

**RESOLUTION OF THE CITY OF PLAINFIELD PLANNING BOARD
RECOMMENDING THAT PROPERTIES IDENTIFIED AS
BLOCK 837, LOT 1
ON THE TAX MAP OF THE CITY OF PLAINFIELD
NOT BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA.**

WHEREAS, pursuant to the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et seq., and Resolution R 190-22 of the City Council of the City of Plainfield (hereinafter the "Council"), the Planning Board of the City of Plainfield (hereinafter the "Board") authorized a preliminary investigation of Block 837, Lot 1, on the Tax Map of the City of Plainfield (hereinafter the "Study Area"), to determine whether the Study Area meets the criteria set forth in the LRHL, N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, Resolution R 190-22 indicated that the property in the Study Area may be deemed a Non-Condemnation Redevelopment Area, in the event that the Board determines that the Study Area constitutes an area in need of redevelopment under the LRHL, N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board received and reviewed the "Grace Episcopal Church - Area in Need of Redevelopment Investigation - Non-Condemnation," prepared by Nishuane Group, LLC, dated July 7, 2022 (hereinafter the "Study"), relating to the Study Area; and

WHEREAS, on July 7, 2022, the Planning Board conducted a public hearing and reviewed the Study; and

WHEREAS, the Board caused to be published advance notice of said public meeting in the Courier News on two (2) occasions and served notice of said public meeting on all owners of property within the Study Area, said publication and service having been completed at least ten (10) days in advance of the public hearing date; and

WHEREAS, at the public hearing, the Board heard the testimony of Steven Martini, P.P., A.I.C.P., a New Jersey Licensed Planner, Nishuane Group, LLC; and

WHEREAS, members of the Board were present and considered the testimony of Mr. Martini; and

WHEREAS, it is the further conclusion of the Study, as presented by Mr. Martini, that the lot in the Study Area meets one or more criteria to be considered an area in need of redevelopment. More specifically, the Study concludes that Block 837, Lot 1, qualifies for designation as an area in need of redevelopment under Criterion A (N.J.S.A. 40A:12A-5(a)); Criterion D (N.J.S.A. 40A:12A-5(d)); Criterion G (N.J.S.A. 40A:12A-5(g)); and Criterion H (N.J.S.A. 40A:12A-5(h)); and

WHEREAS, the public was given the opportunity to be heard at the public hearing and expressed concern over the designation of the Study Area as an Area in Need of Redevelopment; and

WHEREAS, upon completion of the public comment, a member of the Board made a motion to reject the findings as contained in the Study, which motion was not seconded; and

WHEREAS, the Board then considered a motion to accept the findings as contained in the Study and recommend the Study Area be designated as an Area in Need of Redevelopment; and

WHEREAS, the motion to recommend the Study Area as an Area in Need of Redevelopment failed; as a majority of the Board Members did not vote in favor of the motion.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Plainfield hereby incorporates the forgoing recitals as though fully set forth at length herein; and

NOW, THEREFORE, be it further resolved that the Planning Board of the City of Plainfield does not recommend to the Plainfield Mayor and City Council, that Block 837, Lot 1, on the Tax Map of the City of Plainfield in the Study Area be designated as a Non-Condensation Redevelopment Area; 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 JULY 7, 2022:

Mapp:	<u>Abstain</u>	Person:	<u>Aye</u>
(by designee Pile)		Hunt:	<u>Nay</u>
Workman:	<u>Aye</u>	Scott Bey:	<u>Aye</u>
McRae:	<u>Aye</u>	Toth:	<u>Nay</u>
Baldwin:	<u></u>	Exum:	<u>Nay</u>
El-Amin:	<u>Nay</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 July 7, 2022, with the roll call vote on the memorialization as follows:

ROLL CALL ON MEMORIALIZATION

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