

200-216 Garfield Avenue Area in Need of Redevelopment Preliminary Investigation - Non-Condemnation

City of Plainfield, Union County, New Jersey

Presented to Planning Board on April 7, 2022

Prepared for:



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

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1.0 INTRODUCTION

In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), the City Council of the City of Plainfield (the "City Council") adopted Resolution R 103-22 on February 15, 2022, which authorized a preliminary investigation of Block 334, Lot 2 on the official tax maps of the City, commonly known as 200-216 Garfield Avenue (the "Study Area") to determine whether it meets the statutory criteria to be designated as a Noncondemnation redevelopment area.



Report Sections

This report contains five sections: Introduction, Study Area Characteristics, LRHL Statutory Criteria, Study Area Evaluation and Conclusion. Section 2 describes the Study Area in terms of its location, existing zoning and land use, physical, regulatory, fiscal and environmental conditions. Section 3 reviews and applies the statutory criteria and sets forth the findings based upon the characteristics and conditions of the Study Area that have been observed and analyzed. Section 4 summarizes and evaluates the Study Area, based upon the criteria set forth in the LRHL. Supporting documentation includes tax assessments, field observations, and photo surveys. Section 5 proposes recommendations to the City of Plainfield Planning Board relative to the designation of the Study Area as a Non-condemnation redevelopment area.

Methodology

On March 4, 2022, a site visit was conducted of the Study Area in order to investigate and analyze site conditions. A photo survey was completed to illustrate and inventory the physical conditions of the Study Area. Additionally, in preparation of this analysis, the following records and documents were reviewed:

- Official Tax Maps of the City of Plainfield;
- Tax records for the property located within the Study Area;
- City of Plainfield Zoning Map and Zoning Ordinance;
- Ownership information and property survey; and
- City Council Resolution R 103-22.

To this end, this report is a collection of the findings based on the



research conducted.

1.1. Study Authorization

On February 15, 2022, the City Council adopted Resolution R 103-22 authorizing and directing the Planning Board to undertake an investigation of the Study Area and to make recommendations to the City Council as to whether the Study Area is "in need of redevelopment" in accordance with the criteria set forth in the LRHL. Once the Planning Board has made its recommendations, the City Council will consider whether to designate the Study Area as a Non-condemnation Redevelopment Area pursuant to the LRHL.

This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6) which requires the following:

- 1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5) ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- 2. (1) Before proceeding to a public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map, a statement setting forth the basis of the investigation.
- (2) The Planning Board shall specify a date for and give notice

of a hearing for purpose of persons who are interested in or would be affected by a determination that the delineated area is redevelopment area.

1.2. Scope of Study

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

- Conduct an inventory of the Study Area and physical characteristics of the same.
- Assess whether the existing characteristics and conditions meet the criteria to recommend the need for redevelopment, as outlined within the LRHL.
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the Study Area.

1.3. Redevelopment Objectives

The renewal activities of the Study Area should be undertaken in conformity with, and should be designed to meet the following objectives of an area investigation:

- To improve the functional and physical layout of the project area for contemplated new development and the removal of impediments to land deposition.
- To provide redevelopment that minimizes the need to relocate

residents or businesses.

• To create new employment/or housing opportunities for residents.



To coordinate redevelopment activities that mitigate and 1.5. Non-Condemnation Redevelopment Areas eradicate blighted conditions.

Redevelopment Process 1.4

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an "Area in Need of Redevelopment," preparing and adopting redevelopment plans and implementing redevelopment projects. More specifically, a redevelopment designation allows the municipality to:

- Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity.
- 2. Issue bonds for the purpose of redevelopment.
- 3. Acquire property.
- 4. Lease or convey property in lieu of the public bidding process.
- 5. Collect revenue from a selected developer.
- Grant tax exemptions and/or abatements. 6.

The City can utilize the powers granted to municipalities under the LRHL to improve the conditions of the Study Area.

The LRHL sets forth a multi-step process that must be observed by the City Council and Planning Board in order to enable the City to lawfully exercise the powers of the LRHL. The steps required to declare an area in need of redevelopment must be undertaken pursuant to the LRHL. It should be noted that only upon completion of this public process is a municipality able to exercise the powers granted pursuant to the LRHL.

