

A photograph of a gravel lot in Plainfield, New Jersey. In the background, there are several industrial buildings, including a large white metal building with two large roll-up doors and a smaller white building with a blue door. A dark-colored pickup truck is parked on the right side of the lot. The area is surrounded by trees and a utility pole with multiple light fixtures is visible on the left. The sky is overcast.

# PRELIMINARY INVESTIGATION FOR AREA IN NEED OF REDEVELOPMENT DETERMINATION MONROE AVENUE

CITY OF PLAINFIELD,  
NEW JERSEY

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OCTOBER 20, 2022



# Monroe Avenue Area in Need of Redevelopment Preliminary Investigation - Non-Condemnation

City of Plainfield, Union County, New Jersey

Presented to the Planning Board on October 20, 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 289-22 on August 15, 2022, which authorized a preliminary investigation of Block 535, Lots 20.01 (716-726 and 734-736 Monroe Avenue) and 22 (728-732 Monroe Avenue) on the official Tax Maps of the City, along with all streets and rights of way appurtenant thereto (the "Study Area") to determine whether it meets the statutory criteria to be designated as a Non-condemnation 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 (the "Planning Board") relative to the designation of the Study Area as a Non-condemnation redevelopment area.

### Methodology

On August 29, 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 properties located within the Study Area;
- City of Plainfield Zoning Map and Zoning Ordinance;
- Ownership information and property survey; and
- City Council Resolution R 289-22 dated August 15, 2022.



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

### 1.1. Study Authorization

On August 15, 2022, the City Council adopted Resolution R 289-22 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 redevelopment activities is within 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 coordinate redevelopment activities that mitigate and eradicate blighted conditions.



## 1.4 Redevelopment Process

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:

1. 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.
6. Grant tax exemptions and/or abatements.

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.

## 1.5. Non-condemnation Redevelopment Areas

P.L. 2013, Chapter 159 amended the LRHL 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.

## 2.0. STUDY AREA CHARACTERISTICS

### 2.1. Location

According to the 2020 American Community Survey, the Study Area is located in Census Tract 396, which has a total population of 4,515 residents. As depicted on Map 1, the Study Area is located along the western side of Monroe Avenue, between West 7th Street to the north and West 8th Street to the south. The Study Area consists of two tax parcels, as shown on Map 2. The Study Area has a total area of approximately 1.92 acres and is in the City’s 3rd Ward.

