

DOWNTOWN EAST FRONT STREET REDEVELOPMENT PLAN



CITY OF PLAINFIELD, NEW JERSEY

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Downtown East Front Street Redevelopment Plan

City of Plainfield, Union County, New Jersey

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Prepared for:



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1.0 INTRODUCTION

Pursuant to N.J.S.A. 40A:12A-5 and Plainfield Council Resolution 059-17 dated January 17, 2017, the City of Plainfield designated the entire Urban Enterprise Zone (“UEZ”) as an “Area in Need of Rehabilitation” (“Rehabilitation Area”) in accordance with the Local Redevelopment and Housing Law (“LRHL”). City Council adopted Resolution 159-21 dated April 12, 2021 directing the Planning Board to prepare a Redevelopment Plan for a portion of this Rehabilitation Area. The following City Tax Blocks and Lots were designated as an “Area in Need of Rehabilitation” and were identified to be included in the Redevelopment Plan (“Redevelopment Area”):



Table 1: Redevelopment Area Parcels

Block, Lot	Address
316, 2	100-06 E Front Street
316, 3	108-10 E Front Street
316, 4	112-16 E Front Street
316, 5	118-20 E Front Street
316, 6	122-30 E Front Street
316, 7.01	132-40 E Front Street
316, 7.02	132-40 E Front Street
316, 7.03	132-40 E Front Street
316, 7.04	132-40 E Front Street, Unit 2C
316, 7.05	132-40 E Front Street, Unit 2B
316, 7.06	132-40 E Front Street, Unit 2E
316, 7.07	132-40 E Front Street, Unit 2F
316, 7.08	132-40 E Front Street, Unit 2G
316, 7.09	132-40 E Front Street, Unit 3C
316, 7.10	132-40 E Front Street, Unit 3B
316, 11	158-62 E Front Street
316, 7.12	132-40 E Front Street, Unit 3D
316, 7.13	132-40 E Front Street, Unit 3E
316, 7.14	132-40 E Front Street, Unit 3F
316, 7.15	132-40 E Front Street, Unit 4C
316, 7.16	132-40 E Front Street, Unit 4B

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316, 7.17	132-40 E Front Street, Unit 4A
316, 7.18	132-40 E Front Street, Unit 4D
316, 7.19	132-40 E Front Street, Unit 4E
316, 7.20	132-40 E Front Street, Unit 4F
316, 8	142-44 E Front Street
316, 9	146-52 E Front Street
316, 10	154-56 E Front Street
316, 11	158-62 E Front Street
316, 12	164-66 E Front Street
316, 13	168-70 E Front Street
316, 14	172 E Front Street
316, 15	174-78 E Front Street
316, 16	180-84 E Front Street
316, 17	186-88 E Front Street
316, 18	190-96 E Front Street
316, 19	106-12 Watchung Avenue
316, 20	114-18 Watchung Avenue
316, 21	120-30 Watchung Avenue
316, 22	141-57 E 2nd Street
316, 23	139 E 2nd Street
316, 24	115-37 E 2nd Street
316, 25	131-37 Park Avenue
316, 26	123-29 Park Avenue

316, 27	119-21 Park Avenue
316, 28	107-17 Park Avenue
317, 1	181-95 E Front Street
317, 2	179 E Front Street
317, 3	173-77 E Front Street
317, 4	163-71 E Front Street
317, 5	155-61 E Front Street
317, 6	153 E Front Street
317, 7	149-51 E Front Street
317, 8	145-47 E Front Street
317, 9	141-43 E Front Street
317, 10	135-39 E Front Street
317,11	129-33 E Front Street
317, 12	125-27 E Front Street
317, 13	119-23 E Front Street
317, 14	117A E Front Street
317, 15	115-17 E Front Street
317, 16	107-13 E Front Street
317, 17	101-05 E Front Street
317, 18	12-18 Somerset Street

DOWNTOWN EAST FRONT STREET REDEVELOPMENT PLAN





**BOROUGH OF
NORTH PLAINFIELD**

BLOCK 317

BLOCK 316

CHURCH ST

WATCHUNG AVE

EAST FRONT STREET

S. SECOND ST

PARK AVENUE

GAVETT PL

NORTH AVE

■ Tax Lot

Map 2: Tax Blocks and Lots

This Plan includes the City’s vision for the Redevelopment Area and provides a framework for development and redevelopment. The Redevelopment Area is situated along both sides of East Front Street, between Park Avenue to the west and Watchung Avenue to the east. It consists of approximately 8.1 acres and is located in the 1st Ward of the City of Plainfield (the “City”).