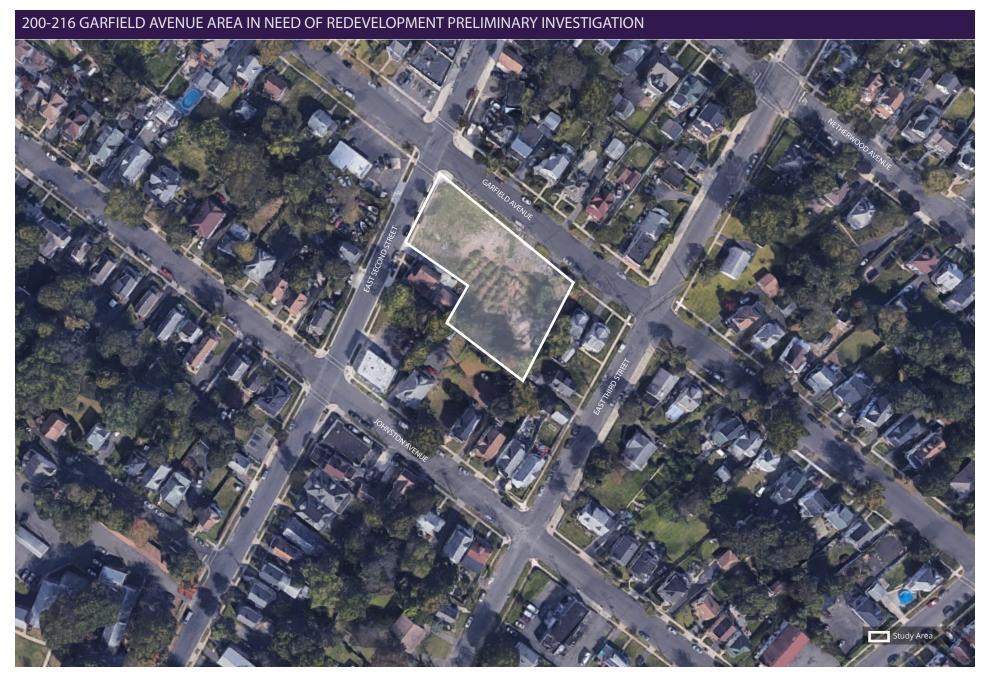
P.L. 2013, Chapter 159 amended the LHRL to allow two types of redevelopment area: Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas. The amendment requires the resolution authorizing the planning board to undertake a preliminary investigation to state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the State Legislature for use in a redevelopment area other than the use of eminent domain (a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (a "Condemnation" Redevelopment Area"). The City Council authorized a study for a Non-Condemnation Redevelopment Area for the Study Area.

STUDY AREA CHARACTERISTICS

2.1. Locational Context

According to the 2020 American Community Survey, the Study Area is located in Census Tract 389, which has a total population of 4,236 residents. As depicted on Map 1, the Study Area is a corner site with street frontages along Garfield Avenue to the north and East Second Street to the west. The Study Area consists of one tax parcel, as shown on Map 2. The Study Area has a total area of approximately 0.93 acres and is in the City's 1st Ward.









Map 2: Tax Map



Property and Procedural History

A commercial building previous stood on the property, which was most recently utilized as a meat market. This building was demolished in 2016.

An Area in Need of Redevelopment and Rehabilitation Study, titled "East Second Street Commercial Corridor Study" was previously conducted and approved by the Planning Board on August 18, 2016 (the "2016 Study"), which included the Study Area. However, no further action was taken by the City Council with regard to the 2016 Study. This study is being conducted because the City Council did not take action on the 2016 Study and given the passage of six years since the 2016 Study was conducted.

Regional Setting

The City of Plainfield is located within Union County, New Jersey.

Plainfield is bordered by eight municipalities: in Union County,
the Borough of Fanwood to the north and the Township of Scotch

Plains to the north and east; in Somerset County, the Boroughs of
Watchung and North Plainfield to the west; in Middlesex County,
the Borough of Dunellen to the south, the Township of Piscataway
to the southeast and the Borough of South Plainfield to the east.

The Study Area is approximately 1,560 feet east of the border of
North Plainfield.

Public Transportation

The City is served by two train stations located on New Jersey

Transit's Raritan Valley Line. These train stations are the Plainfield

Train Station and the Netherwood Train Station. The Study Area is

situated approximately 0.33 miles west of the Netherwood Train

Station. Additionally, there are multiple New Jersey Transit bus

routes that serve the City. The Study Area is located approximately 101 feet north of bus stops along NJ Transit Bus Route 59, which provides access to Newark, and 875 feet southeast of the bus stops along East Front Street (NJ Transit Bus Route 114).