### 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

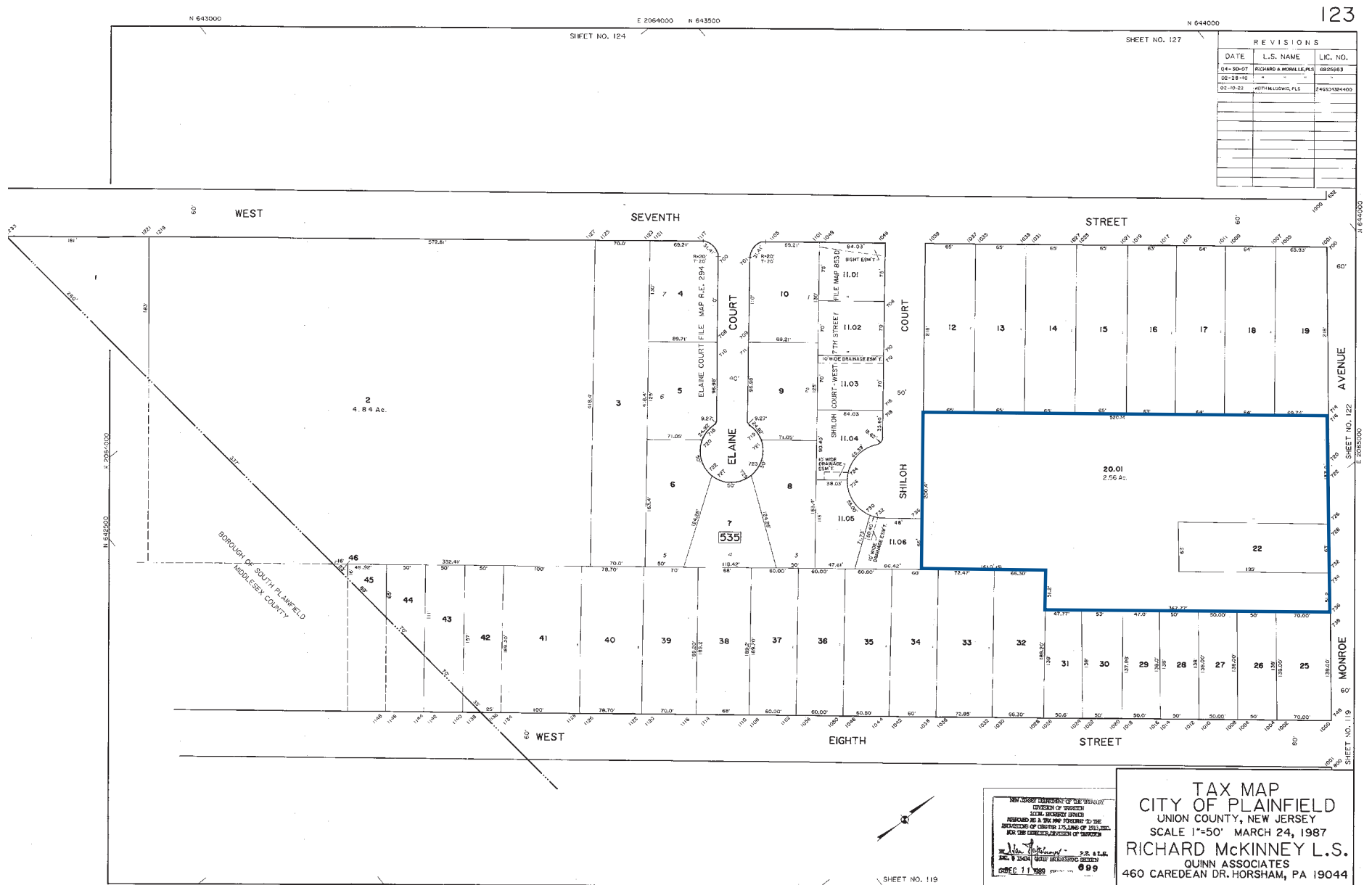





Source: Google Maps. Accessed 2022.



# MONROE AVENUE AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION



 Study Area

## Map 2: Tax Map



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. Specifically, the Study Area is approximately 860 feet north of the municipal border with the Borough of South 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. Additionally, there are multiple New Jersey Transit bus routes that serve the City. The Study Area is proximate to numerous bus routes along with NJ Transit Bus Routes 65 and 114 stopping along West 7th Street.

## 2.2. Existing Zoning

As shown on Map 3, the entire Study Area is located within the Low/Moderate Density Residential Zone District (R-3). As discussed in the City's Zoning Ordinance, this zone is "designed for single-family development at a density not to exceed 3.5 dwelling units per acre." This zone permits single-family dwellings and community residences as per N.J.S.A. 40:55D-66.1. Accessory uses permitted in the R-3 consist of home occupations and family day care homes per N.J.S.A. 40:55D-66.5b.

Table 1: Existing Zoning

Block	Lot	Address	Zoning District
535	20.01	716-26 and 734-36 Monroe Avenue	R-3
535	22	728-732 Monroe Avenue	R-3

Source: City of Plainfield Zoning Map, dated June 2015 and MOD-IV Tax Records.



The bulk and area standards of each of these zoning districts are summarized in Table 2 below.