The Redevelopment Area demonstrates underutilization and need for revitalization, as indicated in the “Area in need of Rehabilitation” Investigation. The Redevelopment Area has experienced numerous issues, including underutilized and vacant properties, aged water and sewer infrastructure, and delinquent taxes. This Redevelopment Plan is designed to address the existing decline and deterioration, ensure property utilization, and facilitate urban revitalization by activating the site with appropriate uses. 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





- Commercial
- Mixed-use
- Open space
- Parking

Map 3: Existing Land Use



Map 4: Existing Zoning

within the Redevelopment Area.

2.0 DISTRICT OVERVIEW

2.1. Redevelopment Area Boundary

As shown on Map 1, the Redevelopment Area is located in the City's 4th Ward and Central Business District. The Redevelopment Area covers a land area of approximately 8.1 acres. The Redevelopment Area consists of Blocks 316 and 317. The Redevelopment Area is along both sides of East Front Street, between Somerset Street to the west and Watchung Avenue to the east.

2.2. Existing Land Use

The existing land uses within the Redevelopment Area are detailed on Map 3. The Redevelopment Area generally consists of commercial uses and mixed-use buildings with ground floor retail and residential or office uses on the upper floors. All of the Redevelopment Area parcels are located within the City's UEZ.

2.3. Existing Zoning

As shown on Map 4, all of the Redevelopment Area parcels are located within the Central Business District (CBD or TODD/CBD), except for Block 316, Lots 22, 23 and 24. These parcels are located within the Scattered City-Owned Parking Lots Redevelopment Area, and specifically within the East Second Street Subdistrict.

The City's Land Use Ordinance notes that the TODD/CBD "serves as the main pedestrian shopping district." This district permits

mixed-use residential dwellings; childcare centers per N.J.S.A. 40:55D-66.6; retail (excluding drive-in establishments); personal service establishments (excluding drive-in establishments); offices (including medical offices); banks; health and fitness clubs; art galleries and studios; theaters; hotels; restaurants (excluding drive-in establishments); taverns; nightclubs; banquet halls; parking garages and lots; recording studios; senior centers (per Section 17:9-49A) and repair shops. Outdoor dining is permitted as an accessory use in the CBD.

2.4. Area in Need of Rehabilitation Designation

As stated earlier in this Plan, the City's entire UEZ was designated as an 'Area in Need of Rehabilitation'. The Redevelopment Area is a portion of the UEZ. In designating the UEZ, the following criteria were met:

- **Criteria 2:** More than half of the housing stock in the delineated area is at least 50 years old.
- **Criteria 3:** There is a pattern of vacancy, abandonment or underutilization of the properties in the area.
- **Criteria 4:** There is persistent arrearage of property tax payments on the properties in the area.
- **Criteria 5:** Environmental contamination is discouraging improvements and investments in properties in the area.
- **Criteria 6:** A majority of the water and sewer infrastructure is at least 50 years old and is in need of repair or substantial maintenance.

This Plan will advance the amelioration of these conditions through the investment and upgrade of the City's infrastructure and the tools to rehabilitate, adaptively reuse and redevelop aged, stagnant properties.

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 primary goal of this Plan is to attract redevelopment 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 encourage: (1) sustainable mixed-use development; (2) provide a variety of land uses that complement one another; and (3) enhance the existing streetscape.

3.2 Goals and Objectives

This Redevelopment Plan presents an opportunity to attract new development that will revitalize East Front Street. It will also boost the local economy to benefit residents of adjacent neighborhoods and throughout the entire City. This Plan intends to satisfy the following policy goals and objectives:

Preserve and rehabilitate existing historic buildings

- o Maintain the historic building facades and appearances along East Front Street
- o Retain the physical character of the Central Business District

Provide flexible regulations to incentivize new mixed-use

redevelopment

- o Incorporate multiple uses into a single development to complement one another and thrive together
- o Permit a range of uses for an eclectic Downtown environment and as options for redevelopers to pursue
- o Seek opportunities for placemaking to gravitate people downtown and create a sense of place

Stimulate Economic Development

- o Bolster the City's Central Business District as the main shopping designation of the City
- o Increase and diversify the economic base and offer employment opportunities for residents while generating tax ratables to offset taxes
- o Encourage an array of commercial uses that will serve local residents while attracting visitors

