

MUNICIPAL COMPLEX REDEVELOPMENT PLAN



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CITY OF PLAINFIELD, NEW JERSEY

Municipal Complex Redevelopment Plan

City of Plainfield, Union County, New Jersey

Presented to the Plainfield Planning Board on August 18, 2022

Prepared for:



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

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1.0 INTRODUCTION

On June 13, 2022, the City Council adopted Resolution 222-22 directing the Planning Board to study City Tax Block 601, Lot 1 (201-249 E. 4th Street); Block 602, Lot 1 (317-347 Watchung Avenue); Block 603, Lots 1.01 (229-239 E. 5th Street); 3 (225-227 E. 5th Street); 15 (218-232 Court Place); 16 (234-236 Court Place); and 17 (242-246 Court Place) on the official Tax Maps of the City (the “Redevelopment Area”), to determine if it met the criteria to be designated a non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law (the “LRHL”), N.J.S.A. 40A:12A-5. Resolution 222-22 also directed the Planning Board to prepare a redevelopment plan for the Redevelopment Area should the Planning Board recommend that the Redevelopment Area be designated as an “area in need of redevelopment”. Resolution 292-22 adopted by the City Council on August 15, 2022 designated the Redevelopment Area as an “area in need of redevelopment” pursuant to the LRHL.

This Redevelopment Plan includes the City’s vision for a portion of the Redevelopment Area including Block 601, Lot 1 and Block 602, Lot 1 (the “Plan Area”) and provides a framework for development and redevelopment of the Plan Area. The Plan Area is bounded by NJ Transit’s Raritan Valley Line’s train tracks to the north, Roosevelt Avenue to the east, Court Place to the south and Watchung Avenue to the west. It consists of approximately 4.23 acres in the 1st Ward of the City of Plainfield (the “City”).

The findings of the “Area in Need of Redevelopment” Investigation found that the Plan Area properties are owned by the City and not likely to be redeveloped solely through the instrumentality of private capital. The intentions of this Redevelopment Plan are to

ensure property utilization and facilitate revitalization by activating the site with viable, appropriate and complementary uses. The Plan envisions establishing a new municipal complex within the City.

This Redevelopment Plan satisfies the requirements of N.J.S.A. 40A:12A-7. Capitalized terms not defined herein are to be interpreted in accordance with the definitions set forth in Chapter 17, Land Use Ordinance.

1.1 Statutory Requirements

The LRHL, N.J.S.A. 40A:12A-1 et seq. provides that a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - A. The master plans of contiguous municipalities;

B. The master plan of the County in which the municipality is located; and

C. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c. 398(N.J.S.A. 52:18A-196, et seq.).

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units; affordable to low- and moderate- income households, as defined pursuant to section 4 of P.L. 1985 c. 222 (N.J.S.A. 52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This Plan provides the statutory framework for redevelopment within the Plan Area. There are no existing affordable housing units identified as to be removed as a result of the implementation of this Plan.

2.0 DISTRICT OVERVIEW

2.1. Redevelopment Area Boundary

According to the 2020 American Community Survey, the Plan Area is located in Census Tract 390, which has a total population of 3,943 residents. As depicted on Map 1, the Plan Area is located within the NJ Transit's Raritan Valley Line's train tracks to the north, Roosevelt Avenue to the east, East 5th Street to the south and Watchung Avenue to the west. The Plan Area consists of two tax parcels, as shown on Map 2.

2.2. Existing Land Use

The existing land uses among the Plan Area are detailed on Map 3 and Table 2. The Plan Area consists of institutional/public uses. Block 601, Lot 1 is used as a parking lot. Block 602, Lot 1 consists of institutional/public uses as it contains the City's Police Division and Municipal Court.

Table 1: Existing Land Use

| Block | Lot | Address | Existing Land Use |
|-------|-----|-------------------------|----------------------------------|
| 601 | 1 | 201-249 East 4th Street | Institutional/public/parking lot |
| 602 | 1 | 317-347 Watchung Avenue | Institutional/public |

Source: MOD-IV



Map 1: Redevelopment Area



Redevelopment Plan Area

Map 2: Tax Map

2.3. Existing Zoning

As shown on Map 4, Block 601, Lot 1 and Block 602, Lot 1 are both within the TODD/Central Business District (CBD). Section 17:9-18.C notes that the purpose of this zone is to serve as the main pedestrian shopping district. The following are the permitted principal uses of the TODD/CBD:

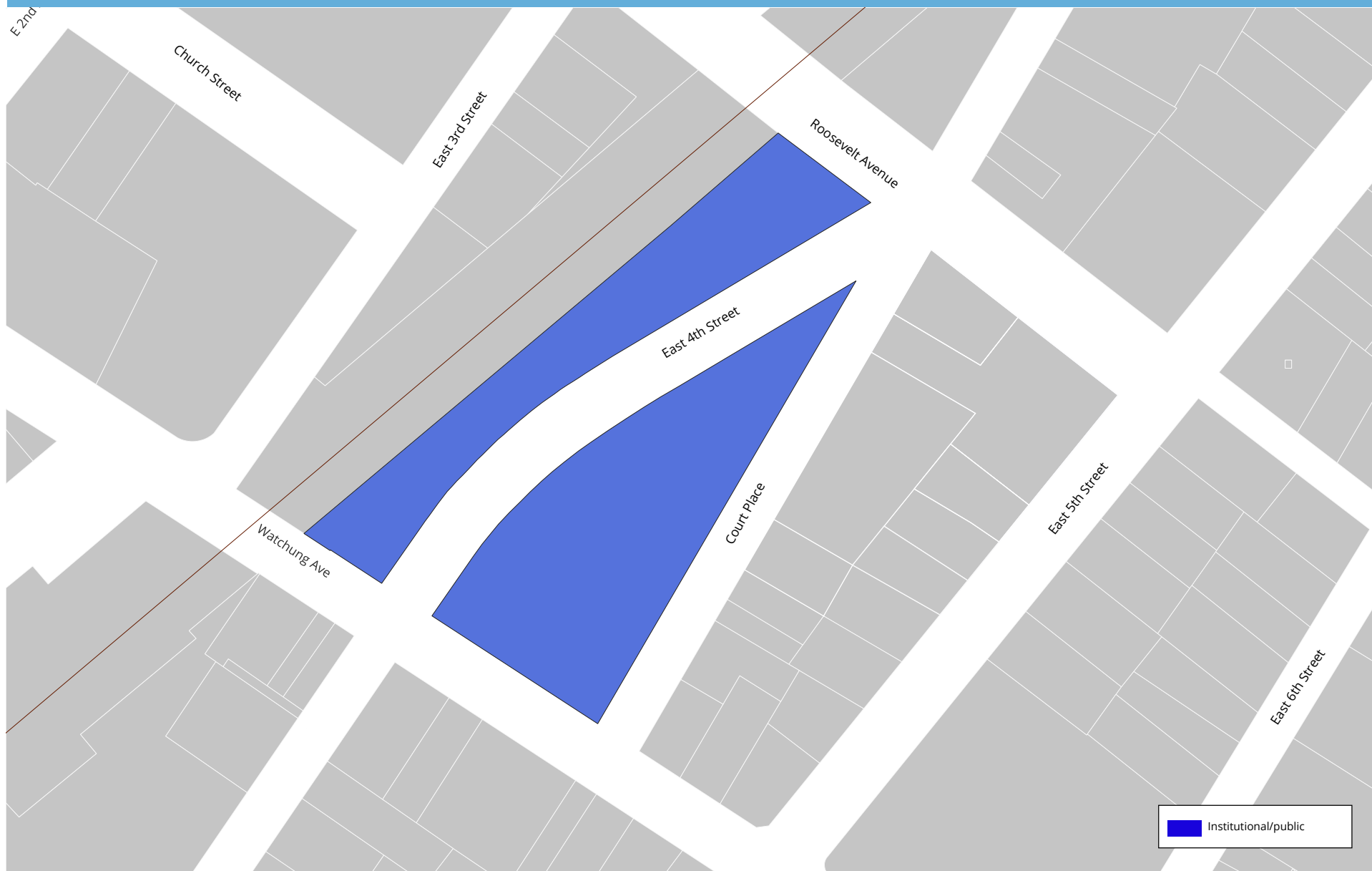
- Mixed-use structures
- Childcare centers
- Retail sales
- Personal service establishments
- Office
- Restaurants
- Taverns
- Nightclubs
- Banks, excluding drive-through facility
- Health and fitness club
- Theaters
- Hotels
- Banquet halls
- Parking lots
- Adult day care facilities
- Wireless communication facilities
- Fraternal organizations
- Open space

The bulk and area standards of the TODD/CBD Zone are summarized in Table 2 below.