Table 2: Bulk Table of R-3 Zoning District

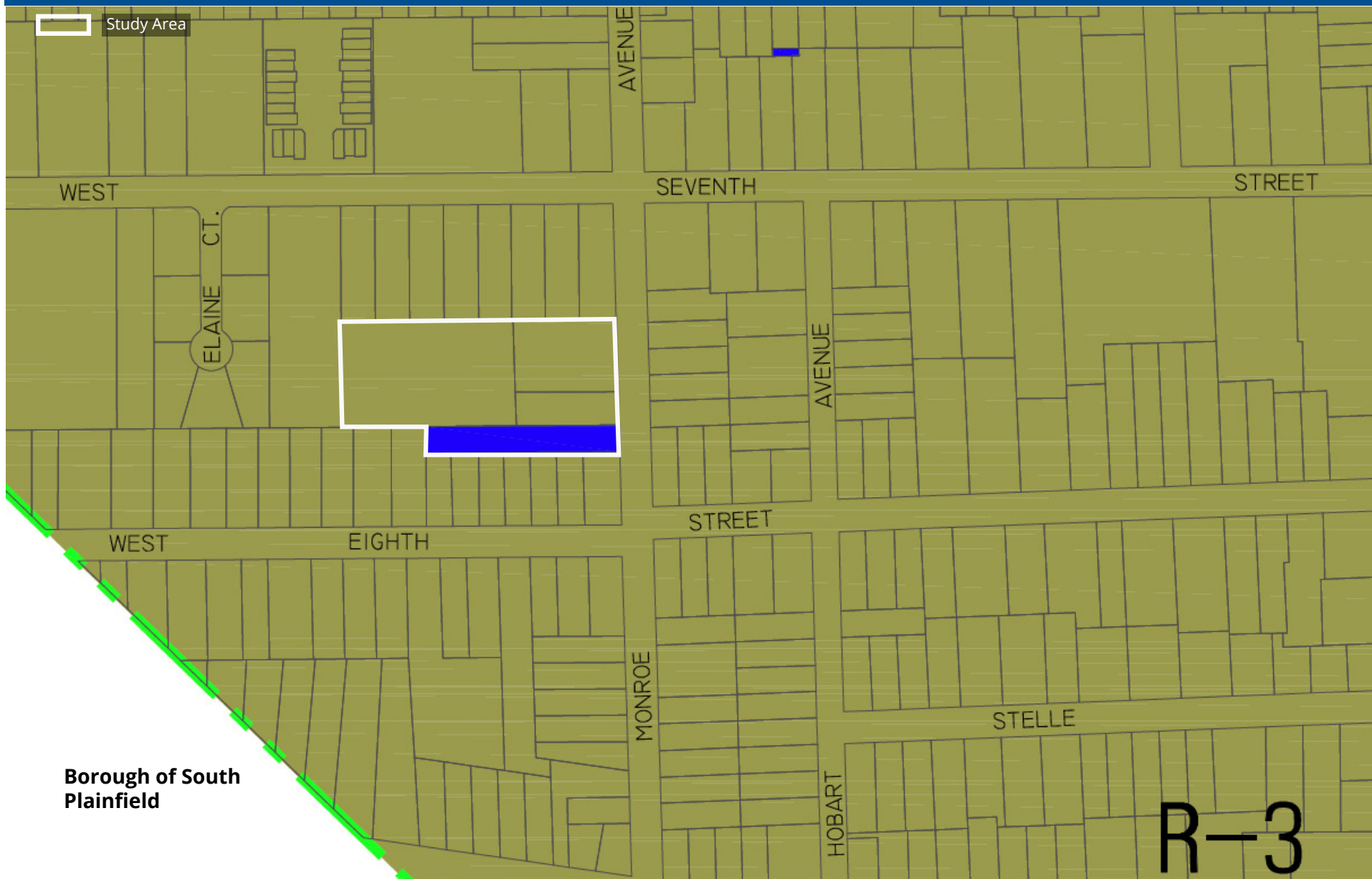
Requirement	Single-Family
Area (square feet)	12,000
Maximum Density (d.u. per acre)	3.5
Minimum Lot Width (feet)	100
Minimum Lot Frontage (feet)	100
Minimum Lot Depth (feet)	100
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Combined Side Yard Setbacks (feet)	30
Rear Yard Setback (feet)	30
Maximum Floor Area Ratio (FAR)	N/A
Maximum Percent Building Cover	25%
Maximum Percent Total Lot Cover	40%
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 are detailed on Map 4 and Table 5. Lot 20.01 is a commercial property. Lot 22 is a single-family residential dwelling.