Manage Parking, Circulation and Accessibility

- o Encourage walkability along East Front Street through the implementation of the City's streetscape standards
- o Improve site circulation and safety among vehicles, cyclists, and pedestrians alike
- o Provide adequate access for loading purposes at the rear of business establishments
- o Support the usage of alternative modes of transportation, including public transportation, bicycle, or scooter

Implement Sustainability Principles

- o Encourage the implementation of LEED building standards in new construction
- o Reduce the heat island effect through the planting of street trees and vegetated corridors
- o Encourage use and reuse of energy efficient materials

- o Implement elements of Smart Cities, such as solar-powered trash compactor bins, smart lighting on streetscapes, and sensors monitoring levels of air and noise pollution

3.3. Compatibility with State and Local Plans

State Development and Redevelopment Plan

This 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); 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 State Plan'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

This Redevelopment Plan is in general compliance 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 works within the framework of the neighborhood while being mindful of the existing structures that provide a cohesive development pattern.

2020 Master Plan

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

- "Continue to further the goals from the 2009 Master Plan: Revitalize/redevelop underutilized areas." (Land Use Element, pg. 20)
- "Development has continued to take place at an accelerated rate throughout the CBD, with a mix of commercial, residential and mixed-use developments occurring throughout. Much of the activity has involved the rehabilitation and adaptive reuse of existing structures." (Land Use Element, pg. 23)
- "The City's Central Business District (CBD) is located in the northern central area of the city and was intended to be the downtown retail center as well as serving a broader population of Plainfield residents and the surrounding region. The city has targeted the CBD as such a center because of its proximity to the Downtown Train Station. This area should continue as a priority for the City's primary retail and business center." (Land Use Element, pg. 27)
- "Development is also taking place and proposed throughout the Central Business District, along Watchung Avenue and East and West Fourth and Fifth Streets and on West Front Street to the southwest." (Land Use Element, pg. 34)
- "This plan recommends the strategic use of "areas in need of rehabilitation" designation throughout the City, as an incentive

for property rehabilitation. " (Land Use Element, pg. 43)

- "Diversity Housing Options: Continue to explore revitalization and adaptive reuse of dilapidated, abandoned and underutilized commercial properties." (Housing Element, pg. 46)
- "The City should continue to pursue the revitalization, and adaptive reuse, of dilapidated, obsolete, and underutilized commercial and industrial building for the production of new housing units where appropriate." (Housing Element, pg. 62)
- "The most significant cluster of jobs is located within the Central Business District of the City. This cluster is mostly derived from the Downtown-centric jobs related to City government and retail sales and services." (Economic Plan Element, pg. 73)
- "Within the Central Business District, the thoroughfare of both East and West Front Street is a significant commercial corridor with retail branching off along both sides. East Front Street commercial uses run from Park Avenue at its western limit to its intersection with Sandford Avenue at its eastern end. Historic buildings, including the Strand Theater and the old YMCA, are also located along East Front Street...East and West Front Street will continue to serve as the City's main artery for retail sales and services." (Economic Plan Element, pg. 79)
- "Urban Enterprise Zone: Continue to leverage existing businesses and encourage others to locate within the City's Urban Enterprise Zone and take advantage of the tax abatements and benefits. Small businesses should continue to take advantage of the assistance and services offered by the UEZ Program." (Economic Plan Element, pg. 85)

The Redevelopment Area is located approximately 400 feet north of the City's Downtown Train Station, which provides access to major transit hubs in New Jersey and New York City, in addition to connections to bus routes. Infusing the Redevelopment Area with new activity and uses will boost the Downtown and contribute in its transformation as a regional destination

Other Redevelopment Plans in the Neighborhood

TODD West Redevelopment Plan

The TODD West Redevelopment Plan was initially adopted by the City in May 2017. This redevelopment plan consists of a vision for that area of the City and provides a framework for development and redevelopment. The TODD West Redevelopment Plan Area is located north and east of the Plainfield Train Station, approximately 950 feet away from the Train Station. The goals of the TODD West Redevelopment Plan are to:

- 1) Promote Transit-Oriented Development and Activity
- 2) Improve Economic Development
- 3) Increase Sustainability
- 4) Manage Parking and Traffic

Scattered City-Owned Parking Lots Redevelopment Plan

In August 2020, the City Council adopted the Scattered City-Owned Parking Lots and Adjacent Lots Redevelopment Plan. It consists of Block 317, Lot 19; Block 316, Lots 22, 23, and 24; Block 832, Lot 2; and parcels with Block 318. As indicated in the plan's title, these properties are scattered between the 1st and 3rd Wards of the City. The goals outlined in this redevelopment are to:

- o Promote Transit-Oriented Development and Transit Usage
- o Stimulate Economic Development
- o Manage Parking, Circulation and Accessibility
- o Incorporate Principles of Sustainability

Block 316, Lots 22, 23, and 24 are part of the Scattered City-Owned Parking Lots and Adjacent Lots Redevelopment Plan and specifically, the East Second Street District. Although these lots are also within this Redevelopment Plan, they will continue to be controlled and regulated by the land use standards set forth in the Scattered City-Owned Parking Lots and Adjacent Lots Redevelopment Plan.

TODD South Redevelopment Plan

The Redevelopment Plan for the area of the City known as TODD South was first adopted by City in January 2020. TODD South spans across 120 parcels and covers approximately 38 acres. As noted by the name, this redevelopment area is immediately south of the Downtown Train Station. Numerous goals were identified for this plan, including:

- 1) Promote Transit-Oriented Development and Transit Usage
- 2) Simulate Economic Development
- 3) Promote Active Commercial Corridors
- 4) Infuse Arts and Culture into the Community
- 5) Improve Site Design and Layout
- 6) Incorporate Principles of Sustainability

Teppers Tract Redevelopment Plan /197 Scattered Property Plan

The Tepper's Tract Redevelopment Plan was first adopted in May 2000 and subsequently amended in October 2005. This plan consists

of properties within Block 249 and 250, bounded by Somerset Street to the east, West Front Street to the south, Madison Avenue to the west, and Green Brook to the north. Notable goals of this redevelopment plan are revitalizing Downtown Plainfield with the creation of mixed-use development containing commercial, retail, office and residential uses; promoting attractive development that will enhance the quality of the City's Downtown area; and stimulating private investment in the Downtown area of the City.

The 197 Scattered Sites Plan was first adopted in 1999 and has had several subsequent amendments since the initial adoption. The intention of this plan was to redevelop abandoned and vacant properties throughout the City using various strategies. The following 197 sites, also within the Tepper's Tract Redevelopment Plan, are situated northwest of the Redevelopment Area:

- Block 249, Lot 2
- Block 250, Lots 4.01, 5.01, 6.01, 7.01, 7.02, 7.03, 7.04. and 7.05

Relation to Adjacent Municipalities

The Redevelopment Area is located approximately 150 feet south of the Borough of North Plainfield. The close proximity of this Plan Area will have a positive impact on the Borough as it will continue to draw a critical mass that will contribute secondary economic impacts that will benefit the Borough.

3.4. Statutory Basis for the Redevelopment Plan

On April 12, 2021, the City Council adopted Resolution R 149-21 authorized the Planning Board to prepare a Redevelopment Plan. The purpose of this Plan is to guide future development and

redevelopment within the Redevelopment Area. It also set 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.

- 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.
- Artisan Maker or Industrial Studio – A studio or workshop for artisan-related crafts, which are more intensive than traditional art studios, with activities such as 3D printing, metal working, wood working, glassblowing, furniture making, leather craft, electronics, robotics, laser cutting, textiles, fashion, and related items.
- Café – A small eating and drinking establishment where light meals are prepared and served. Patron seating is usually limited to less than a restaurant.
- 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.

- Live/work space – Space that combines the function of residential living space with the flexibility of utilizing the space for various types of work, including but not limited to desk or office, artists or other design professionals.
- Mixed-use development – A development containing two or more different uses such as, but not limited to residential, retail, office, parking, institutional, entertainment or open space.
- 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.

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 guideline for any development that occurs in the Redevelopment Area.

The Redevelopment Area is a critical piece to the overall Central Business District of the City. East Front Street, as well as West Front Street, is a significant commercial corridor in the City, where the majority of shopping takes place as it is an active and intense area. Mixed-use development is appropriate for this location given the surrounding uses and proximity to the Downtown Train Station. Its proximate location makes this area ripe for development. It is critical to establish the highest and best land uses to ensure success of this Redevelopment Area.

4.2. Standards

The proposed standards reflect the vision for this Plan. These regulations include permitted and accessory 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, parking lot landscaping, lighting and parking standards shall comply with the City's Land Use Ordinance (unless otherwise noted in this Plan).

Block 316, Lots 22, 23, and 24 are already in the Scattered City-Owned Parking Lots Redevelopment Area. To that end, the existing redevelopment regulations for these parcels shall continue to apply.