Table 2: Bulk Table of TODD/CBD Zoning District

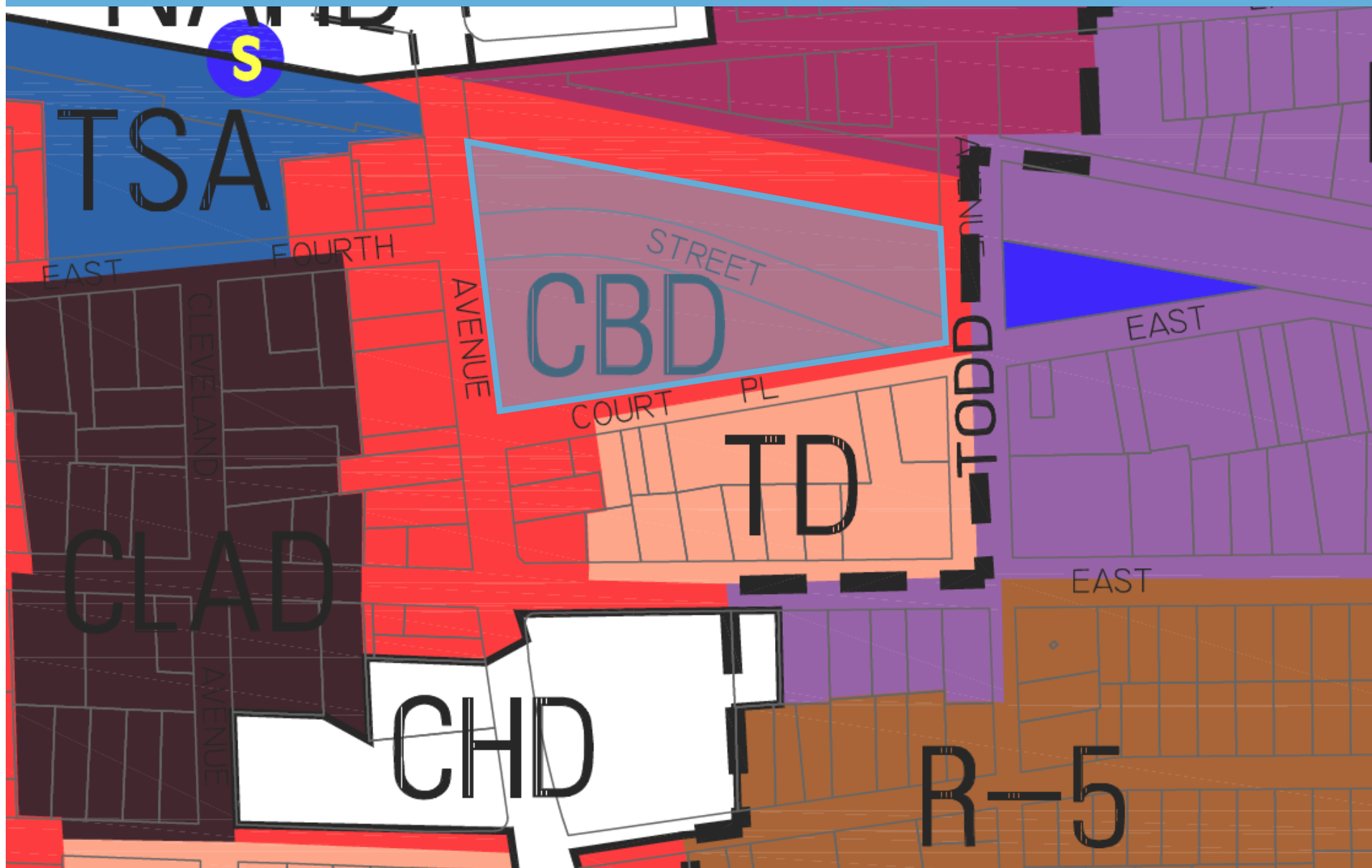
| Requirement | |
|---|-------|
| Area (square feet) | 5,000 |
| Maximum Density (d.u. per acre) | 100 |
| Minimum Lot Width (feet) | 50 |
| Minimum Lot Frontage (feet) | 50 |
| Minimum Lot Depth (feet) | 100 |
| Minimum Front Yard Setback (feet) | 0 |
| Side Yard Setback (feet) | 0 |
| Combined Side Yard Setbacks (feet) | 0 |
| Rear Yard Setback (feet) | 10 |
| Maximum Floor Area Ratio (FAR) | 4.5 |
| Maximum Percent Building Cover | 75% |
| Maximum Percent Total Lot Cover | 90% |
| Minimum Number of Stories | 4 |
| Maximum Number of Stories | 6 |
| Maximum Building Height (feet) | 65 |
| Minimum Improvable Area (MIA) (square feet) | 2,700 |
| MIA- Diameter of Circle | 36 |

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



Source: MOD-IV Tax Records; Field verification.