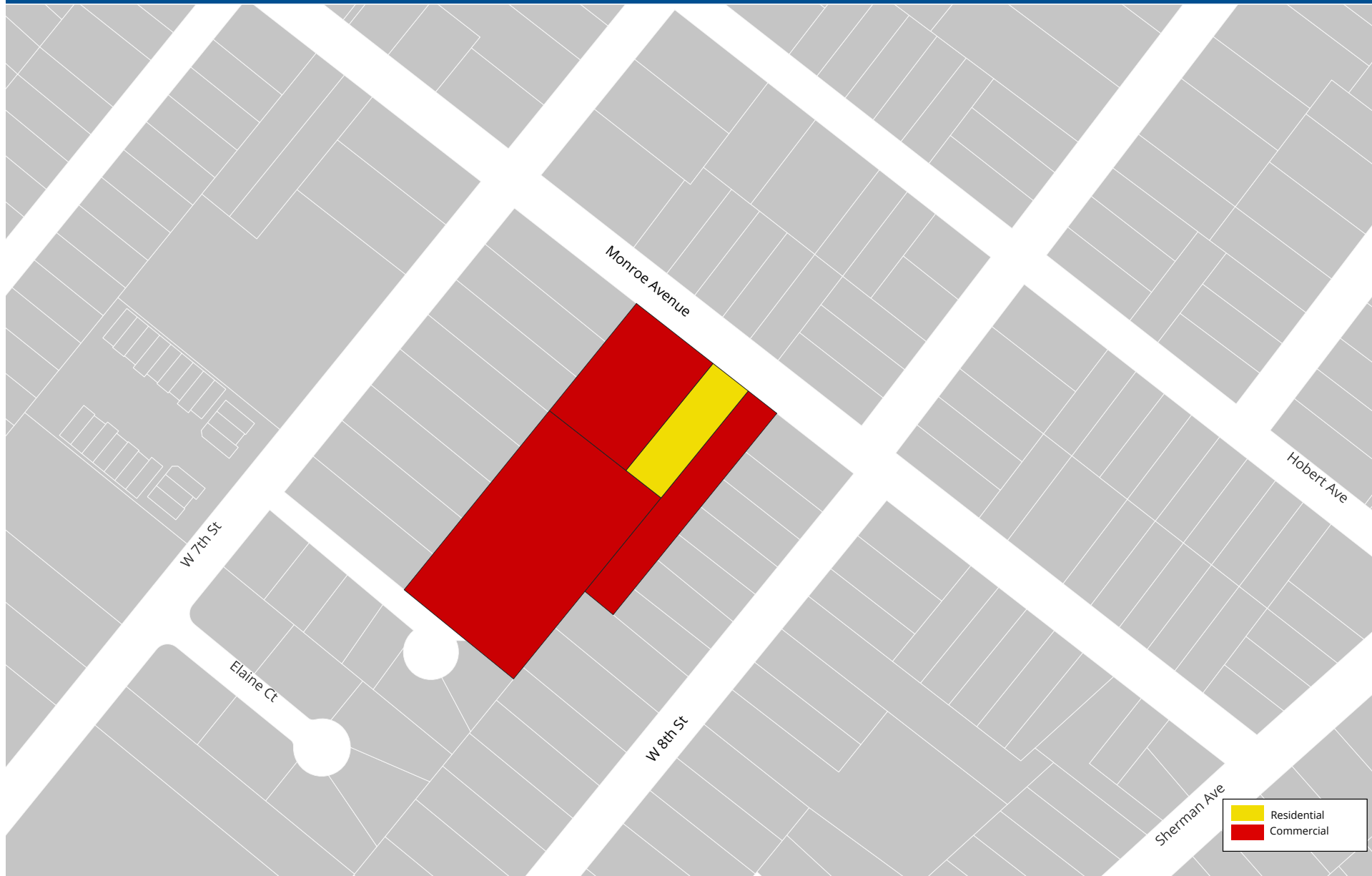
## MONROE AVENUE AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION



Source: City of Plainfield Zoning Map dated 2015

### Map 3: Existing Zoning\*





Source: MOD-IV tax records. Accessed September 2022.

**Map 4: Existing Land Use**

Table 5: Existing Land Use

Block	Lot	Address	Existing Land Use
535	20.01	716-26 and 734-36 Monroe Avenue	Commercial
535	22	728-732 Monroe Avenue	Residential

Source: MOD-IV

## 2.4. Relevant Planning Studies

### 2020 Master Plan

The City's 2020 Master Plan was adopted by the Planning Board in August 2020 and in November 2021, a Re-examination Report was adopted (collectively, the "Master Plan"). There are numerous goals, objectives, and excerpts in the Master Plan that are 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)
- R-3 – Low/Moderate Density Residential District: This land use category provides for a density of 3.5 dwelling units per acre. Most R-3 – low/moderate density residential zones are concentrated in the south and southeastern areas of the City. While the majority of this zone is located to the south of the railroad ROW, there is a small area of the City zoned R-3 that is located to the north of the railroad ROW. This northernmost area of the City abuts the Watchung and North Plainfield borders. (Land Use Element, pg. 27)
- Diversify Housing Options: Continue to explore revitalization

and adaptive reuse of dilapidated, abandoned and underutilized commercial properties (Housing Element, pg. 46)

