

**RESOLUTION OF THE CITY OF PLAINFIELD PLANNING BOARD  
RECOMMENDING THAT THE CITY COUNCIL  
ADOPT THE EAST THIRD STREET AND RICHMOND STREET  
REDEVELOPMENT PLAN**

WHEREAS, in 2006, the Planning Board of the City of Plainfield (hereinafter referred to as "Board") has previously received, reviewed and recommended for approval the "East Third and Richmond Street Redevelopment Plan" prepared by Remington & Vernick Engineers, Inc. (hereinafter the "2006 Plan"), for properties designated as: Block 305, Lots 1, 2 and 3; Block 306, Lots 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28; and Block 307, Lots 20, 29, 30, 31, 32, 33.01 and 34, on the Tax Map of the City of Plainfield (hereinafter the "2006 Redevelopment Area"); and

WHEREAS, the 2006 Plan was subsequently adopted by the City Council of the City of Plainfield (hereinafter the "Council") as a Condemnation Redevelopment Plan; and

WHEREAS, in 2018, the Council expanded the 2006 Redevelopment Area to include 30 tax lots, designated as: Block 306, Lots 1.01, 6, 7, 8, 9, 10, 11, 12, 17, 18, 29, 30, 36.01, 38.01, 40.01, 43 and 44; and Block 307, Lots 1.01, 3, 4, 5.01, 7, 8, 9.01, 27.01, 35, 36, 37, 38.01 and 40, on the Tax Map of the City of Plainfield; as a Non-Condemnation Redevelopment Area (hereinafter the "2018 Redevelopment Area"); and

WHEREAS, in 2019, the Board received, reviewed and recommended for approval a revised redevelopment plan for both

the 2006 Redevelopment Area (as a Condemnation Redevelopment Plan), as well as those properties within the 2018 Redevelopment Area (as a Non-Condemnation Redevelopment Plan) (hereinafter the "2019 Plan"), which would supersede the 2006 Plan; and

WHEREAS, the 2019 Plan was subsequently adopted by the Council as both a Condemnation and Non-Condemnation Redevelopment Plan; and

WHEREAS, on May 9, 2022, the Council adopted Resolution Number 186-22 directing the Board review the 2019 Plan as to the imposition of certain bulk standards regulations enumerated therein, including but not limited to: the density and height standards; and, if appropriate, to commence with the preparation of an amended redevelopment plan;

WHEREAS, N.J.S.A. 40A:12-4(b)(2) empowers the Board to prepare a redevelopment plan if authorized to do so by the Council; and

WHEREAS, the Board thereafter caused its planning consultant, Nishuane Group, LLC (hereinafter "Nishuane") to prepare an amendment to the 2019 Plan (hereinafter the "2022 Plan"); and

WHEREAS, the 2022 Plan included an additional permitted use of live/work space, modifications to certain bulk standards and

additional standards in the 2019 Plan, as well as the identification of two new goals and objectives; namely:

1. Reduction of the need for automobiles through the encouragement of high-density development in close proximity to mass transit; and

2. Incorporation of open space through the implementation of public plazas, parks and other natural amenities.

WHEREAS, the 2022 Plan was circulated to members of the Board for review;

WHEREAS, the Board conducted a public hearing on August 18, 2022, at which meeting the 2022 Plan was reviewed by the Board; and

WHEREAS, at the public hearing the Board considered the testimony of Steven Martini, P.P., A.I.C.P. of Nishuane; and

WHEREAS, at the public hearing, Mr. Martini recommended that the 2022 Plan be further modified as follows:

1. Page 14: modify the standard for combined side yard setback in the Bulk Standards Table from 10 feet to 0 feet.

2. Page 14: delete Note Number 1 from the plan.

3. Page 15: delete the second sentence of Additional Standard Number 4 (i.e., "Cottage Place will continue to be vehicularly traveled one-way, from west to east.")

4. Page 15: modify of the final bullet point of Additional Standard Number 14, Open Space Standards to read: "In order to apply the density bonus, the redeveloper must enter into a Redevelopment Agreement with the City prior to site plan application and the public space must be deed restricted prior to any issuance of Certificate of Occupancy to any or all lots taking advantage of the density bonus."

