



PLAINFIELD AVENUE EDUCATIONAL DISTRICT REDEVELOPMENT PLAN

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CITY OF PLAINFIELD, NEW JERSEY

Plainfield Avenue Educational District Redevelopment Plan

City of Plainfield, Union County, New Jersey

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Prepared for:



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1.0 INTRODUCTION

On December 13, 2021, the City Council adopted Resolution 382-21 directing the Planning Board to study City Tax Block 509, Lot 1, commonly known as 1030-1108 Plainfield Avenue (the “Redevelopment Area”) to determine if it met the criteria to be designated a non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law (the “LRHL”), N.J.S.A. 40A:12A-5. Resolution 382-21 also directed the Planning Board to prepare a redevelopment plan for the Redevelopment Area should the Planning Board recommend that the Redevelopment Area be designated as an area in need of redevelopment. On [January 20, 2022], the Planning Board considered the Redevelopment Area and adopted a resolution finding that the Redevelopment Area satisfies the LRHL criteria and should be designated as an area in need of redevelopment. On [January 20, 2022], the Planning Board also reviewed this Plan and adopted a resolution finding this Plan to be consistent with the Master Plan and recommending adoption of the same. On [February 15, 2022] the City Council adopted Resolution [____]-22 designating the Study Area as a non-condemnation “Area in Need of Redevelopment” in accordance with the LRHL.

This Plan includes the City’s vision for the Redevelopment Area and provides a framework for development and redevelopment. The Redevelopment Area is bounded by Sherman Avenue to the north, Plainfield Avenue to the east, Hartridge Place to the south and Stillman Avenue to the west. It consists of approximately 10.8 acres and is located in the 3rd Ward of the City of Plainfield (the “City”).

An array of buildings stands on the Redevelopment Area parcel, which are associated with the operations of the Koinonia Academy. Six (6) of the existing buildings are associated directly

with the K-12 education, and there are also four (4) single-family residential dwellings present. The findings of the “Area in Need of Redevelopment” Investigation found that the Redevelopment Area demonstrates underutilization and an overall need for revitalization. The Redevelopment Area has experienced numerous issues, including substantial deterioration and dilapidation of multiple existing buildings. These buildings are in need of significant repair and, for those uninhabitable, demolition. This Redevelopment Plan is designed to address the existing decline and deterioration, ensure property utilization, building rehabilitation and facilitate revitalization by activating the site with appropriate and complementary uses. The Plan envisions the continuation of the existing educational uses, while encouraging future educational-related uses, which will seamlessly integrate into the neighborhood and benefit the community overall.

This Redevelopment Plan satisfies the requirements of N.J.S.A. 40A:12A-7.

1.1 Statutory Requirements

The LRHL, N.J.S.A. 40A:12A-1 et seq. 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.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This Plan provides the statutory framework for redevelopment within the Redevelopment Area. There are no existing affordable housing units identified as to be removed as a result of the implementation of this Plan.

2.0 DISTRICT OVERVIEW

2.1. Redevelopment Area Boundary

As shown on Map 1, the Redevelopment Area is located in the City's 3rd Ward. Spanning the entirety of Block 509, Lot 1 (as shown on the Tax Map on Map 2), the Redevelopment Area covers a land area of approximately 10.8 acres. The Redevelopment Area is bounded by Sherman Avenue to the north, Plainfield Avenue to the east, Hartridge Place to the south and Stillman Avenue to the west. NJ Transit Bus Route 819 runs along the Plainfield Avenue frontage of the Redevelopment Area and has stops directly in front of the Redevelopment Area. This bus route provides direct connection to the Metuchen Train Station.

2.2. Existing Land Use

The Redevelopment Area is currently utilized for educational purposes as the campus of the Koinonia Academy. Additionally, there are single-family residential dwelling units standing on the parcel, which are occupied by staff or families associated with the Koinonia Academy. The existing Redevelopment Area land uses are depicted on Map 3.



Map 1: Redevelopment Area



Source: City of Plainfield Tax Map 116

Map 2: Tax Map

2.3. Existing Zoning

As shown on Map 4, the entire Redevelopment Area is located within the Low/Moderate Density Residential Zone District (R-3). As discussed in the City's Zoning Ordinance, this zone is "designed for single-family development at a density not to exceed 3.5 dwelling units per acre." This zone permits single-family dwellings and community residences as per N.J.S.A. 40:55D-66.1. Accessory uses permitted in the R-3 District consist of home occupations and family day care homes per N.J.S.A. 40:55D-66.5b).