2.2. Existing Zoning

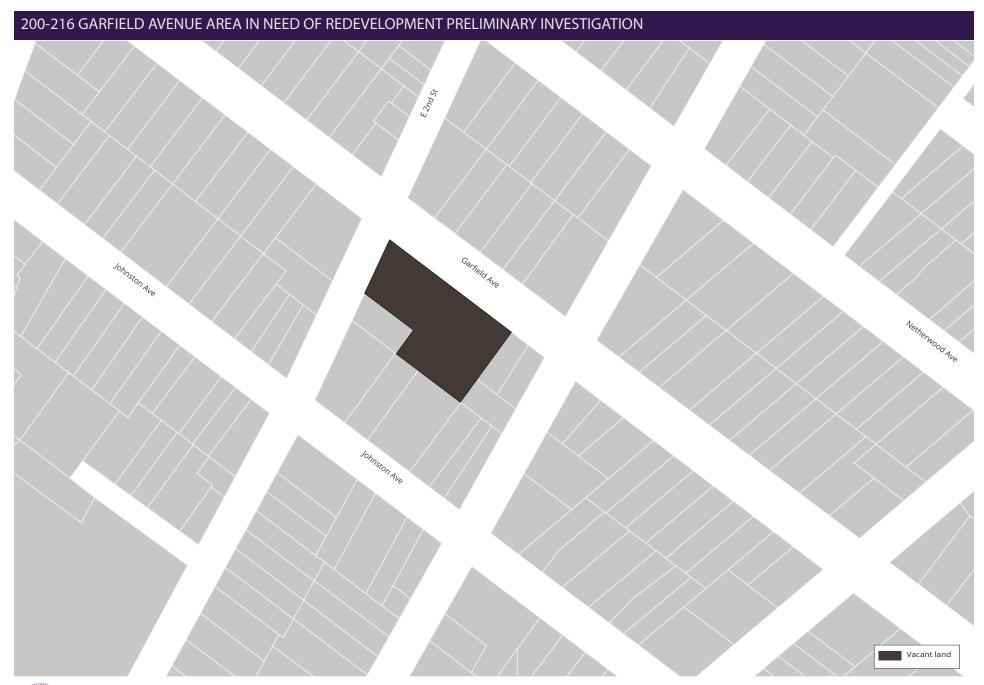
As shown on Map 3, the Study Area is located within the Neighborhood Commercial (NC) Zoning District. As discussed in the City's Zoning Ordinance (Section 17:9-12), the purpose this zone is "intended to include commercial areas that serve the specific surrounding neighborhoods. The scale and intensity of development should not intrude into but complement the character of the residential neighborhoods they serve." This zone permits the following uses:

- Mixed-use residential dwellings
- Child care center per N.J.S.A 40:55D-66.6
- Retail
- Persona service establishments
- Laundromats
- Offices
- Banks
- Funeral homes/mortuary
- Restaurants
- Commercial centers, public and non-profit
- Nursing homes
- Houses of worship
- Assisted living facilities
- Senior citizen housing
- Adult day care facilities
- Recording studios
- Repair Shops



200-216 GARFIELD AVENUE AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION VETHERWOOD ST MARKS PL GEORGE STREET Study Area Source: City of Plainfield Zoning Map







The bulk and area standards of each of these zoning districts are summarized in Table 1 below

Table 1: Bulk Table of NC Neighborhood Commercial Zoning District

	Requirement
Area (square feet)	12,000
Maximum Density (d.u. per acre)	25
Minimum Lot Width (feet)	50
Minimum Lot Frontage (feet)	50
Minimum Lot Depth (feet)	100
Front Yard Setback (feet)	0
Side Yard Setback (feet)	0
Combined Side Yard Setbacks (feet)	0
Rear Yard Setback (feet)	10
Maximum Floor Area Ratio (FAR)	1.8
Maximum Percent Building Cover	60%
Maximum Percent Total Lot Cover	80%
Minimum Number of Stories	N/A
Maximum Number of Stories	3
Maximum Building Height (feet)	35
Minimum Improvable Area (MIA) (square feet)	3,000
MIA- Diameter of Circle	38

Source: City of Plainfield, Land Use Ordinance, Schedule B – Bulk Zoning Requirements.

