopment Area, the Redevelopment Area contains lots that are scattered throughout the City's 1st and 3rd Wards. The lots within Block 318 that are a part of the Redevelopment Area are bounded by Roosevelt Avenue to the north, East Front Street to the east, Watchung Avenue to the south and the Green Brook to the west.

Block 317, Lot 19 is bounded by Watchung Avenue to the north. Lots of the same block that front along East Front Street border it to the east. Somerset Street bounds the property to the south and the Green Brook to the west.

Block 316, Lots 22, 23 and 24 are bounded by properties of the same block that front on Watchung Avenue to the north and East Second Street to the east. Properties of the same block that front along Park Avenue abut the property to the south and properties of the same block that front along East Front Street border the property to the west.

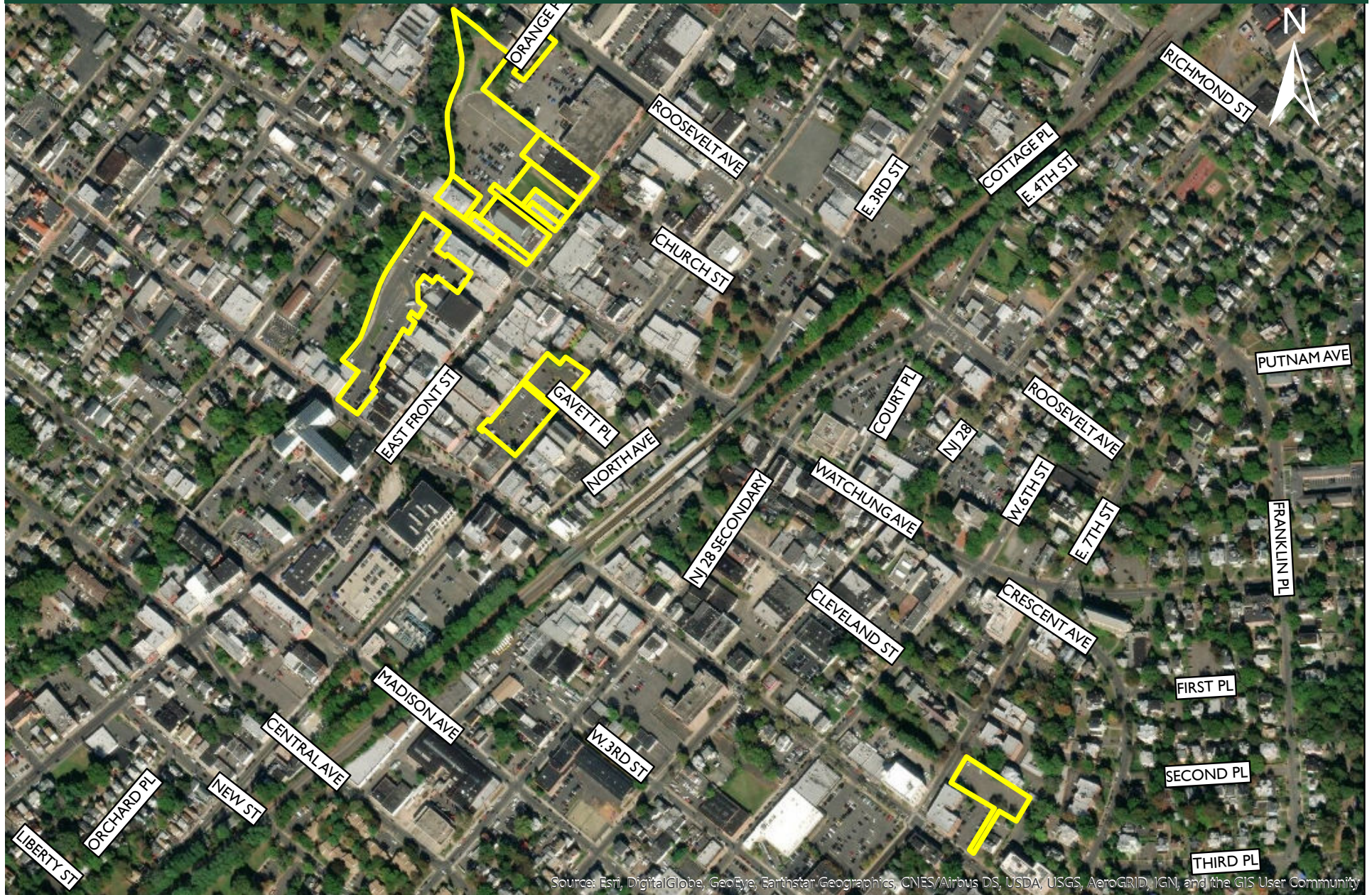
Lastly, Block 832, Lot 2 is bounded by a multi-family residential dwelling to the north. Properties of Block 832 that front along Park Avenue bound the property to the east and south. East Seventh Street bounds the property to the west. This property also has a single vehicular lane egress access from Park Avenue.

### 2.2. Existing Land Use

The existing land uses among the Redevelopment Area properties are detailed on Map 3. Additionally, the land uses for each parcel are listed in Table 1.