2.4 History of Redevelopment Area

The Redevelopment Area was initially occupied by The Legal School for Boys in 1882. In 1916, it became known as The Wardlaw School and The Hartridge School. Both schools moved to a new location in Edison in the 1960s. The Koinonia Academy subsequently occupied the property in 1997. The Koinonia Academy is a K-12 educational facility.

3.0 THE REDEVELOPMENT PLAN

3.1 Purpose

This Plan serves as a guide for future development and redevelopment 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 main goal of this Plan is to attract redevelopment and bring activity to the Redevelopment Area, while simultaneously fitting into the existing residential and institutional land use pattern in a cohesive fashion.

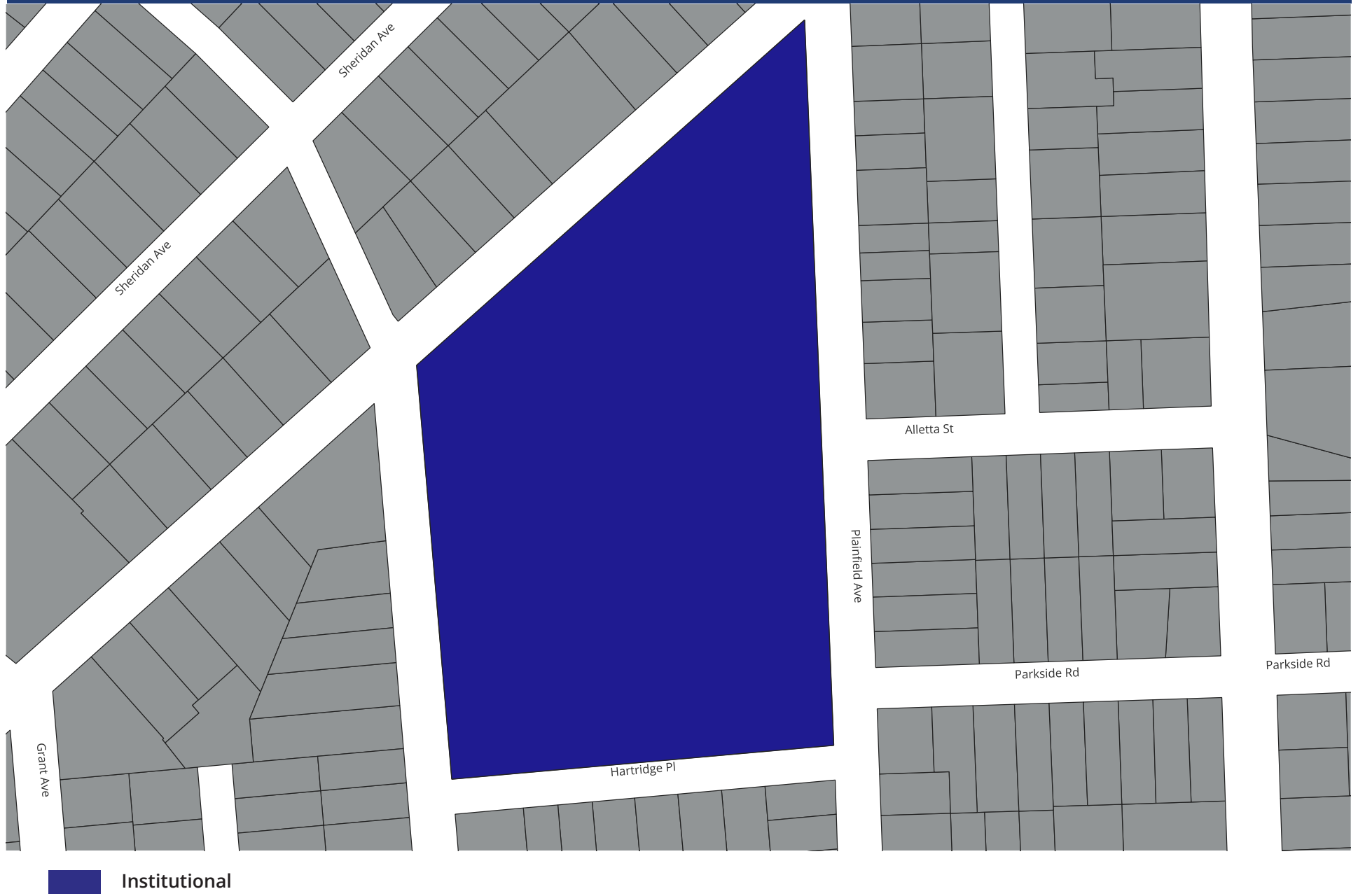
It strives to promote educational facilities through improvements to the site while maintaining the historical character of the campus and integrating into the surrounding residential neighborhood. The Plan envisions maintaining substantial open space and low impact development strategies as redevelopment activities take place. In order for this to be achieved, this Plan requires planned development and sharing facilities and services among the schools