2.3. Existing Land Use

The existing land uses among the Study Area is detailed on Map

4. Block 334, Lot 2 is vacant with no buildings standing on the property.

2.4. Relevant Planning Studies

2020 Master Plan

The City's 2020 Master Plan was adopted by the Planning Board in August 2020. There are numerous goals, objectives, and excerpts stated in this Plan that are consistent and relevant to the Study Area:

- Continue to further the goals from the 2009 Master Plan: Revitalize/redevelop underutilized areas. (Land Use Element, pg. 20)
- Promote the redevelopment of vacant, abandoned and underutilized properties. (Economic Development, pg. 66)
- The Neighborhood Commercial (NC) zone located on East Second Street (between Leland and Johnston avenues) has not seen the level of development anticipated, primarily due to its being located within a flood zone. This plan recommends that the City continue to work with the Green Brook Flood Zone Commission and the appropriate county and state agencies, to ameliorate the flood condition. (Land Use Element, pg. 38; Summary of Recommendations, pg. 207).
- The viability of the NC zone designation in this area, under current conditions, will remain limited. (Land Use Element, pg. 38)
- The 2009 Master Plan acknowledged that Neighborhood Commercial (NC) nodes developed in several areas of the City have declined in usage. Subsequently many retail businesses in these neighborhood centers have closed or moved out of the City.



(Land Use Element, pg. 24)

- The lack of other services, including banks, restaurants and entertainment was a frequently expressed as a concern by residents who want and need viable neighborhood commercial areas, especially located in the City's western part. (Land Use Element, pg. 24)
- The NC land use pattern is composed of uses that principally serve the specific surrounding neighborhoods. Neighborhood commercial development is intended to permit uses necessary to meet daily needs of residents, such as personal services, grocery stores, drug stores and convenience stores that primarily serve neighborhoods nearby. Higher intensity commercial uses are not permitted. The scale and intensity of development should not intrude into but rather complement the character of the residential neighborhoods they serve. Neighborhood commercial land use patterns are principally designated to serve the South Avenue, East Second Street, Plainfield Avenue and Clinton Avenue neighborhoods. (Land Use Element, pg. 27)

Other Redevelopment Areas in the Neighborhood

TODN North Avenue

In 2016, the City Council approved the Transit Oriented Development Netherwood (TODN) – North Avenue Redevelopment Plan. The Plan Area is bounded by North Avenue to the northwest, Berckman Street to the southwest, Leland Avenue to the northeast, and NJ Transit Raritan Valley Line to the southeast. It consists of three zones: Train Station Area Zone (TSA), Transit Commercial Zone, and Trainside Residential Zone (TSR). The goals of this Plan are to: 1. Promote Transit-Oriented Development and activity; 2. Improve economic development; 3. Increase sustainability; 4. Manage

parking and traffic.

TODN South Avenue

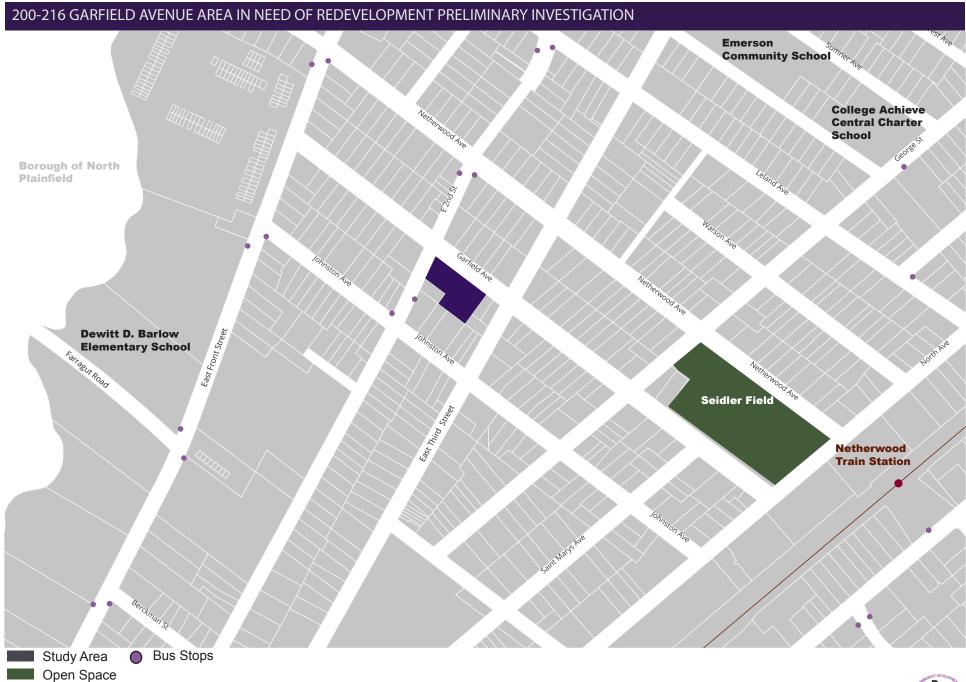
In 2017, the City Council approved the Transit Oriented Development Netherwood - South Avenue Redevelopment Plan. This plan has been subsequently amended in February 2019, February 2020 and March 2021. The Plan Area is bounded by South Avenue to the south, Berckman Street to the west, Netherwood Train Station to the east and NJ Transit Raritan Valley Line to the north. It consists of the Trainside Commercial Zone. The goals of this Plan are: 1. Promote Transit-Oriented Development and activity; 2. Improve economic development; 3. Manage parking and traffic; 4. Increase sustainability.