- Industrial Uses: As is the case in many other communities that have transitioned from a significantly industrial economy, the City has targeted for development many of the older industrial and commercial properties, which have been sitting vacant or underutilized. (Land Use Element, pg.24)
- Promote the redevelopment of vacant, abandoned and underutilized properties. (Economic Development, pg. 66)

### Other Redevelopment Areas in the Neighborhood

#### Plainfield Avenue Educational District Redevelopment Area

The Plainfield Avenue Educational District Redevelopment Area is located approximately 0.5 miles from the Study Area. The subsequent Plan was adopted on February 15, 2022. This Redevelopment Area covers a land area of approximately 10.8 acres, bounded by Sherman Avenue to the north, Plainfield Avenue to the east, Hartridge Place to the south and Stillman Avenue to the west. The goals of this plan consist of: establish a redevelopment area as the City's Model Educational District; ensure safety in parking, circulation and accessibility of the redevelopment area; and effectuate sustainability principles.

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

### Urban Enterprise Zone

The Study Area is not located within the City's Urban Enterprise Zone (the "UEZ").



### Opportunity Zone

The Study Area properties are not located within a designated Opportunity Zone.

### Smart Growth Classification

Smart Growth commonly refers to growth that serves the environment, 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:

1. 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.

### 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

The Division of Code Enforcement and Inspections provided property maintenance records on August 30, 2022. Since 2017, three violations were issued to Lot 20.01 and 11 violations were issued to Lot 22.

Of the three violations issued to Lot 20.01, two were for 'maintenance of exterior of premises and structures' (with infractions identified as 'brush, leaves, branches, tree parts' and 'trash and debris') and one for 'sanitation and safety' (with an infraction of 'outdoor storage of commercial vehicles').

Of the 11 violations issues to Lot 22, five were for 'structural soundness' (with infractions of 'damaged garage door', 'damaged garage roof', 'damaged garage gutters/leaders', 'damaged front porch guardrails', and 'damaged porch ceiling'), three were for 'maintenance of exterior of premises and structures' (with infractions identified as 'trash and debris', 'brush, leaves, branches' and 'damaged driveway'), two were for 'appearance of exterior of premises and structures' (with infractions of 'damaged fence' and 'peeling paint at garage structure'), and one for 'stairs and railings' (with an infraction of 'damaged left side steps').

### Tax Collector

On August 30, 2022, the City Tax Collector provided tax records of the Study Area properties. As of that date, Block 535, Lot 20.01 owed \$3,733.19.

### Police Division

The Plainfield Police Division provided a letter, dated September 20, 2022, containing crime records on file for the Study Area parcels. There were 8 records of incidents that occurred between 2017 and the present. These records are summarized in Table 4 below.

Table 4: Police Data - Block 535, Lots 20.01 and 22 - Crime Incidents

Incident Type	2017	2018	2019	2020	2021	2022	Total by Type
Robbery	0	0	0	0	0	0	0
Aggravated Assault	0	0	1	0	0	0	1
Burglary	0	0	0	0	0	0	0
Theft	1	2	1	0	0	1	5
Theft of MV	0	0	0	0	0	1	1
Rape/Sexual Assault	0	0	0	0	0	0	0
Arson	0	0	0	0	0	1	1
<b>Total</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>8</b>

Source: City of Plainfield Police Division

### Fire Department

On September 20, 2022, the Plainfield Fire Department provided records of fire and emergency incidents that occurred in the Study Area between 2017 to the present. These records are itemized in the Table 5 below.



## MONROE AVENUE AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

Table 5: Fire Incidents

Incident and Report Number	Date	Type/Offense	Location
21001568-0	7/2/2021	Motor vehicle accident with no injuries	717 Monroe Avenue
21001257-0	5/26/2021	Motor vehicle accident with no injuries	717 Monroe Avenue
19001473-0	6/4/2019	Medical assist, assist EMS crew	731 Monroe Avenue
17000352-0	2/14/2017	Medical assist, assist EMS crew	730 Monroe Avenue

Source: Plainfield Fire Division; provided in September 2022

### Division of Health

On September 9, 2022, the Division of Health indicated that there were no records on file since 2017 involving the Study Area properties.