3.2 Goals and Objectives

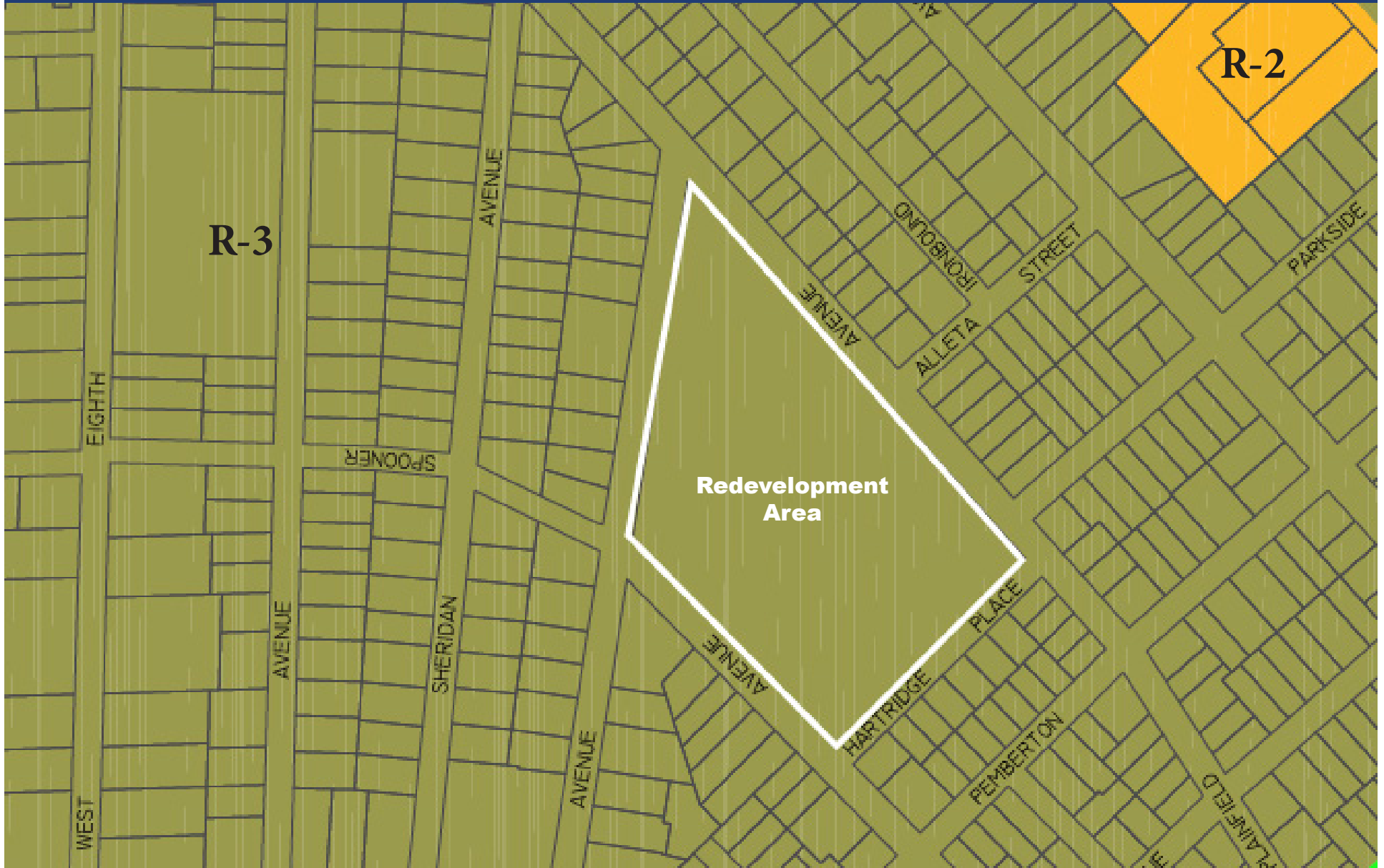
This Redevelopment Plan intends to revitalize this area of the City as an inclusive and cohesive educational district. This Plan proposes to achieve the following policy goals and objectives:

Establish Redevelopment Area as the City's Model Educational District

- o Provide redevelopment opportunities on the Koinonia Academy campus in a comprehensive, efficiently planned manner, including the construction of new schools
- o Upgrade, modernize and rehabilitate existing facilities onsite to enhance the students' environment and learning experience while promoting the health and safety of the students
- o Encourage sharing services among institutions within the District allowing them to co-operate harmoniously
- o Allow flexible standards for institutional uses in the District to operate harmoniously



Map 3: Existing Land Use



Source: City of Plainfield Zoning Map

Ensure Safety in Parking, Circulation and Accessibility of the Redevelopment Area

- o Improve site circulation and safety with the provision of drop-off areas of students
- o Support the usage of alternative modes of transportation, including public transportation, bicycle or scooter
- o Provide realistic on-site parking requirements to accommodate all teachers and staff of the schools

Effectuate Sustainability Principles

- o Encourage the implementation of energy efficient building standards and features in new construction
- o Preserve open space to serve as passive and active recreational activities
- o Encourage use and reuse of energy efficient materials
- o Implement elements of Smart Cities, such as solar-powered trash compactor bins and smart lighting on streetscapes
- o Encourage shared parking concepts
- o Encourage the use of renewable energy and low impact development strategies such as porous pavements, rain gardens; etc.
- o Encourage the use of Dark Skies compliant light fixtures

3.3. Compatibility with State and Local Plans

State Development and Redevelopment Plan

This Plan is consistent with the goals and policies set forth in the State Development and Redevelopment Plan (the "SDRP") in promoting planned development within a Metropolitan Planning Area (PA1); an area 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 SDRP's intention in the Metropolitan Planning Area of revitalizing cities and towns and providing much of the State's future redevelopment.

Union County Master Plan

Generally, the Redevelopment Plan is compliant with the 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 functions and operates within the framework of the neighborhood while being mindful of the existing buildings and structures to provide a cohesive development pattern.

Plainfield's 2020 Master Plan

This Redevelopment Plan is consistent with the City's 2020 Master Plan. Specifically, the following goals, objectives and excerpts are applicable to the Redevelopment Plan:

- *Review zoning-related issues:* Review, evaluate and reclassify current zoning as needs are identified, including for open spaces, schools, institutional uses, commercial recreational facilities and other businesses (Land Use Element, pg. 20)

- *Continue to further the goals from the 2009 Master Plan: Revitalize/redevelop underutilized areas (Land Use Element, pg. 20)*
- **R-3 – Low/Moderate Density Residential District:** “This land use category provides for a density of 3.5 dwelling units per acre. Most R-3 - low/moderate density residential zones are concentrated in the south and southeastern areas of the City.” (Land Use Element, pg. 27)
- **Recommended Changes to Zoning and Land Use Regulations:** *Inclusion of schools as a permitted use in any zone.*
- Currently schools are not a permitted use in any zone. This plan recommends that schools be considered a permitted or conditional use in appropriate zones throughout the City. This action should be a part of a wider discussion between the City and the Board of Education as to the most appropriate locations for school facilities throughout Plainfield (Land Use Element, pg. 41). Further, it should be recognized that schools are inherently beneficial uses.

The Redevelopment Area offers a prime opportunity to revitalize the existing facilities of the Koinonia Academy campus, while also bringing in other schools to co-exist. The Redevelopment Area is particularly well-suited for additional educational uses as it is accessible via bus to the Metuchen and Plainfield Train Stations.

Relation to Adjacent Municipalities

The Redevelopment Area is located approximately 930 feet north of the Borough of South Plainfield. Given this separation and the proposal to add additional educational uses, which already exist on the Redevelopment Area, there will be no substantial impact to the Borough.