 Downtown East Front Street Land Use Plan

Map 5: Proposed Land Use Plan



DOWNTOWN EAST FRONT STREET LAND USE PLAN

Purpose: Revitalize the East Front Street corridor of the City’s Central Business District and concentrate mixed-use and commercial activity within this Area.

Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	0 feet
Minimum Combined Side Yard Setback	0 feet
Minimum Rear Yard Setback	15 feet
Maximum Building Coverage (percentage)	75%
Maximum Lot Coverage (percentage)	90%
Maximum Floor Area Ratio (FAR)	4.5
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 ground floor)
- Offices
- Co-working spaces or shared work spaces
- Live/work spaces
- Health or fitness clubs
- Artisan maker or industrial studios

Accessory Uses

- Health club, gym, multi-purpose room, laundry facilities, lounges, office or meeting rooms, plazas and other such facilities or amenities associated with multi-family residential uses
- Electric car charging stations
- Structured parking as a component of the mixed-use building
- Surface parking

- Retail sales
- Personal services establishments (excluding drive-in establishments)
- Restaurants or cafes (excluding drive-in establishments)
- Theaters
- Hotels
- Taverns
- Night clubs
- Art studios
- Art galleries

- Outdoor amenities including community gardens, patio, seating areas, and areas to be used for passive recreation
- Outdoor dining
- Storage for tenants
- Any other use customarily incidental to a permitted principal use

Additional Standards

- a) Parking requirements for the following permitted uses apply:
 - i. Residential dwelling unit: 0.8 spaces per dwelling unit.
 - ii. Personal service establishments or retail sales: 1 space per 500 square feet of gross floor area.
 - iii. Office, maker, co-working or shared work space: 1 space per 750 square feet of gross floor area.
- b) A redeveloper may lease parking spaces from the Plainfield Parking Bureau.
- c) A roof-top garden, landscaped roof area or deck shall be provided on every newly constructed building, and rehabilitated building if possible, in the Redevelopment Area. These amenities may be provided at any portion of a building where a rooftop is accessible. Rooftop amenities or landscaped areas, at any level, can contribute towards the minimum common open space requirement.

Adaptive Reuse

- a) Bulk and Area Standards are not applicable to adaptive reuse and/or rehabilitation of existing structures where no increase to exterior building dimensions are proposed.
- b) The developer is encouraged to follow City’s Historic Preservation Guidelines.
- c) 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.

- d) Any expansion on the existing structure shall be constructed to be consistent with the elements of the original structure.
- e) Building modifications shall be permitted that complement the existing architectural style.

4.3. 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) 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 should 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) 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. The use of vinyl is prohibited.

b) If the development involves adaptive reuse, the existing or similar materials, textures and finishes of the original structure shall be used. 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.

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

Buffering/Screening

a) Loading docks, solid waste and recycling facilities and other service areas shall be located at the rear or side of buildings in visually unobtrusive locations. Such facilities and area shall also be appropriately screened with vegetation, decorative wall or other materials.

Parking Standards

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

b) Shared parking, especially among mixed-use structures, is encouraged.

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) Parking areas shall be located in the rear and/or side yard of the property (excluding parking structures). Parking areas may also be located underneath newly constructed buildings.
- d) For parking areas located under a building, the Planning Board may, instead of requiring planting islands, require a contribution to the Plainfield Shade Tree Fund in accordance with Section 17:9-49C of the City's Land Use Ordinance.

Parking Structure Design Standards

- a) 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:
 - i. Studio/efficiency unit: 500 square foot minimum floor area
 - ii. One-bedroom apartment: 750 square foot minimum floor area
 - iii. Two-bedroom apartment: 1,000 square foot minimum floor area

Signage

- a) All signs shall be in accordance with the City's 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) Implementing sustainable design practices and LEED certifiable buildings standards are strongly encouraged for newly constructed/redeveloped buildings.
- c) The adopted Streetscape Design Manual shall apply to all development within the Redevelopment Area.

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.

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 this 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 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 race, creed, color, or national origin 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.