2.5. Urban Enterprise Zone, Opportunity Zone and Smart Growth Classification

Urban Enterprise Zone

The entire Study Area is located within the City's Urban Enterprise Zone (UEZ). One of 32 designated UEZs in the State of New Jersey, business located within a UEZ are provided benefits such as reduced sales tax, tax free purchases on certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA, subsidized unemployment insurance costs for certain employees, energy sales tax exemption, and tax options. Tax options consist of up to \$1,500 for new permanent full-time employee hired or up to 8% corporate business tax credits on qualified investments. The Urban Enterprise Zone designation is important as it can be used







as a mechanism for funding in efforts to revitalize the Study Area.

Opportunity Zone

The Study Area is not located within a designated Opportunity Zone

Smart Growth Classification

SmartGrowthcommonlyreferstogrowththatservestheenvironment, economy, and community equally. When possible, it attempts to concentrate development into already-existing communities. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area. They are designated by the Department of State, Office for Planning Advocacy, from spatial data relating to the NJ State Development and Redevelopment Plan, and several other master plans.

The City of Plainfield is located in the smart growth boundary for a Metropolitan Planning Area 1 (PA1). This area includes a variety of municipalities that range from large urban centers to 19th century towns shaped by commuter rail. The communities in the area have strong ties to major metropolitan centers-New York/Newark/Jersey City Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale, the Easton/Phillipsburg Metropolitan Region.

The following are the ten (10) accepted principles of Smart Growth:

Mixed land uses;

- 2. Take advantage of existing communities assets;
- 3. Foster walkable neighborhoods;
- 4. Create a range of housing opportunities and choices;
- 5. Promote distinctive, attractive communities with a strong sense of place;
- 6. Preserve open space, farmland and critical environmental area;
- 7. Strengthen and encourage growth in existing communities;
- 8. Provide a variety of transportation choices;
- 9. Make development decisions predictable, fair, and cost effective; and
- 10. Encourage citizen and stakeholder participation in development decisions.

The Study Area is situated approximately 0.33 miles west of the Netherwood Train Station. It is in close proximity to several community amenities and services including Seidler Field, Dewitt D. Barlow Elementary School, Emerson Community School and College Achieve Central Charter School.

2.6. Municipal Actions

City records were requested from City departments regarding property management, building code violations, and other incidents within the Study Area. Research conducted indicates the following municipal actions.

Division of Code Enforcement and Inspections

On February 23, 2022, the Division of Code Enforcement and Inspections provided records regarding inspection and code violations issued to the Study Area. Within the past five years,



there were four violations on record. Three of these violations were issued for 'appearance of exterior premises and structures' with infractions of 'high grass', 'tree parts', and 'exterior entire property; dirt piles'. The fourth violation was for 'maintenance of exterior premises and structures' with an infraction of 'exterior entire property.' A demolition permit was issued to the property owner in 2016 for the demolition of the building that previously stood on the Study Area parcel.

Tax Collector

On March 15, 2021, the City Tax Collector provided tax records for the Study Area parcel. As indicated by the Tax Collector, there are no open City liens on this property.

Police Division

The Plainfield Police Division provided crime records on file for the Study Area parcel on March 8, 2022. There were 6 records of incidents that occurred between 2017 and present. These records are summarized in Table 2 below.

