

197 SCATTERED SITES REDEVELOPMENT PLAN: SEVENTH AMENDMENT

Prepared for:
City of Plainfield

Prepared by:



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Amended: [____], 2022

197 Scattered Sites Redevelopment Plan: Seventh Amendment

City of Plainfield, Union County, New Jersey

Amended: [____], 2022

Presented to Planning Board on June 2, 2022

Prepared for:



City of Plainfield

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

197 Scattered Sites Redevelopment Plan: Seventh Amendment

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Introduction

The following is the Seventh Amendment to the 197 Scattered Sites Redevelopment Plan (“Redevelopment Plan”) in the City of Plainfield (the “City”), Union County, New Jersey. This Redevelopment Plan Amendment specifically involves the following City Tax Block and Lot:

- Block 612, Lot 5.01: 520-532 South Avenue (the “Property”)

This is the seventh amendment to the formally titled *Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*. All of the statutory requirements of the Redevelopment Plan (N.J.S.A. 40A:12A-7) are provided in the initial Redevelopment Plan.

Overview of 197 Scattered Sites Redevelopment Plan

Amendments Timeline

On February 1, 1999, the Plainfield City Council adopted Resolution R 080-99 authorizing the Planning Board to undertake a preliminary investigation and hold a public hearing in order determine whether 453 properties located throughout the City fulfilled the criteria for declaration as an “Area in Need of Redevelopment”, according to the statutory requirements found in the New Jersey Local Redevelopment and Housing Law (“LRHL” codified at N.J.S.A. 40A:12A-1 et seq.).

Pursuant to the City Council, the Planning Board undertook such an investigation and on September 2, 1999, adopted a resolution recommending that 219 properties be designated as an “Area in Need of Redevelopment”.

On September 13, 1999, (Resolution R 390-99) the City Council declared 197 properties located throughout the City collectively as an “Area in Need of Redevelopment” and authorized the Planning Board to prepare a Redevelopment Plan for the designated redevelopment properties.

On December 6, 1999, (Ordinance MC 1999-20) the City Council adopted a Redevelopment Plan entitled “*Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*”.

On May 7, 2001, (Ordinance MC 2001-18) the City Council adopted an *Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*, that reduced the number of townhouse units to 50.

On June 7, 2004, (MC 2004-16) the City Council adopted a *Second Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*. On December 20, 2010 (MC 2010-36) the City Council adopted a *Third Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*.

On May 12, 2014, (Resolution R 183-14) the City Council authorized the Planning Board to study inactive redevelopment plans, including the *Third Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*.

On October 13, 2015, (Resolution R 404-15) the City Council authorized the Planning Board to conduct an assessment of the Plan to recommend further plan amendments. The Planning Board directed the Planning Division to prepare a Redevelopment Plan for 662-758 South Second Street and 127-141 Grant Avenue that satisfies the requirements under N.J.S.A. 40A:12A-7. This Plan, noted as the *Fourth Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*, was adopted by City Council on March 14, 2016 (MC 2016-07). It clarified goals and amended standards, set forth specific development standards for Block 612, Lots 5, 6, and 7, reduced the number of properties in the Plan to 74 properties, and amended the development regulations for Block 112, Lot 9.01.

On December 19, 2019, the City Council adopted an ordinance (MC 2019-28) reducing the number of properties to 50 properties. This fifth amendment to the Plan, entitled "*Redevelopment in Plainfield- Fifth Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*", indicated that 147 of the 197 properties have been developed, auctioned to developers, sold to adjacent property owned, or added to the City Recreation Open Space Inventory in accordance with the Plan and therefore no longer can be considered blighted or in need of redevelopment.

On October 13, 2020, (Resolution 295-20) the City Council authorized the Planning Board to study Block 824, Lot 25 to determine where it meets the statutory criteria to be designated as a non-condemnation redevelopment area. Resolution (R 107-21) was adopted by City Council on February 16, 2021 designating Block 824, Lot 25 as a non-condemnation "Area in Need of Redevelopment".

On July 12, 2021, (MC 2021-20) the City Council adopted the Sixth Amendment to the 197 Scattered Sites Redevelopment Plan. This amendment added Block 824, Lots 25 to the Plan and set forth development standards for Block 824, Lots 24, 25 and 26; Block 111, Lots 13.01; and Block 723, Lots 13.01.

On May 9, 2022, (Resolution R 189-22) the City Council authorized the Planning Board to conduct a seventh assessment and recommendation of additional plan amendments to the 197 City-Owned, In Foreclosure and Bankrupt Properties.