CITY OF PLAINFIELD

R 149-21

RESOLUTION OF THE CITY OF PLAINFIELD DIRECTING THE PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN FOR A PORTION OF THE UEZ/REHABILITATION AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), authorizes a municipality to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment or rehabilitation; and

WHEREAS, on January 17, 2017, the City of Plainfield, a public body corporate and politic of the State of New Jersey (the “**City**”), adopted Resolution 059-17, designating the entirety of the Urban Enterprise Zone (the “**UEZ**”) as an Area In Need Of Rehabilitation (the “**Rehabilitation Area**”); in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”); and

WHEREAS, upon such designation, the Redevelopment Law authorized the adoption of a redevelopment plan for the Rehabilitation Area or any portions thereof; and

WHEREAS, the City Council desires that a redevelopment plan be prepared for a portion of the Rehabilitation Area for the Front Street Area, including the properties:

Block, Lot	Address
316,2	100-06 E Front Street
316, 3	108-10 E Front Street
316, 4	112-16 E Front Street
316, 5	118-20 E Front Street
316, 6	122-30 E Front Street
316, 7.01	132-40 E Front Street
316, 7.02	132-40 E Front Street
316, 7.03	132-40 E Front Street
316, 7.04	132-40 E Front Street, Unit 2C
316, 7.05	132-40 E Front Street, Unit 2B
316, 7.06	132-40 E Front Street, Unit 2E
316, 7.07	132-40 E Front Street, Unit 2F
316, 7.08	132-40 E Front Street, Unit 2G
316, 7.09	132-40 E Front Street, Unit 3C
316, 7.10	132-40 E Front Street, Unit 3B
316, 11	158-62 E Front ST
316, 7.12	132-40 E Front Street, Unit 3D
316, 7.13	132-40 E Front Street, Unit 3E
316, 7.14	132-40 E Front Street, Unit 3F
316, 7.15	132-40 E Front Street, Unit 4C
316, 7.16	132-40 E Front Street, Unit 4B
316, 7.17	132-40 E Front Street, Unit 4A
316, 7.18	132-40 E Front Street, Unit 4D
316, 7.19	132-40 E Front Street, Unit 4E
316, 7.20	132-40 E Front Street, Unit 4F
316, 8	142-44 E Front Street
316, 9	146-52 E Front Street
316, 10	154-56 E Front Street
316, 11	158-62 E Front Street
316, 12	164-66 E Front Street
316, 13	168-70 E Front Street
316, 14	172 E Front Street
316, 15	174-78 E Front Street
316, 16	180-84 E Front Street
316, 17	186-88 E Front Street
316, 18	190-96 E Front Street
316, 19	106-12 Watchung Avenue

316, 20	114-18 Watchung Avenue
316, 21	120-30 Watchung Avenue
316, 22	141-57 E 2 nd Street
316, 23	139 E 2 nd Street
316, 24	115-37 E 2 nd Street
316, 25	131-37 Park Avenue
316, 26	123-29 Park Avenue
316, 27	119-21 Park Avenue
316, 28	107-17 Park Avenue
317, 1	181-95 E Front Street
317, 2	179 E Front Street
317, 3	173-77 E Front Street
317, 4	163-71 E Front Street
317, 5	155-61 E Front Street
317, 6	153 E Front Street
317, 7	149-51 E Front Street
317, 8	145-47 E Front Street
317, 9	141-43 E Front Street
317, 10	135-39 E Front Street
317,11	129-33 E Front Street
317, 12	125-27 E Front Street
317, 13	119-23 E Front Street
317, 14	117A E Front Street
317, 15	115-17 E Front Street
317, 16	107-13 E Front Street
317, 17	101-05 E Front Street
317, 18	12-18 Somerset Street

(the “Redevelopment Plan Area”)

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Plainfield, New Jersey as follows:

1. Generally. The foregoing recitals are incorporated herein as if fully set forth at length.

2. Preparation of a Redevelopment Plan. The Planning Board is hereby authorized to undertake the preparation of a redevelopment plan for the Redevelopment Plan Area.

3. Severability. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

4. Availability of the Resolution. A copy of this Resolution shall be available for public inspection at the offices of the City Clerk.

5. Effective Date. This Resolution shall take effect immediately.

ADOPTED BY THE MUNICIPAL COUNCIL

April 12, 2021



Abubakar Jalloh, R.M.C.
Municipal Clerk

CLERK’S CERTIFICATION

I, Abubakar Jalloh, City Clerk of the City of Plainfield do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Plainfield City Council.

Abubakar Jalloh, R.M.C.
Municipal Clerk

✓ Vote Record - Resolution R 149-21						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Charles McRae	Second	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Joylette Mills-Ransome	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Steve Hockaday	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Ashley Davis	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Sean McKenna	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consensus	Stacey Welch	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barry N. Goode	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>