3.4. Statutory Basis for the Redevelopment Plan

On December 13, 2021, the City Council adopted Resolution R 382-21 authorizing the Planning Board to prepare a Redevelopment Plan. The purpose of this Plan is to provide guidance for new development and redevelopment within the Redevelopment Area. It also sets forth a framework for design standards in appropriately specializing redevelopment among the existing and future schools and the surrounding residential community. 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.

- *Athletic/recreational field* – An open space area that is designated for the use of sports or outdoor games, such as but not limited to baseball, softball, football, soccer, field hockey or lacrosse.
- *School* – Any educational institution or facility where teachers and staff are providing a learning and instructional environment to students. A school can instruct students from pre-school to 12th Grade.
- *Special needs educational facility* – An educational facility licensed by the State of New Jersey where there is assistance and particular instruction for students with medical, physical, mental

and/or psychological disabilities.

- *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, nursing home facilities or hospitals.
- *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.

4.0 PROPOSED LAND USE PLAN

4.1. Land Use Plan

This section describes the proposed land use plan and provides a framework to implement the City's vision for the Redevelopment Area. The zoning regulations established in this Plan provide a foundation and guidelines for any development that occurs in the Redevelopment Area.

The Redevelopment Area is intended to be a core educational district of the City. With an existing private Pre-K through Grade 12 school and an area of almost 11 acres, additional educational-related uses will bolster the district overall.

4.2. District Standards

The proposed standards reflect the vision for this Plan. These standards include permitted, accessory, and prohibited uses, bulk and area standards, and other requirements which specifically define the Redevelopment Area. Design standards specific to the Redevelopment Area will also provide guidelines regarding the physical form of redevelopment projects. Buffering and screening (Section 17:9-24), parking lot landscaping (Section 17:9-43), lighting (Section 17:11-12) and parking standards (Section 17:11-15) shall comply with the City's Land Use Ordinance (unless otherwise noted in this Plan).



Map 5: Proposed Land Use Plan

PLAINFIELD AVENUE EDUCATIONAL DISTRICT STANDARDS

Purpose: Establish this area as a magnet for educational-related uses and promote all types of educational facilities while maintaining the historic character of the campus.

Bulk and Area Standards - Principal Uses

Regulation	Requirement
Minimum Lot Area	1 acre (43,560 square feet)
Minimum Lot Width	200 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	10 feet
Minimum Combined Side Yard Setback	20 feet
Minimum Rear Yard Setback	10 feet
Maximum Building Coverage (percentage)	60%
Maximum Lot Coverage (percentage)	80%
Maximum Building Height (feet)	45 feet
Maximum Building Height (stories)	3

Bulk and Area Standards - Accessory Uses

Regulation	Requirement
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	5 feet
Maximum Accessory Structure Height	15 feet

Permitted Uses

- Schools, including pre-schools, public schools, private schools, charter schools and special needs educational facilities
- Single-family dwellings
- Childcare facilities

Accessory Uses and Structures

- Administrative offices serving the operations of the schools
- Storage associated with schools
- Recreational facilities, including athletic fields and playground equipment
- Electric car charging stations
- Surface parking
- Outdoor amenities including community gardens, patio, seating areas and areas to be used for passive recreation
- Any other use customarily incidental to a permitted principal use

Prohibited Uses

- Two-family or multi-family dwellings

Additional Standards

- a) If demolition is proposed, a demolition plan shall be included as part of the site plan submission.
- b) In identifying yards for corner lots (lots facing more than one street or right-of-way), the street where the principal building façade faces shall be considered the front yard. The other street shall be considered a side yard.
- c) Roof appurtenances may be excluded from the building height measurement; however, roof appurtenances shall not exceed a height of 10 feet.
- d) Single-family dwellings shall adhere to the bulk and area requirements of the R-3 District. The following are the bulk and area requirements for the R-3 zone as stated in Schedule B of the City's Land Use Ordinance:

Bulk and Area Standards – R-3 Low/Moderate Density

Regulation	Requirement
Minimum Lot Area	12,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Frontage	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet
Minimum Side Yard Setback	10 feet
Combined Minimum Side Yard Setback	30 feet
Building Height Maximum (feet)	35 feet
Maximum Building Height (stories)	3 stories
Maximum Density	3.5 dwelling units per acre
Building Coverage Maximum (percentage)	25%
Maximum Total Lot Coverage (percentage)	40%
Minimum Improvable Area (MIA)	3,000 square feet
MIA-Diameter of Circle	38 feet