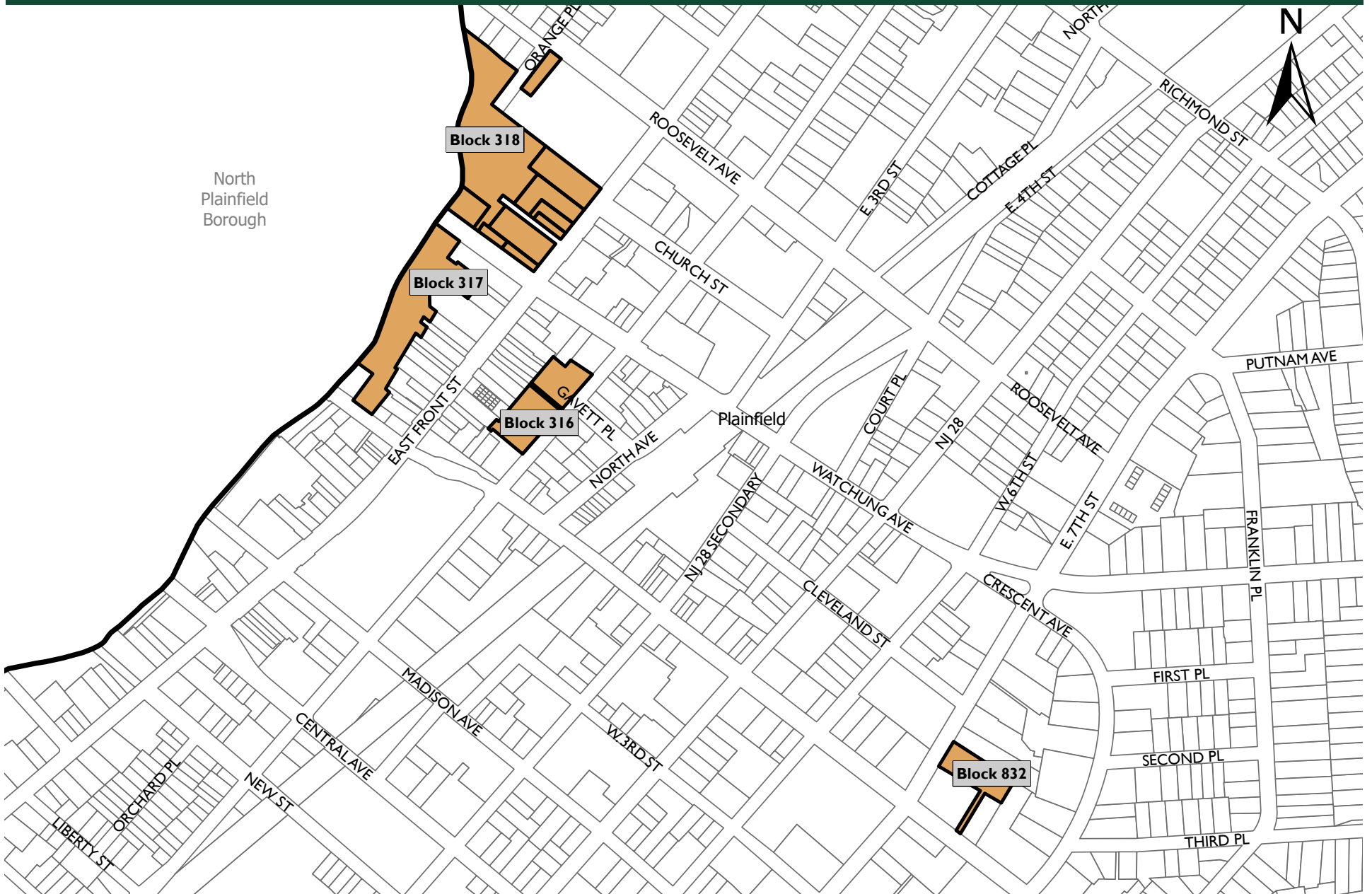
## SCATTERED CITY-OWNED PARKING LOTS AND ADJACENT LOTS REDEVELOPMENT PLAN



 Redevelopment Area

### Map I: Redevelopment Area







**Table 1: Existing Land Uses**

Block	Land Use
Block 318, Lot 5	Residential apartment building
Block 318, Lot 7	Commercial (furniture, two dollar-stores)
Block 318, Lot 8	Vacant parcel
Block 318, Lot 9	Commercial (Jacy's Department Store)
Block 318, Lot 10	Commercial (boutique and perfume outlet)
Block 318, Lot 11	Commercial (restaurant, barbershop, electronics repair store); Vacant theater
Block 318, Lot 12	Commercial (storefront vacancy, small general store)
Block 318, Lot 13	Commercial (barbershop, tax service business, taxi office, electronics repair shop and money wiring store)
Block 318, Lot 14	Municipal parking lot
Block 318, Lot 15	Commercial (restaurant, former lounge, and medical office)
Block 317, Lot 19	Municipal parking lot
Block 316, Lot 22-24	Municipal parking lot
Block 832, Lot 2	Municipal parking lot

### 2.3. Existing Zoning

The following is the summary of the existing zoning district designation of each parcel within the Redevelopment Area:

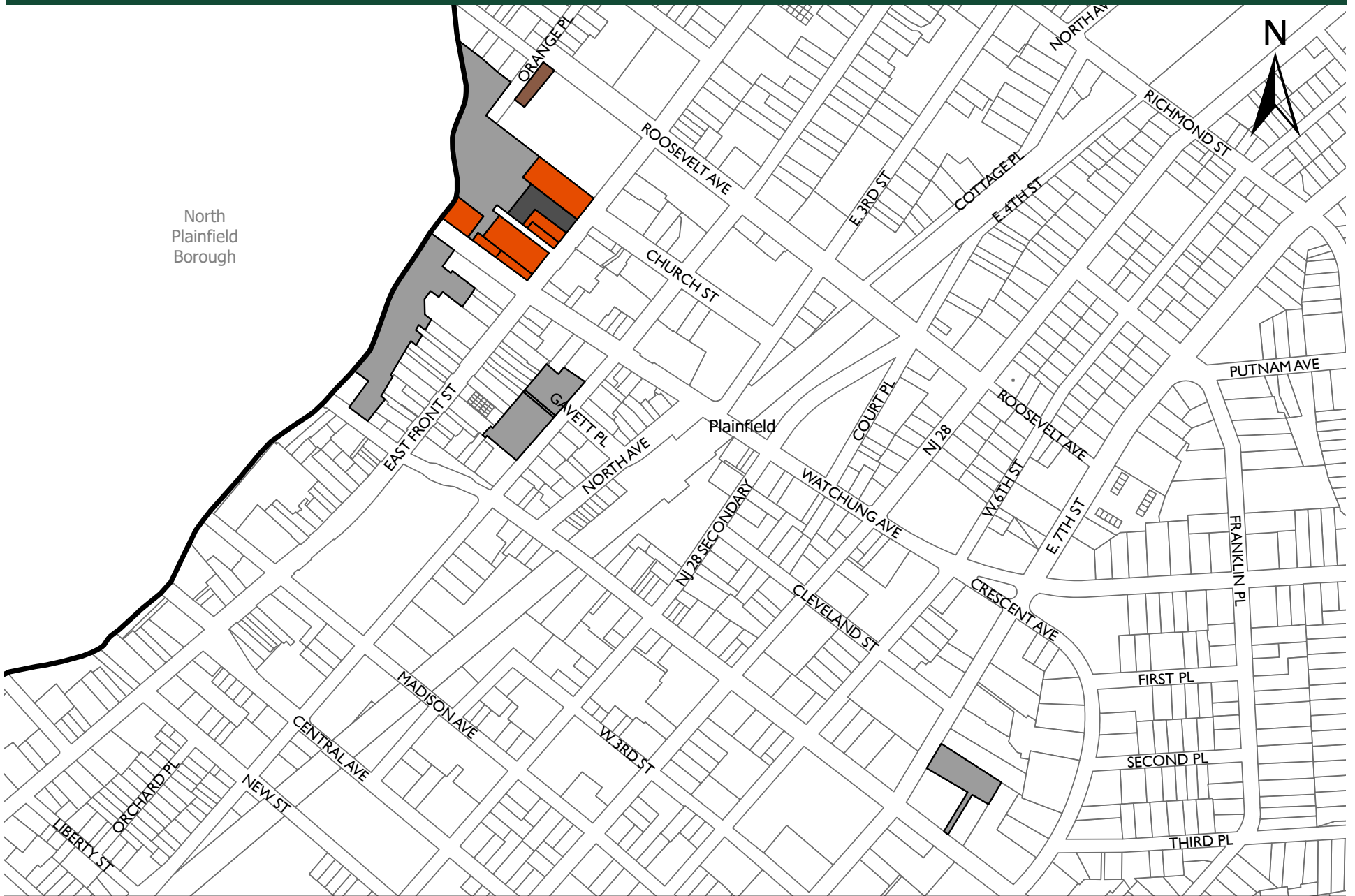
- o Block 318, Lots 5, 7, 8, 9, 10, 11, 12, 13, 14, and 15 (including Bank Place): Transit Oriented Development Downtown Central Business District (TODD/CBD)
- o Block 317, Lots 19: TODD/CBD
- o Block 316, Lots 22-24: TODD/Parking District (TODD/PD)
- o Block 832, Lot 2: TODD/CBD