### Plainfield Municipal Utilities Authority (PMUA)

On September 20, 2022, PMUA provided information pertinent to the Study Area's sanitary sewer. It was noted that there is a sewer line on Monroe Avenue, which is in good condition. It is approximately 100 years old. PMUA indicated that there are no issues associated with the sewer line.

### Planning Division

#### Environmental/Brownfield Records

Block 535, Lot 20.01 is identified as Brownfield site, as per the City's

Brownfield Map, dated April 2007. An Environmental Questionnaire was completed and dated December 14, 2017.

#### Land Use Boards Applications

On August 30, 2022, the City's Planning Division indicated that there were no land use application records pertinent to the Study Area properties since 2017.

## 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 untenable.

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.

7. **“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 seq.). 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.



## 716-726 AND 734-736 MONROE AVENUE (BLOCK 535, LOT 20.01) PROPERTY EVALUATION

**Owner:** LJI Development Co LLC

**Property Class:** 4A (Commercial)

### Property Characteristics:

The irregularly shaped property has an area of approximately 1.64 acres (described in the MOD-IV tax records as 137 feet by 520.75 feet). The lot contains a “U” shaped and surrounds Lot 22 on three sides. The property is currently used as construction storage. There are two one-story buildings on the property. These buildings were constructed in 1931, as noted in the property’s MOD-IV tax records, and appear to be used as garages, offices or other ancillary uses. The parcel is located within the R-3 Zoning District.

### Site Analysis:

Within this “U” shaped property, there are two curb cuts present, each leading to gravel and paved driveways. Both driveways contain a chain-link gate. A white wooden picket fence lines the frontage of the site, which shows signs of aging and deterioration. Vegetation has also grown and covered a large portion of this fence.

During the time of the site visit (Tuesday, August 29, 2022, between 11:30am and 12:30pm), the buildings standing on the lot were in a deteriorated state and in need of repair. A black tarp covered a portion of the roof of the westerly building. On the same building, the roof of the structure appeared to be sloping downward, as if it





needed additional support.

Debris was present and scattered throughout the property, and included items such as a rusted metal support beam, truck tires, damaged wooden pallets, portions of a concrete curb and other pieces of equipment. Numerous trailers and dumpsters were stored on the property; some of these dumpsters were tipped over on their sides and not in use for their intended purpose. Construction vehicles, including trucks and tractors, were also parked onsite. At least one of these vehicles appeared to not be active and parked onsite for a substantial period of time. Piles of soil, pieces of wood, and broken-up pavement were present and haphazardly stored on the property. There were also neat piles of concrete blocks, bricks, and wooden pallets. A chain-link fence with barbed wire at the top lined the easterly property line.

### **Satisfies LRHL Criteria:**

- **Criteria "A":** The buildings, in their current state, are dilapidated and no longer conducive to safe working conditions. It is not clear if either or both of the buildings standing on the property were in operation. The existing conditions of the roof presents hazards to anyone in the building as it could collapse. With these structural deficiencies present, these buildings do not appear to be habitable and cannot be occupied safely. Nonetheless, based on the physical evidence of their conditions, if occupied, both buildings pose hazards to the health and safety of workers.
- **Criteria "D":** The buildings, structures and improvements on this site are in a state of severe dilapidation. The lot needs substantial maintenance overall. The outdoor storage of construction materials and equipment, along with a barbed wire fence, are all not permitted in the R-3 District or any residential zoning district. The



haphazard outdoor storage may attract pests to the neighborhood. The conflict between the non-permitted commercial use with the surrounding residential dwellings, combined with the lack of maintenance of the property, poses safety risks. Cumulatively, the present conditions of this lot are detrimental to the public health, safety, and general welfare of the community.

### **Recommendation:**

Based on the existing conditions of Block 535, Lot 20.01 as described in detail above, the Study Area satisfies Criteria A and Criteria D and should be designated as an "area in need of redevelopment".



## 728-732 MONROE AVENUE (BLOCK 535, LOT 22) PROPERTY EVALUATION

**Owner:** Fenderson, Donald & Brenda

**Property Class:** 2 (Residential)

### Property Characteristics:

This property has an area of approximately 0.28 acres. There is a 2.5-story residential dwelling on the site, which was built in 1911 according to MOD-IV tax records. This lot is located within the R-3 Zoning District.