Parking Standards

- a) Parking requirements for the following permitted uses apply:
 - 1. Schools: 1 space per teacher and staff member
 - 2. Residential dwelling units: Adhere to the Residential Site Improvement Standards (RSIS) requirements
 - 3. Childcare facilities: 1 space per employee, but no less than 5 spaces
- b) Unless otherwise noted, parking ratios for all uses shall be in accordance with the regulations included in the City's Land Use Ordinance.
- c) Shared parking is encouraged among all schools within the Redevelopment Area.
- d) A minimum of 20% of the proposed parking spaces must be designated compact parking spaces.

Rehabilitation

- a) Materials, texture and finishes shall be consistent with the historic character during rehabilitation. If original materials are unavailable, the developer shall use similar materials and replicate to the greatest extent possible.
- b) Any expansion on an existing structure shall be constructed to be consistent with the elements of the original structure.
- c) Building modifications shall be permitted that complement the existing architectural style and appearance.

4.3. Design Standards

The City recognizes that a number of urban design standards and improvements are necessary in order to achieve vibrant and safe neighborhoods and community facilities. These improvements include the construction of new education institutions and the rehabilitation of existing school facilities within the Educational District. 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 ground level, design elements that promote health and safety of schools as clear signage/wayfinding, installation of surveillance systems, large windows for daylighting and 'safe zones' which are areas that are out of the exterior sight line.

- c) Building entries shall include covered areas, allowing students and staff to be sheltered from inclement weather.

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 frontages 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.

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

d) 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 building.

e) The building design shall incorporate to the greatest extent practicable green design techniques and promote energy efficiency through the choice of materials and major systems.

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.

b) The existing or similar materials, textures and finishes of the existing buildings or structures are encouraged to be used (i.e., brick). If the developer is unable to use any of these materials, textures or finishes, the developer must use an appropriate substitute, closely related to the original.

Buffering/Screening

a) Service areas, loading docks, solid waste and recycling facilities and other service areas are to be screened so as to not be visible from street view. Such facilities and areas shall also be appropriately screened with vegetation, a decorative wall or other materials.

b) Unless otherwise noted, buffering and screening shall adhere to the regulations set forth in Section 17:9-24 and Section 17:9-43 of the City's Land Use Ordinance.

c) Shrubs with a maximum height of 4 feet shall be planted along the rear and side yards that do not abut a street.

Parking Area Landscaping and Circulation Design Standards

a) Standards set forth in Section 17:9-42 of the City's Land Use Ordinance are not applicable to the Redevelopment Area.

b) Planting islands shall be five (5) feet wide. Planting islands shall be located at each end of the parking bay. No interior planting islands shall be required.

c) Parking lots shall be setback a minimum of 20 feet from a right-of-way and 10 feet from a side or rear yard property line.

d) Parking areas are encouraged to be located in the rear and/or side yards of the property. Parking areas may be located in the front yard, however, must be screened from street view through the use of: 1. Landscaping (i.e., vegetative buffer) and 2. decorative

wall or ornamental fence. Walls and fences shall be a minimum 4 feet in height. Vinyl and chain link fences shall not be permitted in this district.

e) 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.

f) Bicycle rack(s) to accommodate a minimum of five (5%) of the total parking stalls shall be provided.

Parking, Driveways and Loading

a) Student loading/unloading areas shall be clearly indicated, and pass-through lanes are required to keep vehicular traffic flowing safely.

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

c) Driveway widths shall be sized to provide sufficient turning radius for the largest expected truck entering the site.

Lighting

a) Low level illuminations of campus walkways are encouraged through the installation of bollard-style lights.

b) Motion sensors for campus security shall be installed along

the walkways of the campus and shall operate from dusk to dawn.

c) The requirement for decorative street lights shall not apply to this district.

d) All other requirements set forth in Section 17:11-12 of the City's Land Use Ordinance shall be met.

Tree Preservation and Shade Trees

a) The redeveloper shall make every effort to preserve existing trees. Trees that display evidence of declining health or death, as determined by a certified arborist, shall be removed to maintain the aesthetics of the campus and a safe environment.

b) The requirements of Section 17:9-49C of the Land Use Ordinance shall be applicable.