The zoning district designations are depicted on Map 4. As discussed in the City's Zoning Ordinance, the Central Business District Zoning District is intended to serve as the main shopping district and permits an array of commercial uses. Similarly, Transit Oriented Development Downtown/Central Business District also permits an array of commercial uses as well as mixed used development and apartments in efforts to incentivize the use of mass transportation, pedestrianism and bicycles and implementing a dense, vibrant and urban environment.

In addition to parking structures, the Parking District permits various uses, which consist of: mixed-use structures, retail sales, personal service establishments, offices, restaurants, banks (both with and without drive-through facilities), health and fitness clubs, parking lots, wireless communication facility and open space.

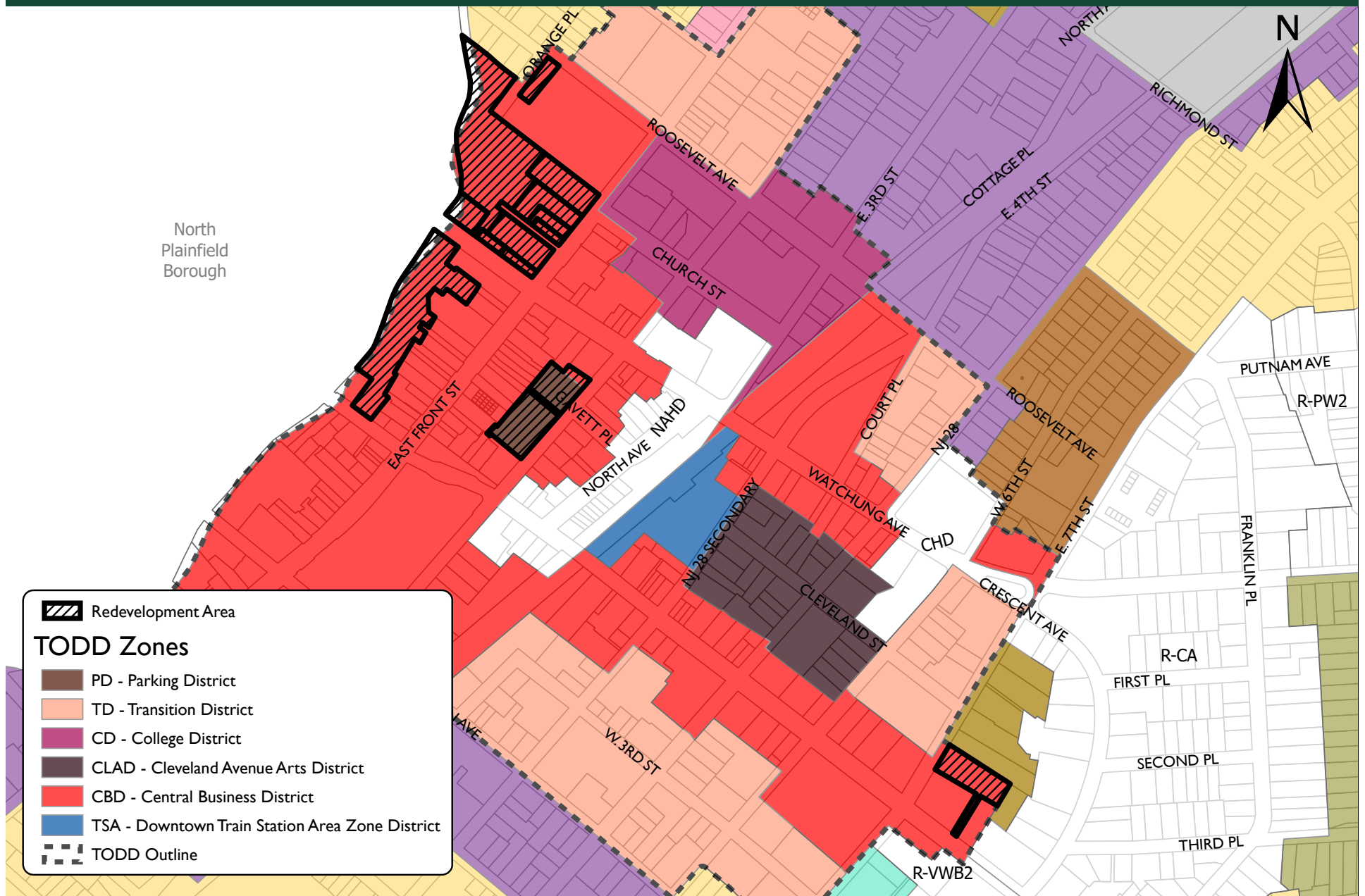
### 2.4 District Issues

The Redevelopment Area is faced with a number of issues and





# SCATTERED CITY-OWNED PARKING LOTS AND ADJACENT LOTS REDEVELOPMENT PLAN



Map 4: Existing Zoning

challenges that this Redevelopment Plan intends to address. These challenges have been identified by the City's Planning Division, Office of Economic Development, supporting consultants, developers, local businesses and residents. As indicated in the Area in Need of Redevelopment Investigation dated February 7, 2020, the issues negatively impacting the Redevelopment Area are listed below:

- **Excessive surface parking and impervious coverage:** The majority of the Redevelopment Area is currently used as surface parking lots. There is an excess of parking and impervious coverage. This can lead to issues such as the heat island effect, traffic congestion, non-point source water pollution and inefficient stormwater management. Consequently, this can lead to issues regarding air quality, energy consumption, and global warming.
- **Property underutilization:** Many of the parcels only serve as underutilized parking areas and do not contain principal buildings. These parcels could be used for other more appropriate uses that are more physically and economically beneficial. In satisfying market demand, the highest and best use should be maximized at these prime locations.
- **Site deterioration:** Several buildings, parking lots and external site conditions within the Redevelopment Area depicted lack of maintenance and deterioration. These eyesores have negative impacts on property values as well as the aesthetic and visual perception of the community character. The City is making a conscious effort to eliminate these eyesores and remove these conditions
- **Vacancies:** There are numerous vacancies within the

Redevelopment Area, including commercial storefronts and a property with no improvements. Incoming businesses can serve as tax revenue generators to help offset tax burdens and stimulate the local economy.

## 3.0 THE REDEVELOPMENT PLAN

### 3.1 Purpose

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

The primary goal of this Plan is to attract development and economic growth. Additionally, the intent of this Plan is to provide seamless connectivity and compatibility with the surrounding area. Consequently, this Plan aims to: (1) encourage sustainable mixed-use development; (2) reinforce and strengthen the Central Business District; (3) enhance the existing streetscape; (4) address parking needs in a more efficient manner.

### 3.2 Goals and Objectives

The Redevelopment Area presents an opportunity to attract new development that will catalyze activity throughout the City. It will also stimulate economic development, promote transit-oriented development, manage parking facilities, and apply sustainability practices that will benefit residents of adjacent neighborhoods and throughout Plainfield. This Plan intends to satisfy the following



policy goals and objectives:

### **Promote Transit-Oriented Development and Transit Usage**

- o Leverage the City's assets to optimize transit-oriented development and increase pedestrian activity and circulation within the Redevelopment Area
- o Improve existing neighborhood identity in the Redevelopment Area while creating new places and neighborhood anchors
- o Expand housing choices and increase inventory strategically, especially in close proximity to the Downtown Plainfield Station, to provide options for existing and future population among various income groups

### **Stimulate Economic Development**

- o Increase employment opportunities for residents
- o Attract diverse commercial retailers
- o Expand and generate tax ratables to offset taxes
- o Capture disposable income spending within the City
- o Attract compatible uses to enhance productivity level of businesses

### **Manage Parking, Circulation and Accessibility**

- o Provide structured parking as a component of a mixed-use development to serve public parking needs and also accommodate visitors to the City and ease their wayfinding
- o Establish Downtown as a regional designation to attract out-of-town patronage as well as City residents
- o Maximize opportunities for shared parking
- o Improve site circulation

### **Incorporate Principles of Sustainability**

- o Reduce the heat island effect through the planting of street trees and vegetated corridors
- o Support use and reuse of materials
- o Promote a variety of uses, including residential and commercial, that will benefit and satisfy the existing and new community members
- o Encourage the implementation of LEED standards in new building construction.
- o Encourage the usage of alternative modes of transportation, including public transportation, bicycle, or electric scooter

## **3.3. Compatibility with State and Local Plans**

### **State Development and Redevelopment Plan**

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

### **Union County Master Plan**

The objectives and policies of this Redevelopment Plan are consistent with the goals and objectives outlined in the 1998 Union County Master Plan. The Land Use Element of the County Master Plan serves as a guide to the extent and intensity of future development within the County. As it relates to redevelopment, one of the objectives is to promote new development and

redevelopment that is consistent and compatible with existing settlement patterns. This Redevelopment Plan ensures that all new development works within the framework of the neighborhood while being mindful of the existing structures that collectively provide a cohesive development pattern.

### Master Plan

The Master Plan sets forth the goals and objectives for land uses within the City. The City's 2009 Master Plan and Re-examination Report contains a variety of goals and objectives to guide future development in the City. Specific to the context of the Redevelopment Area, the following excerpts are relevant to the underutilization of parking lots and the pursuit of potential redevelopment of these areas:

- o "Municipal parking lots appear to be underutilized indicating that there is a surplus of parking." Circulation Element, pg. 68.
- o "The condition of city-owned parking lots- paving, striping and lighting- should be investigated, and areas that need improvement should be improved." Community Facilities, pg. 75
- o "The city should undertake traffic and parking studies in the CBD and future TOD areas envisioned in the land use element in order to determine the adequacy of parking spaces provided and the appropriateness of parking lot locations. These will determine if the service satisfies the need, if additional parking spaces/ locations are needed and where they should be provided, or if the city provides an excess of land that can be sold," Community Facilitates/Social Services Plan Element, pg. 125

Additionally, the pursuit of redevelopment within the Redevelopment Area is consistent with the following Goals and Objectives listed in the Master Plan:

- o **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.
- o **Objective 5:** The City should promote a diverse and strong economy with opportunities for employment over a range of occupational classifications.
- o **Objective 12:** The City supports the State's redevelopment goals as expressed in the State Development and Redevelopment Plan (SDRP) and the City's designation as a PA1 Metropolitan Planning Area.