### Site Analysis:

In addition to the building on the property, other site improvements consist of an asphalt driveway leading to a one-story accessory garage in the rear yard. There is also a concrete walkway leading to the front entrance of the dwelling.





### Satisfies LRHL Criteria:

- **Section 3:** Effective redevelopment of Lot 20.01 cannot occur without the inclusion of this property. It is a critical piece in assembling land for redevelopment since it is surrounded by Lot 20.01 on three sides.

### Recommendation:

Based on the layout of Lot 20.01 and 22 as described in detail above, Lot 22 satisfies Section 3 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 535, Lots 20.01 and 22 meet several of the LRHL statutory criteria. It is suggested that the Plainfield Planning Board recommend that the City Council designate Block 535, Lots 20.01 and 22 as a Non-Condemnation Redevelopment Area based on the findings below, which are also summarized in Table 6:

#### Area In Need of Redevelopment Criteria

A: Criteria "A" is applied to Block 535, Lot 20.01. The buildings on this property are dilapidated and in substandard condition. In their current state, the buildings are not conducive to wholesome living or working conditions.

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

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

D: Criteria "D" is applied Block 535, Lot 20.01. This lot 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" does not apply to the Study Area.

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

**Section 3:** Section 3 is applied to Block 535, Lot 22. Although this property cannot be considered blighted on its own existing conditions, it is necessary to include this lot within the overall "area in need of redevelopment" due to its location in the middle of Lot 20.01.





## MONROE AVENUE AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

Table 6: Criteria Satisfied

Block	Lot	Address	Criteria Satisfied								Section 3	Designate as an "area in need of redevelopment"
			A	B	C	D	E	F	G	H		
535	20.01	716-726 and 734-736 Monroe Avenue	X			X						Yes
532	22	728-732 Monroe Avenue									X	Yes







## 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 535, Lot 20.01 demonstrates building dilapidation and site deterioration and underutilization that is detrimental to the public health, safety, and general welfare of the community. Block 535, Lot 22 is necessary to include within the overall “Area in Need of Redevelopment” due to its location in the middle of Lot 20.01. The existing conditions of Block 535, Lots 20.01 and 22 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 535, Lots 20.01 and 22 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 Study Area.



## 6.0 APPENDIX

Resolution R 289-22



# CITY OF PLAINFIELD

R 289-22

**RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF CERTAIN PROPERTY IDENTIFIED IN THE CITY'S TAX RECORDS AS BLOCK 535, LOT 20.01 (716-726 AND 734-736 MONROE AVENUE) AND LOT 22 (728-732 MONROE AVENUE) ON THE CITY TAX MAPS TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTY SATISFIES THE LOCAL REDEVELOPMENT AND HOUSING LAW IN NEED CRITERIA AND SHOULD BE DECLARED IN NEED OF REDEVELOPMENT, AND IF SO, COMMENCE WITH THE PREPARATION OF A REDEVELOPMENT PLAN**

**WHEREAS**, the Local Redevelopment and Housing Law (the "Redevelopment Law"), N.J.S.A. 40A:12A-1 et seq., as amended and supplemented 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 certain properties within the City and therefore authorizes and directs the Planning Board to conduct an investigation of the properties identified on City Tax Maps as Block 535 Lot 20.01 (716-726 and 734-736 Monroe Avenue) and Lot 22 (728-732 Monroe Avenue), along with all streets and rights of way appurtenant thereto (collectively, the "Study Area") and to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law, and whether all or a portion of said Study Area should be designated as an area in need of redevelopment; 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-Condensation Redevelopment Area"); and

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

**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 "Non-condemnation Redevelopment Area."
3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcel contained therein and appended thereto shall be a statement setting forth the basis of investigation.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundaries 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 an area in need of redevelopment.
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 Non-condemnation Redevelopment Area.
7. If the Planning Board recommends that all or a portion of the Study Area be designated as a Non-condemnation 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

August 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 289-22						
<div><input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Consensus</div>			Yes/Aye	No/Nay	Abstain	Absent
	Charles McRae	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joylette Mills-Ransome	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Steve Hockaday	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashley Davis	Voter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sean McKenna	Voter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Terri Briggs-Jones	Voter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Barry N. Goode	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>