Signage

a) All signs shall be in accordance with the City's Signage Design Standards – Section 17:9-51(C) of the City's Land Use Ordinance.

Outdoor Storage

a) Unless otherwise noted, the standards of Section 17:9-41 of the City's Land Use Ordinance shall be applicable.

b) Outdoor storage shall be permitted (i.e., lawn maintenance equipment, snow plows, etc.). However, maintenance equipment, supplies and materials shall be kept within a structure for safety

and aesthetic purposes. Said structure shall be secured with a lock.

c) Equipment, supplies and materials storage outside a structure is prohibited.

d) Storage structures shall be screened with a vegetative buffer from street view.

Athletic Fields

a) Athletic fields shall be comprised of natural turf or synthetic turf. Seed mix for natural turf shall be native to New Jersey, drought tolerant and not require scheduled irrigation.

b) Athletic fields shall be set back a minimum of 5 feet from any property line. Consideration shall be made to the orientation of goals and the need for netting to contain balls within the premises.

c) Night lighting of athletic fields shall be permitted; however, light poles shall not exceed 50 feet in height. The Illuminating Engineering Society standards for athletic field lighting are encouraged to be followed. Athletic field lights shall be turned off after 9:00 PM.

Playground Areas

a) All playground equipment shall be ADA compliant. Said playground equipment must be sensitive to and accessible by special needs students.

b) Separate playground facilities shall be designed for children ages 2 to 5 years old, and 5 to 12 years old and must meet the

N.J.A.C. 6A:26, Educational Facilities.

c) Existing trees shall be limbed or removed so as to not present a hazard to the playground areas.

d) Slides shall be oriented to minimize southern sun exposure.

Refuse and Recycling Storage Areas

a) The standards of Section 17:11-16.A of the Land Use Ordinance shall be required.

Sidewalks

a) Onsite walkways and sidewalks shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).

b) Sidewalks along the perimeter of the project site shall be repaired if damaged.

c) Sidewalk within a public-right-of-way shall have a minimum width of 4 feet.

d) Where the width allows, sidewalks within public rights-of-way shall have a 5 foot wide grass strip between the sidewalk and the curb.

e) The standards of Section 17:11-18 of the City Land Use Ordinance shall apply.

Miscellaneous Design Standards

- a) Implementing sustainable design practices and energy efficient buildings standards are strongly encouraged for newly constructed/redeveloped buildings.
- b) Schools within the Redevelopment Area are encouraged to share services, including parking, athletic fields and other common facilities.
- c) All buildings, parking facilities, walkways, recreational facilities and playgrounds shall be designed to be ADA accessible.
- d) Site amenities such as benches, refuse and recycling receptables shall be provided throughout the Redevelopment Area and off-site along Plainfield Avenue.
- e) The implementation of green infrastructure is highly encouraged.
- f) Street curb shall be replaced and/or repaired where the existing curb is missing, noncompliant, or damaged, as recommended by the City Engineer.

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. and Article XI (Site Plan and Submission and Performance Standards) of the City's Land Use Ordinance.

The redeveloper shall be responsible for the execution of offsite improvements associated with the redevelopment project as necessary (e.g., utility improvements to accommodate increase in capacity, etc.). These off-site improvements shall be specified in the Redevelopment Agreement.

The redeveloper must adhere to Article VIII (Required Development Approvals, Development Permits and Approval Process) and of the City's Land Use Ordinance.

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 redeveloper 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.

In addition to granting or denying "C" variances for bulk standards,

the Planning Board shall have the authority to grant waivers from the Design Standards set forth in Section 4.3 of this 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. However, a potential redeveloper, which can demonstrate site control, may apply for and obtain site plan approval prior to being designated as a redeveloper and establishing a redevelopment agreement.

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 property pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C. 40A-12 through 22).
- 3) Clear any area owned or acquired and install or reconstruct infrastructure.
- 4) 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.
- 5) Arrange or contract with public agencies or redevelopers.
- 6) Lease or convey property or improvements without public bidding.
- 7) Enter upon building or property for conduction of investigations or surveys.
- 8) 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.
- 9) 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 age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex (from N.J.S.A. 10:5-31 et seq.) in the sale, use, lease, or occupancy thereof.

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.