### Other Redevelopment Plans in the Neighborhood

#### TODD South Redevelopment Plan

In 2020, the City Council approved the TODD South Redevelopment Plan. This Plan Area is bounded by NJ Transit's Raritan Valley Line right-of-way to the north; Central Avenue, Madison Avenue, and Arlington Avenue to the west; East Sixth Street and East Seventh Street to the south; and Watchung Avenue to the east. The goals of the TODD South Redevelopment are to: 1. Promote transit oriented development and transit usage; 2. Stimulate economic



development; 3. Promote active commercial corridors; 4. Infuse arts and culture into the community; 5. Improve site design and layout; and 6. Incorporate principles of sustainability. This Plan is intended to create a vibrant and active transit-oriented development for residents, employees, visitors and commuters within five subdistricts: Central Business District, Cleveland Arts and Culture District, Institutional District, Light Industrial District, and Medium/Moderate-Density Residential District.

### North Avenue Redevelopment Plan

In 2001, the North Avenue Redevelopment Plan was adopted by the City Council. This Plan Area is bounded by Park Avenue to the west, East 2nd Street to the north, Watchung Avenue to the east and the NJ Transit's Raritan Valley Line to the south. The overall goal of the North Avenue Redevelopment Plan is to strengthen the Central Business District and revitalize the North Avenue district as a vibrant, historic neighborhood by creating opportunities for public and public-private investment in both rehabilitation as well as new construction. The Plan is intended to capitalize on the Area's strategic location and provide an array of land uses for activity outside typical business hours.

### Relation to Adjacent Municipalities

A portion of the Redevelopment Area is in close proximity to the Township of North Plainfield. The Green Brook runs along and separates Block 318 and the Township of North Plainfield. This Plan will have a positive impact on North Plainfield as Blocks 317 and 318 are located in Plainfield's Downtown but also are immediately adjacent to North Plainfield's Downtown.

### 3.4. Statutory Basis for the Redevelopment Plan

On May 18, 2020, the City Council adopted Resolutions R 176-20 designating the Redevelopment Area as "An Area in Need of Redevelopment" pursuant to the Redevelopment Law. The purpose of this Plan is to guide future development and redevelopment within the Redevelopment Area. It also sets forth a framework for design standards to incentivize revitalization. Upon Plan adoption, the regulatory and design standards in this Plan shall supersede the City's Land Use Ordinance.

### 3.5. Definitions

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

- *Adaptive reuse* – The development of a new use for a building or site. Adaptive reuse is not to be construed to permit the commencement of a use that is not allowed in a particular zone district.
- *Art gallery* – An establishment involved in the sale, loan and display of various art forms, including paintings, photography, sculptures, books, and other forms.
- *Art studio* – Work space for artists practicing fine arts, such as painting, sculpture, pottery or drawing.
- *Co-working or shared work space* – A facility or part of a

facility where office space is shared by multiple users. These users, whether individuals or small groups, pay a membership fee to use the equipment such as desks, printers, meeting rooms, and other office amenities.

- *Dwelling unit* – A building or a portion of a building to serve as living quarters for one or more individuals containing dedicated areas for sleeping, cooking and sanitary facilities. Housing types excluded from this definition include group living environments, including but not limited to rooming houses, hotels, dormitories, assisted living or nursing home facilities or hospitals.
- *Faux wall* – Decorative wall that acts as a partition/screen and does not bear any building load.
- *Multi-family dwelling* – A residential building which contains three or more dwelling units, containing separate entrances and living quarters for each dwelling unit (see “Dwelling Unit” definition).
- *Open space* – Any parcel or area of land or water essentially unimproved, except for buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.
- *Open space, Common* – An open space area within or related to a development and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.
- *Parking area* – A surface-level, off-street parking facility for

vehicles.

- *Parking structure* – A structure or portion thereof of two or more levels used for vehicle parking.

## 4.0 PROPOSED LAND USE PLAN

### 4.1 Land Use Plan

The Redevelopment Plan serves as a regulatory guide to implement the City’s vision as well as enhance and improve the physical and economic conditions of the Redevelopment Area through zoning and design standards. The zoning regulations established in this Plan provide the framework and guidelines for any development that occurs in the Redevelopment Area.

### 4.2 Hardship Exception

A portion of the northwestern end of Block 317 is located within Zone AE and the regulatory floodway. The northernmost end of Block 318 is also located in the regulatory floodway. The Zone AE is a flood zone with a 1% annual chance of flooding. Pursuant to N.J.A.C. 7:13-15.1, the developers have the option to apply for and obtain a hardship exception for access from NJDEP, in connection with an individual permit for the property and the proposed development.

### 4.3 District Standards

The district standards define the vision for the Redevelopment Area. These regulations include permitted and accessory uses, bulk

standards, and other requirements. Design standards specific to the Redevelopment Area will also provide guidelines regarding the physical form of redevelopment projects. Buffering and screening, parking lot landscaping, and parking standards shall comply with the City's Land Use Ordinance (unless otherwise noted in this Plan). The City's Land Use Ordinance will govern development when such standards are not contained in this Plan.