Table 2: Police Data - Block 334, Lot 2 - Crime Incidents

Incident Type	2017	2018	2019	2020	2021	2022	Total by Type
Robbery	0	0	0	0	1	0	1
Aggravated Assault	0	0	0	1	1	0	2
Burglary	0	0	0	0	1	0	1
Theft	2	0	0	0	0	0	2
Total	2	0	0	1	3	0	6

Source: City of Plainfield Police Division

Fire Department

On March 8, 2022, the Plainfield Fire Department indicated that there were no fire or emergency incidents that occurred on the Study Area between 2017 to present.

Plainfield Municipal Utilities Authority (PMUA)

On February 24, 2022, PMUA provided information pertinent to the Study Area's sanitary sewer. It was noted that "sanitary main that runs in front of the property in question, the line is 80-90 years old made of vitrified clay pipe. The PMUA have not had any issues in that area in the past 5 years."

Planning Division

Environmental/Brownfield Records

The City's Planning Division noted that the Study Area parcel is not listed as a brownfield.

Land Use Boards Applications

On March 8, 2022, the City's Planning Division provided land use application records involving the Study Area property from 2016 to present. One application was on file, which involved the construction of a three-story mixed-use building with 7,570 square feet of retail space, 30 dwelling units and 54 on-site parking spaces. This application was scheduled to be heard by the City's Zoning Board of Adjustment on September 7, 2016.



3.0. LRHL STATUTORY CRITERIA

Criteria for Area In Need of Redevelopment

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL - this statute grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such an area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found to meet one or more of the following eight criteria:



- 1. "Criteria A." The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- 2. "Criteria B." The discontinuance of the use of a building or buildings previously used for commercial, manufacturing, retail, shopping malls or plazas, office parks or industrial purposes; the abandonment of such building or buildings; significant vacancies or such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenantable.
- 3. "Criteria C." Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- 4. "Criteria D." Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- 5. "Criteria E." A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of



the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- 6. "Criteria F." Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- "Criteria G." In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seg.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled

the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

8. "Criteria H." The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

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

3.1. Application of Study Area Criteria

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



The conditions evidenced by this Needs Determination Study are measured against the criteria for designation of a Non-Condemnation Redevelopment Area and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent within the Study Area.

4.0. STUDY AREA EVALUATION

4.1. Study Approach

Nishuane Group, LLC conducted site visits and prepared a photo survey of the Study Area to establish and confirm existing conditions and land uses. The firm reviewed relevant plans and municipal documents (i.e. City of Plainfield's Master Plan, City of Plainfield's Zoning and Land Development Ordinances, and City Council Resolution) related to the Study Area. Property records of the Study Area were obtained from City agencies in support of the existing conditions assessment. The information retrieved by the firm allowed planners to holistically evaluate the conditions of the Study Area.

4.2. Property Evaluations:

The following is a breakdown of the Study Area, examining its characteristics, site analysis and LRHL criteria applied, if any.





200-216 GARFIELD AVENUE (BLOCK 334, LOT 2) PROPERTY EVALUATION

Owner: Cheung, Thomas

Property Class: 1 (Vacant land)

Property Characteristics:

The property has an area of approximately 0.93 acres and contains an irregular shape. It is a corner lot with street frontages along Garfield Avenue to the north and East Second Street to the west. The lot is vacant with no improvements present. The Study Area is located within the Neighborhood Commercial (NC) Zoning District.

According to FEMA maps, the Study Area is located in the AO flood zone, which is an area subject to inundation by a 1% change of flooding where average depths are between 1 to 3 feet.

Site Analysis:

During the time of the site visit (between 10:00am and 10:30am on Friday, March 4, 2022), the site was vacant with no buildings present. Site improvements that were present on the site appear to be associated with the former commercial use on the parcel, including three curb cuts, guard rail, and metal rods. Portions of a sidewalk were present; however, this sidewalk was not continuous along the frontage of the Study Area. Litter and debris were scattered throughout the site. Mounds of soil, gravel, crushed rock, and other materials were standing on the property







Satisfies LRHL Criteria:

- Criteria "D": The site has been unoccupied since at least 2016. The existing improvements are in disrepair and are incomplete and unusable. Debris and litter were present on the parcel during the site visit. Large piles of collected soil were observed. The property was in need of maintenance as vegetation was overgrown throughout. This is also evidenced by the property maintenance violations issued by the City's Code Enforcement Division. The sidewalk present is piecemeal and not connected, and its condition was poor as it was broken up and in need of repair. These physical conditions are perilous to the public as it invites nefarious activity with the lack of adequate lighting, infrastructure and site improvements that promote and ensure safety. Additionally, the Study Area is located in FEMA-designated flood zone. Collectively, these conditions contribute to the detriment of the public health, safety and general welfare of the community and detract from the investment in the neighborhood.
- Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.
- Criteria "H": Block 334, Lot 2 is consistent with Smart Growth principles because the lot is approximately 0.33 miles west of the Netherwood Train Station. Additionally, it is in close proximity to several community amenities including Seidler Field, Dewitt D. Barlow Elementary School, Emerson Community School and College Achieve Central Charter School.