5. Page 21: replace "redevelopment agency" with "City" in Section 6.3 Relocation Assistance.

(hereinafter collectively referred to as the "2022 Plan Revisions"); and

WHEREAS, it is the opinion of Mr. Martini that the revisions contained in the 2022 Plan, as modified by the 2022 Plan Revisions, are necessary to address the bulk standards in the 2019 Plan; and

WHEREAS, it is the opinion of Mr. Martini that the 2022 Plan, as modified by the 2022 Plan Revisions will continue to promote transit-oriented development through high density, multi-family development; commercial uses; improvements to the

streetscape; development of vacant and/or underutilized lands; and creation of open space; for the benefit of the residents and owners of properties within the 2022 Plan, the adjacent neighborhoods and throughout the City of Plainfield; and

WHEREAS, Mr. Martini also opined that the 2022 Plan, as modified by the 2022 Plan Revisions continues to present an opportunity to attract new development which will catalyze activity around the Plainfield Train Station; the Transit Oriented Development Downtown area; and the Transit Oriented Development Netherwood area through the satisfaction of the policy goals and objectives for development related to promotion of transit-oriented development and activity; improvement of economic development; increasing sustainability; and management of parking and traffic; as more fully set forth in the 2022 Plan, as modified by the 2022 Plan Revisions; and

WHEREAS, it is the further opinion of Mr. Martini, that the 2022 Plan as modified by the 2022 Plan Revisions, is generally consistent with, and certainly not inconsistent with any of, the goals and objectives of the City of Plainfield Master Plan; the Master Plans of Plainfield's contiguous municipalities; as well as the Union County Master Plan; and the State Development and Redevelopment Plan; and

WHEREAS, the Board questioned and analyzed the testimony of Mr. Martini at the public hearing; and

WHEREAS, the public was given the opportunity to be heard with respect to the 2022 Plan, as modified by the 2022 Plan Revisions;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Plainfield makes the following findings and conclusions:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The 2022 Plan, as modified by 2022 Plan Revisions, supersedes the 2019 Plan.

3. The 2022 Plan, as modified by the 2022 Plan Revisions, will continue to promote transit-oriented development through high density, multi-family development; commercial uses; improvements to the streetscape; development of vacant and/or underutilized lands; and creation of open space; for the benefits of the residents and owners of properties within the 2022 Plan, the adjacent neighborhoods and throughout the City of Plainfield.

4. The 2022 Plan, as modified by the 2022 Plan Revisions, will also continue to present an opportunity to attract new development which will catalyze activity around the Plainfield

Train Station; the Transit Oriented Development Downtown area; and the Transit Oriented Development Netherwood area through the satisfaction of the policy goals and objectives for development related to promotion of transit-oriented development and activity; improvement of economic development; increasing sustainability; and management of parking and traffic; as more fully set forth in the 2022 Plan, as modified by the 2022 Plan Revisions.

5. The goals and objectives contained in the 2022 Plan, as modified by 2022 Plan Revisions, are consistent with the City's existing Master Plan; the Master Plans of Plainfield's contiguous municipalities; as well as the Union County Master Plan; and the State Development and Redevelopment Plan.

NOW, THEREFORE, be it further resolved that the Planning Board of the City of Plainfield hereby recommends the adoption of the 2019 Plan, as modified by 2019 Plan Amendments by the Plainfield City Council; and

NOW, THEREFORE, be it further resolved that a copy of this resolution be forwarded to the Clerk of the City of Plainfield for distribution to the Mayor and Council within five (5) days of the date of the adoption of this Resolution.

**ROLL CALL ON MOTION AUGUST 18, 2022:**

Mapp:	<u>    Aye    </u>	Person:	<u>    Aye    </u>
(by designee Pile)		Hunt:	<u>    Aye    </u>

Workman:	<u>    Aye    </u>	Scott Bey:	<u>    Aye    </u>
McRae:	<u>    Aye    </u>	Toth:	<u>  Abst.  </u>
Baldwin:	<u>    Aye    </u>	Exum:	<u>          </u>
El-Amin:	<u>    Aye    </u>		<u>          </u>

This Resolution adopted this \_\_\_\_ day of \_\_\_\_\_ 2022 memorializes the action taken at a meeting of the City of Plainfield Planning Board on August 18, 2022, with the roll call vote on the memorialization as follows:

**ROLL CALL ON MEMORIALIZATION**

Mapp:	<u>                  </u>	Person:	<u>                  </u>
(by designee Pile)	<u>                  </u>	Hunt:	<u>                  </u>
Workman:	<u>                  </u>	Scott Bey:	<u>                  </u>
McRae:	<u>                  </u>	Toth:	<u>                  </u>
Baldwin:	<u>                  </u>	Exum:	<u>                  </u>
El-Amin:	<u>                  </u>		<u>                  </u>

I hereby certify that the foregoing is a true copy of a Resolution of the City of Plainfield Planning Board memorialized on \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Maximo Vazquez  
 Planning Board Secretary