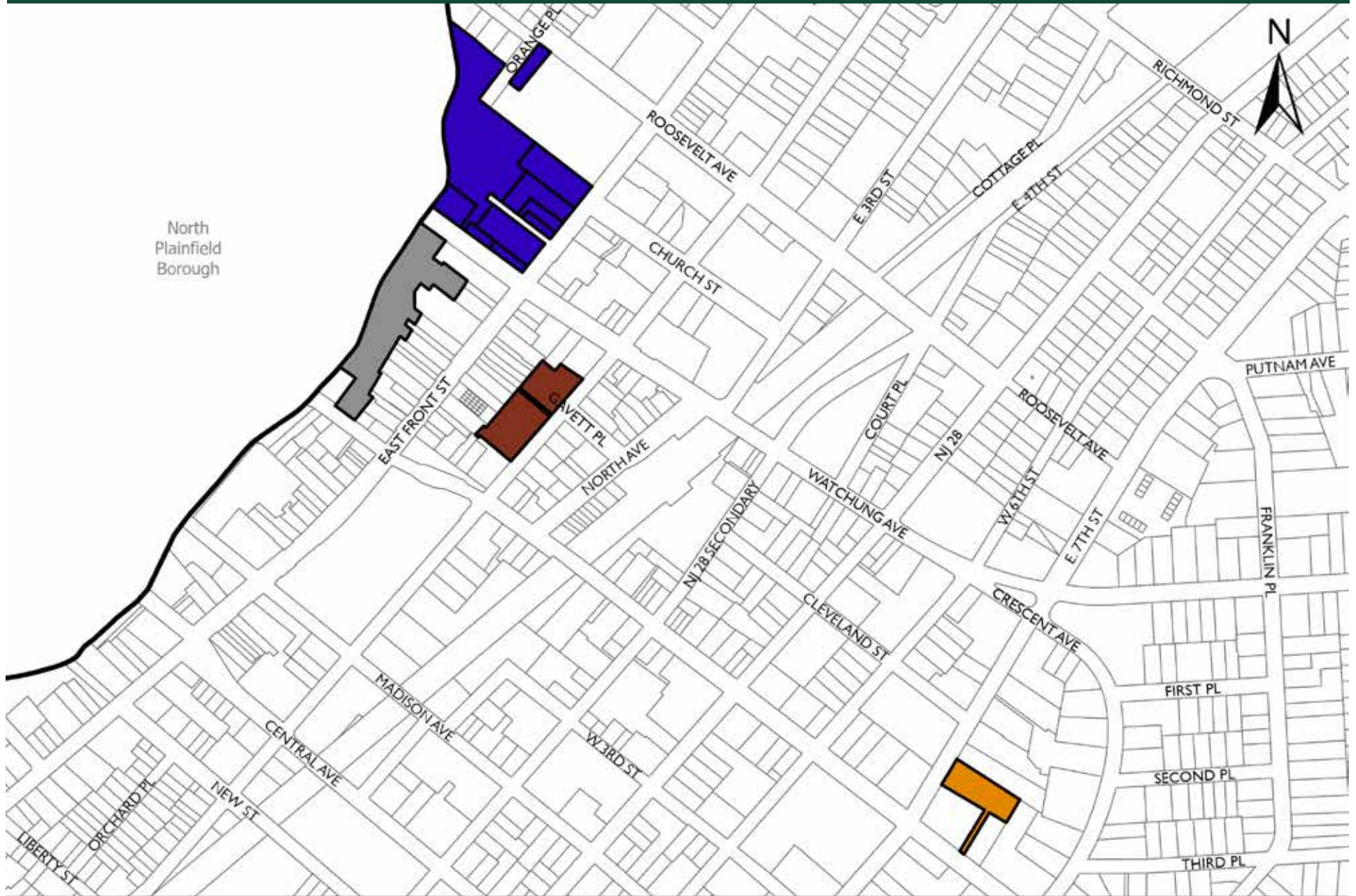
### **4.3.1 Subdistricts**

The Redevelopment Area consists of numerous Blocks and Lots within the City. Since the parcels within the Redevelopment Area are not contiguous, the Redevelopment Area has been divided into four subdistricts. These subdistricts include:

- **East Second Street District** (Block 316; Lots 22 through 24)
- **East Front Street District** (Block 318; Lots 5, 7, 8, 9, 10, 11, 12, 13, 14, and 15)
- **West Front Street Parking District** (Block 317; Lot 19)
- **East Seventh Street District** (Block 832; Lot 2)

The overall Land Use Plan is shown on Map 5 and individual subdistricts are identified on Maps 5a through 5d.







## EAST SECOND STREET DISTRICT

**Purpose:** To create mixed-use structures where the focus is providing public parking for provide to serve transit users, Downtown patrons, residents, and employees.

### Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	43,560 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	20 feet
Minimum Combined Side Yard Setback	40 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Coverage (percentage)	90%
Maximum Lot Coverage (percentage)	95%
Maximum Floor Area Ratio (FAR)	7.2
Maximum Density	125 dwelling units per acre
Maximum Building Height (feet)	105 feet
Maximum Building Height (stories)	10
Minimum Common Open Space (percentage)	5%

### Permitted Uses

- Mixed-use structures containing commercial uses on the ground floor and residential, parking or office uses on the upper floors
- Parking structures
- Apartments or multi-family dwellings (excluding the ground floor)
- Restaurants (excluding drive-thru and drive-in restaurants)
- Retail sales
- Personal services establishments
- Office (excluding the ground floor)
- Co-working or shared workspace
- Childcare centers
- Health and fitness clubs
- Art studios
- Art galleries
- Banks (excluding drive-thru facilities)