Recommendation:

Based on the existing conditions of Block 334, Lot 2 as described in detail above, the Study Area satisfies Criteria D, G and H and should be designated as an "area in need of redevelopment".



4.3. Findings

Based upon the analysis above, it can be concluded that Block 334, Lot 2 meets several of the LRHL statutory criteria. It is suggested that the Plainfield Planning Board recommend that the City Council designate Block 334, Lot 2 as a Non-Condemnation Redevelopment Area based on the findings below:

Area In Need of Redevelopment Criteria

A: Criteria "A" does not apply to the Study Area.

B: Criteria "B" does not apply to the Study Area.

C: Criteria "C" does not apply to the Study Area.

D: Criteria "D" is applied to the Study Area. The Study Area parcel has been unoccupied with no principal buildings since 2016. The presence of debris, litter, overgrown vegetation and other signs of neglectful property maintenance demonstrate negative impacts to the surrounding community, especially residential dwellings that abut the Study Area. The existing improvements are in disrepair. The site overall contains physical conditions that are detrimental to the public health, safety, and general welfare of the community.

E: Criteria "E" does not apply to the Study Area.





F: Criteria "F" does not apply to the Study Area.

G: Criteria "G" is applied to the Study Area. The Study Area is located within the City's Urban Enterprise Zone. Criteria G states "In municipalities in which an enterprise zone has been designated pursuant to the NJ Enterprise Zones Act, P.L. 1983, c.303 (c.52:37H-60et. seq.) the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of development. The New Jersey Department of Community Affairs has designated Plainfield as one of the 32 Urban Enterprise Zones.

H: Criteria "H" is applied to the Study Area. In 2003, the LRHL was amended to include smart growth criteria which encouraged livable neighborhoods. It is a planning approach that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The existing neighborhood, in which the Study Area is located, has public transportation options, is surrounded by mixed use development, open spaces and other City amenities. Consequently, Block 334, Lot 2 is a prime location for redevelopment.

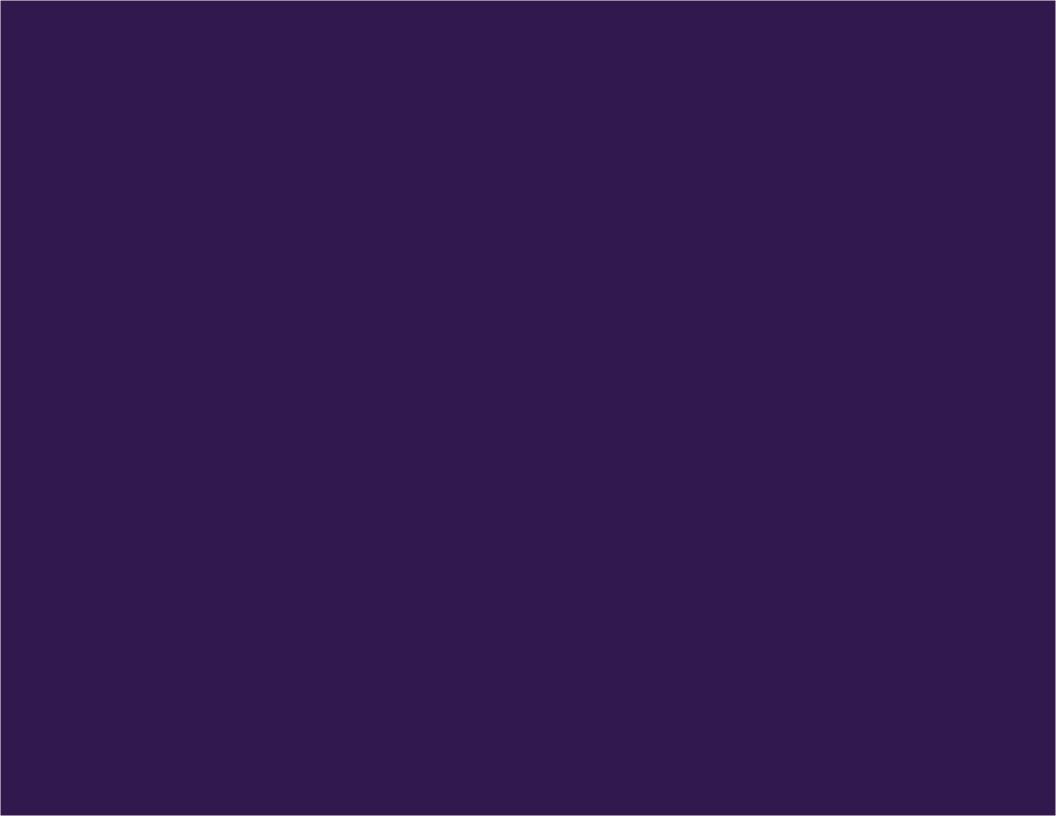
Section 3: Section 3 does not apply to the Study Area.