Amendment to the 197 Scattered Sites Redevelopment Plan

Block 612, Lot 5.01: 520-532 South Avenue

This Amendment adds light industrial as a permitted principal use for the Property in recognition of the fact that the Light Industrial District is situated immediately to the north of the Property. The following standards apply to the Property and supersede and replace all other development standards:

Permitted Uses

- Commercial (including, but not limited to, retail sales and personal service establishments)
- Light Industrial
- Single-family dwellings

Accessory Uses:

- Outdoor storage
- Surface parking areas
- Electric vehicle charging stations
- Any accessory use customarily incidental to a permitted principal use

Bulk and Area Standards

Regulation	Proposed Requirement
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	15 feet
Minimum Side Yard Setback	10 feet
Combined Minimum Side Yard Setback	20 feet
Maximum Building Height (feet)	60 feet
Maximum Building Height (stories)	4 stories
Building Coverage Maximum (percentage)	60%
Impervious Coverage Maximum (percentage)	80%
Maximum Floor Area Ratio (FAR)	2.5
Minimum Common Open Space (percentage)	20%

Additional Standards shall consist of:

- a) If a standard does not exist in this Plan, then the City's Land Use Ordinance shall control.
- b) Parking space requirement for the following permitted uses:
 - i) Light Industrial: 1 space per 1,500 square feet of gross floor area
 - ii) Commercial: 1 space per 400 square feet of gross floor area
 - iii) Single-family dwellings: Adhere to RSIS regulations
- c) Parking areas shall be located at the rear yard or side yards of the Property.
- d) Loading areas shall be located at the rear of the Property.
- e) Lighting, landscaping, buffering and screening, and signage shall comply with the City's Land Use Ordinance (unless otherwise noted).
- f) All parking facilities shall include at least one (1) electric car charging station 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.
- g) Loading docks, solid waste and recycling facilities and other service areas shall be to the rear or side of buildings in visually unobtrusive locations.
- h) Outdoor storage shall only be located in the rear yard.
- i) Single-family dwellings shall adhere to the bulk and area requirements of the R-4 District.
- j) The Planning Board may grant deviations from the regulations contained within this Plan Amendment 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 Plan Amendment 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 Plan Amendment would be advanced by a deviation from the strict requirements of the Plan Amendment and the benefits of the deviation would outweigh any detriments.
- k) The Planning Board shall not grant any deviation from standards of this Plan Amendment that results in a "D" variance pursuant to N.J.S.A. 40:55D-70d.

Appendix

- A. Map 1: Redevelopment Plan Amendment Property
- B. Resolution R 189-22



South Avenue

Scott Ave

E 6th St

East 7th Street

Richmond Street

Map 1: Redevelopment Area

 Redevelopment Area



CITY OF PLAINFIELD

R 189-22

RESOLUTION OF THE CITY OF PLAINFIELD REFERRING THE PREVIOUSLY ADOPTED AND AMENDED REDEVELOPMENT PLAN FOR 197 CITY-OWNED, IN FORECLOSURE AND BANKRUPT PROPERTIES TO THE PLANNING BOARD FOR A SEVENTH ASSESSMENT AND RECOMMENDATION OF ADDITIONAL PLAN AMENDMENTS IN CONNECTION THEREWITH

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as may be amended and supplemented (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment, as defined in the Redevelopment Law; and

WHEREAS, in accordance with the Redevelopment Law, the Municipal Council (the “**City Council**”) of the City of Plainfield (the “**City**”), has previously identified certain areas within the City as in need of redevelopment, and wishes to develop and adopt plans for the redevelopment of such areas, all as part of an overall comprehensive city-wide redevelopment initiative; and

WHEREAS, on September 13, 1999, the Municipal Council of the City of Plainfield (the “**City Council**”) adopted Resolution 390-99 declaring 197 properties located throughout the City collectively as an area in need of redevelopment (the “**Redevelopment Area**”), and authorized the City’s Planning Board to prepare a redevelopment plan for the designated redevelopment properties; and

WHEREAS, on December 6, 1999, by Ordinance No. MC 1999-20, the City Council adopted a redevelopment plan entitled “Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties” (the “**Original 197 Redevelopment Plan**”); and

WHEREAS, in 2001, 2004, 2010, 2016, 2019 and 2021 the City Council amended the Original 197 Redevelopment Plan five times via Ordinance Nos. MC 2001-18, MC 2004-16, MC 2010-36, MC-2016-07, MC 2019-28 and MC 2021-20, respectively (as may be amended and supplemented from time to time, the “**Redevelopment Plan**”)

WHEREAS, the City Council has determined that additional amendments to the Redevelopment Plan are necessary to clarify and revise certain development standards, uses and requirements to encourage and facilitate further redevelopment within the Redevelopment Area,

NOW, THEREFORE, BE IT RESOLVED, by the Municipal 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. Reexamination of the Redevelopment Plan Authorized.** The Planning Board is hereby directed to undertake a reexamination of the Redevelopment Plan and to provide recommendations to the City Council for amending the Redevelopment Plan.
- 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

May 9, 2022



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 189-22						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Charles McRae	Mover	<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	Second	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Ashley Davis	Voter	<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	Terri Briggs-Jones	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"/>