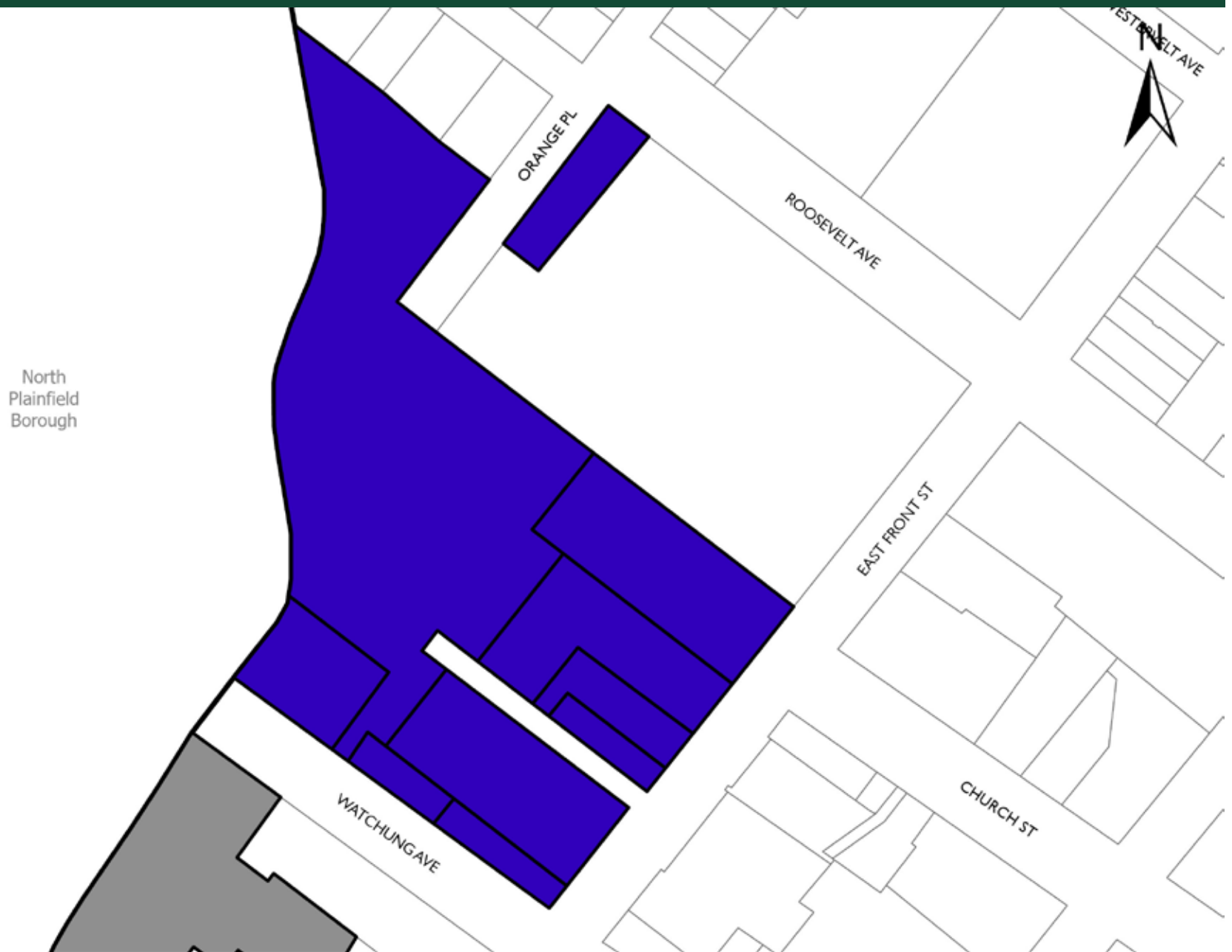
### Accessory Uses and Structures

- Health clubs, gyms, multi-purpose rooms, laundry facilities, plazas and other such facilities or amenities associated with multi-family residential uses
- Structured parking as a component of the mixed-use building
- Office serving the parking structure, which may be located on the ground floor
- Any other use customarily incident to a permitted principal use
- Electric car charging stations



### **Additional Standards**

- a) Rear vehicular loading access must be maintained for buildings facing East Front Street.
- b) Pedestrian walkway between East Front Street and East Second Street shall be preserved and maintained.
- c) Green rooftop areas can contribute towards the common open space requirement.
- d) A maximum of 80% of the ground floor space can be used for parking.
- e) First floor parking areas shall be appropriately screen with a faux wall. The faux wall shall consist of architectural feature and façade materials that are compatible with ground floor uses.
- f) Parking requirements for the following permitted uses apply:
  - i. Residential dwelling unit: 0.8 spaces per dwelling unit.



## EAST FRONT STREET DISTRICT

**Purpose:** This district serves as a location where commerce and residences can coincide.

### Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	5 feet
Minimum Combined Side Yard Setback	10 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Coverage (percentage)	70%
Maximum Lot Coverage (percentage)	90%
Maximum Floor Area Ratio (FAR)	3.0
Maximum Density	100 dwelling units per acre
Maximum Building Height (feet)	65 feet
Maximum Building Height (stories)	6
Minimum Common Open Space (percentage)	10%

### Permitted Uses

- Mixed-use structures containing commercial uses on the ground floor and residential, parking or office uses on the upper floors
- Apartments or multi-family dwellings (excluding the ground floor)
- Retail sales
- Personal services establishments
- Restaurants (excluding drive-thru and drive-in restaurants)
- Banks (excluding drive-thru facilities)
- Bars, taverns and night clubs
- Offices (excluding ground floor)
- Art galleries
- Art studios
- Theaters
- Laundromats and dry cleaners
- Health and fitness clubs
- Banquet halls
- Co-working space or shared workspace
- Childcare centers
- Fraternal organizations



### Accessory Uses and Structures

- Health clubs, gyms, multi-purpose rooms, laundry facilities, plazas and other such facilities or amenities associated with multi-family residential uses
  - Electric car charging stations
  - Surface parking
  - Structured parking as a component of the mixed-use building
  - Office serving the parking structure, which may be located on the ground floor.
  - Pedestrian walkway, as part of the Albert T. McWilliams Memorial Trail, shall be provided along the Green Brook at the rear of District, connecting Roosevelt Avenue to the north and Watchung Avenue to the south. It shall be designed in accordance with the Green Brook Trail Design Standards
  - Any other use customarily incident to a permitted principal use
- d) For projects involving adaptive reuse, the City's Historic Preservation Controls (Article X) shall be followed.
- e) If a developer improves the public parking lot and provides the walkway on Block 317, Lot 19, then the maximum density would increase by an additional 10 dwelling units per acre and one additional story.
- f) A maximum of 25% of ground floor can be used for parking. Parking at ground floor shall not be positioned at any street level frontage.
- g) Parking requirements for the following permitted uses apply:
- i. Residential dwelling unit: 0.8 spaces per dwelling unit.

### Additional Standards

- a) Pedestrian walkway shall be provided along the Green Brook at the rear of the District, connecting Roosevelt Avenue to the north and Watchung Avenue to the south. This pedestrian walkway shall follow the Green Brook Walkway Design Standards.
- b) Buildings shall not be constructed over the Green Brook. Lots abutting Green Brook shall be required to provide a buffer of at least 25 feet from Green Brook.
- c) Green rooftop areas can contribute towards the common open space requirement.



## WEST FRONT STREET PARKING DISTRICT

**Purpose:** To provide parking for patrons and employees and connect the Albert T. McWilliams Memorial Trail linear open space.

### Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	2 acres
Minimum Lot Width	50 feet
Minimum Front Yard Setback	N/A
Minimum Side Yard Setback	N/A
Minimum Combined Side Yard Setback	N/A
Minimum Rear Yard Setback	N/A
Maximum Building Coverage (percentage)	N/A
Maximum Lot Coverage (percentage)	80%
Maximum Floor Area Ratio (FAR)	N/A
Maximum Density	N/A
Maximum Building Height (feet)	N/A
Maximum Building Height (stories)	N/A
Minimum Common Open Space (percentage)	20%

### Permitted Uses

- Surface parking area
- Open space, greenway, and passive recreational space

### Accessory Uses

- Electric vehicle charging stations
- Any other use customarily incident to a permitted principal use

### Additional Standards

- Pedestrian walkway with a minimum width of 10 feet shall be provided along the Green Brook at the rear of District, connecting Watchung Avenue to the north and Somerset Street to the south. This pedestrian walkway shall follow the Green Brook Walkway Design Standards.
- The City Land Use Ordinance Parking Standards shall govern the parking lot design (Section 17:9-43 Parking lot landscaping; 17:11-15 Parking; and 17:9-42 Parking, driveways and loading).
- Parking accommodations shall be provided for compact vehicles, motorcycles, and bicycles.