5.0 CONCLUSION

The foregoing investigation report has been prepared to determine whether the Study Area meets the statutory criteria for designating an "Area in Need of Redevelopment" pursuant to the LRHL. Block 334, Lot 2 demonstrates site deterioration and underutilization that is detrimental to the public health, safety, and general welfare of the community, in addition to opportunities for new and appropriate development. The existing conditions of Block 334, Lot 2 do not support the development goals and objectives of the Master Plan.

For the reasons articulated in Sections 2.6 and 4.0 of this report, it is recommended that the City Council and Planning Board take the action necessary as prescribed by the LRHL to declare Block 334, Lot 2 as a Non-condemnation "Area in Need of Redevelopment". Once declared as an "Area in Need of Redevelopment", a redevelopment plan can be prepared and implemented to ensure proper utilization and development of the property.





CITY OF PLAINFIELD

R 103-22

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF BLOCK 334, LOT 2 (200-216 GARFIELD AVENUE) TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTY SATISFIES THE LOCAL REDEVELOPMENT AND HOUSING LAW CRITERIA TO BE DECLARED AN AREA IN NEED OF REDEVELOPMENT, AND IF SO, COMMENCE WITH THE PREPARATION OF A REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, <u>N.J.S.A.</u> 40A:12A-1 et seq. as 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; and

WHEREAS, to make such a determination under the Redevelopment Law, the Municipal Council (the "City Council") of the City of Plainfield (the "City") must first authorize the Plainfield Planning Board (the "Planning Board") to conduct a preliminary investigation of the area and make recommendations to the City Council; and

WHEREAS, the City Council believes it is in the best interest of the City that an investigation occur with respect to the property identified on City Tax Maps as Block 334, Lot 2 and identified in the City Tax Records as 200-216 Garfield Avenue, along with all streets and rights of way appurtenant thereto (the "**Study Area**") and to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment; and

WHEREAS, the City therefore authorizes and directs the Planning Board to conduct an investigation of the Study Area and to make recommendations to the City Council, all in accordance with the Redevelopment Law; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes City Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; (hereinafter referred to as a "**Non-Condemnation Redevelopment Area**"); and

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

- 1. The foregoing recitals are incorporated herein as if set forth in full.
- 2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to the Redevelopment Law to determine if the Study Area satisfies the criteria set forth in the Redevelopment Law and should be designated a "Noncondemnation Redevelopment Area."
- 3. As part of its investigation, the Planning Board shall prepare a map showing the boundary of the Study Area.
- 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundary of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area shall be a Noncondemnation Redevelopment Area.
- 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objection shall be received and considered by the Planning Board and shall be made part of the public record.
- 6. After conducting its investigation, preparing a map of the Study Area and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the City Council as to whether the City Council should designate all or a portion of the Study Area as a Noncondemnation Redevelopment Area.

- 7. If the Planning Board recommends that all or a portion of the Study Area be designated as a Noncondemnation Redevelopment Area, the Planning Board shall commence with the preparation of the redevelopment plan without need of further action by the City Council.
- 8. 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.

A copy of this resolution shall be filed in the Office of the City Clerk.

ADOPTED BY THE MUNICIPAL COUNCIL

February 15, 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 103-22						
			Yes/Aye	No/Nay	Abstain	Absent
✓ Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Consenus	Charles McRae	Mover	Ø			
	Joylette Mills-Ransome	Seconder	\square			
	Steve Hockaday	Voter	\square			
	Ashley Davis	Voter				
	Sean McKenna	Voter	\square			
	Terri Briggs-Jones	Voter	\square			
	Barry N. Goode	Voter	Ø			