 East Seventh Street District

## Map 5d: East Seventh Street District

## EAST SEVENTH STREET DISTRICT

**Purpose:** To provide opportunities for redevelopment consistent with the physical community characteristics, including multi-family residential dwellings and parking, among other uses in this transitional area of the City.

### Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	25,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	10 feet
Minimum Combined Side Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Coverage (percentage)	70%
Maximum Lot Coverage (percentage)	90%
Maximum Floor Area Ratio (FAR)	2.75
Maximum Density	75 dwelling units per acre
Maximum Building Height (feet)	55 feet
Maximum Building Height (stories)	5
Minimum Common Open Space (percentage)	10%

### Permitted Uses

- Mixed-use structures containing commercial uses on the ground floor and residential, parking or office uses on the upper floors
- Apartments or multi-family dwellings
- Art galleries
- Art studios
- Restaurants (excluding drive-thru and drive-in restaurants)
- Retail sales
- Personal service establishments

### Accessory Uses

- Health clubs, gyms, multi-purpose rooms, laundry facilities, plazas and other such facilities or amenities associated with multi-family residential uses
- Electric car charging stations
- Surface parking
- Structured parking as a component of the mixed-use building
- Office serving the parking structure, which may be located on the ground floor
- Any other use customarily incident to a permitted principal use

### **Additional Standards**

- a) Ground floor retail component is not required.
- b) Parking requirements for the following permitted uses apply:
  - i. Residential dwelling unit: 1 space per dwelling unit.



#### 4.4. Design Standards

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

##### Building, Mass and Form

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

##### Architectural Standards and Façade Treatments

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

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

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

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

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

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

g) Side and rear yard elevations should receive architectural treatments comparable to the front facades when public access or public parking is provided next to the buildings.

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

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

### Materials and Texture

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

b) Materials used on the building facade shall be consistent with materials used on surrounding and compatible with the surrounding neighborhood character

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

### Buffering/Screening

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

b) In addition to these existing buffering and screening standards, loading docks, solid waste and recycling facilities and other service areas shall be to the rear or side of buildings in

visually unobtrusive locations. Such facilities and area shall also be screened with vegetation, decorative wall or other materials.

### Parking Standards

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

b) Parking requirements for the following permitted uses apply:  
i. Co-working or shared work space: 1 space per 400 square feet of gross floor area.

### Parking Area Landscaping/Design Standards

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

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

c) Surface parking areas shall comply with Section 17:9-49C of the City Land Use Ordinance

### Loading Standards

a) All loading, service and storage areas shall be screened from public view.

b) Individual loading, service, and utility areas for businesses

are discouraged. Shared service areas should be considered for ease of maintenance and improved aesthetics.

c) Adequate rear access to lots abutting the Redevelopment Area shall be maintained.

d) Loading areas shall comply with Section 17:9-24D of the City Land Use Ordinance.

### Parking Structure Design Standards

a) Unless otherwise specified, parking structures shall include a ground floor commercial component, particularly retail spaces or personal service establishments.

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

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

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

### Residential Dwelling Units

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

- 1) Studio/efficiency unit: 500 square foot minimum floor area
- 2) One-bedroom apartment: 750 square foot minimum floor area
- 3) Two-bedroom apartment: 1,000 square foot minimum floor area
- b) Three-bedroom dwelling units are not permitted in the Redevelopment Area.

### Signage

a) All signs shall be in accordance with the City's 2018 Signage Standards.

### Miscellaneous Design Standards

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

b) A roof-top garden or landscaped roof is required on newly constructed or redeveloped building. Rooftop amenities, at any level, can contribute towards the minimum common open space requirement.

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

## 5.0 PROJECT REVIEW PROCESS AND AMENDMENTS TO THE PLAN

### 5.1 Site Plan and Subdivision Applications

In the execution of this Plan, it should be noted that the development and subdivision within the Redevelopment Area shall be governed by the requirements set forth under the applicable development regulations of the City of Plainfield. Redevelopment activities shall be in conformance with this Redevelopment Plan which may be amended from time to time in accordance with law. If a standard does not exist in this Redevelopment Plan, then the City's Land Use Ordinance shall control.

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

### 5.2 Powers of the Planning Board

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

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

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

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

The Planning Board shall have the authority to grant waivers from the Design Standards set forth in Section 4.3 of the Redevelopment Plan pursuant to N.J.S.A. 40:55D-51.



## 6.0 IMPLEMENTATION OF THE PLAN

### 6.1 Selection of Redeveloper

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

### 6.2 Certification of Completion

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

### 6.3 Statutorily Permitted Actions

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

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

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

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

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

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

6) Arrange or contract with public agencies or redevelopers.

7) Lease or convey property or improvements without public bidding

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

9) Provide for relocation assistance

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

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

### 6.4 Agreements with Redevelopers

Agreements with redevelopers shall be in accordance with the LRHL and note that only those uses established in the Redevelopment Plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

### 6.5 Equal Opportunity

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

Assistance Plan will also include any related redevelopment agreement.

### 6.6 Period of Applicability

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

### 6.7 Relocation Assistance

The City shall undertake all appropriate relocation measures as required by law pursuant to the Relocation Assistance Law of 1967, P.L. 1967, C. 79 (c. 52:31B-1 et. seq.) and the Relocation Assistance Act, P.L. 1971, C. 362 (c. 20:4-1 et. seq.) in the event of displacement of any resident from the Condemnation Redevelopment Area.

The Area governed by this Redevelopment Plan is a Non-Condemnation Redevelopment Area, which does not permit the City to acquire a property by condemnation. Prior to the undertaking of any acquisition of property by the City, to the extent required by law, a Workable Relocation Assistance Plan shall be submitted to and approved by the Department of Community Affairs in accordance with the requirements of N.J.A.C. 5:11-1.1 et seq. The City shall comply with the requirements of the Relocation Assistance Act, N.J.S.A. 20:4-1, and the Relocation Assistance Law, N.J.S.A. 52:31B-1 et seq, if applicable. The Workable Relocation