Map 3: Existing Land Use



Source: City of Plainfield Zoning Map

Map 4: Existing Zoning

3.0 THE REDEVELOPMENT PLAN

3.1 Purpose

This Plan serves as a guide for future development and redevelopment within the Plan Area. It sets forth a framework for design standards and statutory guidelines that will enhance and improve the Plan Area. The zoning and design standards in this Plan shall supersede the City's Land Use Ordinance.

The main goal of this Plan is to attract new redevelopment projects and bring economic activity to the Plan Area. Further, this Plan will allow for the replacement of existing municipal facilities, including the Police Headquarters and Municipal Court, while simultaneously fitting into the City's Downtown urban fabric.

3.2 Goals and Objectives

This Redevelopment Plan intends to apply holistic planning to create a hub of municipal services within a modern and accessible complex. This Plan proposes to achieve the following policy goals and objectives:

Provide New Public Facilities for the City

- o Establish new police headquarters and municipal court
- o Provide safety and accessibility to adequately serve the needs of the City

Ensure Safety and Efficiency in Circulation of All Transportation Modes

- o Improve circulation via safety among vehicles, cyclists and pedestrians alike

- o Support the usage of alternative modes of transportation, including public transportation, bicycle or scooter
- o Encourage pedestrianism through the implementation of streetscape standards

Incorporate Sustainable Elements into the Redevelopment Area

- o Include advanced technological components into the new municipal facilities to enhance public safety
- o Encourage the implementation of energy efficient building standards and features in new construction
- o Encourage use and reuse of energy efficient materials
- o Integrate features of Smart Cities, such as solar-powered trash compactor bins and smart lighting on streetscapes

3.3. Compatibility with State and Local Plans

State Development and Redevelopment Plan

This Plan is consistent with the goals and policies set forth in the State Development and Redevelopment Plan (the "SDRP") in promoting planned development within a Metropolitan Planning Area (PA1); an area that is targeted for growth in compact form. It is further consistent through its emphasis on promoting economic development by encouraging infill development, public-private partnerships and infrastructure improvements. It also fulfills the SDRP's intention in the Metropolitan Planning Area of revitalizing cities and towns and providing much of the State's future redevelopment.

Union County Master Plan

Generally, the Redevelopment Plan is compliant with the Union County Master Plan. The objectives and policies of this Redevelopment Plan are consistent with the goals and objectives outlined in the 1998 Union County Master Plan. The Land Use Element of the County Master Plan serves as a guide to the extent and intensity of future development within the County. As it relates to redevelopment, one of the objectives is to promote new development and redevelopment that is consistent and compatible with existing settlement patterns. This Redevelopment Plan ensures that all new development functions and operates within the framework of the neighborhood while being mindful of the existing buildings and structures to provide a cohesive development pattern.

Plainfield's 2020 Master Plan

This Redevelopment Plan is consistent with the City's 2020 Master Plan. Specifically, the following goals, objectives and excerpts are applicable to the Redevelopment Plan:

- 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)
- "Development is also taking place and proposed throughout the Central Business District" (Land Use Element, pg. 34)
- Proposed Community Facilities Improvements, Growth Plans, and Needs Assessment: Municipal Court: In order to adequately serve the City, options are being explored for the Court to operate

optimally in the future. These options include:

- o Expanding the existing facility
- o Construct a new facility to house the Municipal Court and Police Division. A potential site of this facility would be across 4th Street, which is currently a parking lot. (Community Facilities Element, pg. 134)
- Conduct a feasibility study of a new Public Safety Complex: This feasibility study will assess the needs of the Fire Division, Police Division and Municipal Court in determining siting and operations of a new Public Safety Complex.
- "Commercial and mixed-uses are primarily concentrated in and around the Central Business District (CBD.) This area continues to be developed as the City's Downtown, following recommendations in the 2009 Master Plan and in this one. Development has continued to take place at an accelerated rate throughout the CBD, with a mix of commercial, residential and mixed-use developments occurring throughout." (Land Use Element, pg. 23)
- "The City's Central Business District (CBD) is located in the northern central area of the city and was intended to be the downtown retail center as well as serving a broader population of Plainfield residents and the surrounding region. The city has targeted the CBD as such a center because of its proximity to the Downtown Train Station. This area should continue as a priority for the City's primary retail and business center." (Land Use Element, pg. 26)

2021 Master Plan Re-examination Report

On November 4, 2021, the City's Planning Board adopted the 2021 Master Plan Re-examination Report. This Re-examination Report solely addressed the newly legalized cannabis uses in the City. The Report provided that cannabis retail businesses shall be permitted in all districts which permit retail. Further, the Report provided that cannabis cultivation, manufacturing, distribution and warehousing shall be permitted in all districts which permit light industrial uses. This Plan does not permit retail sales or light industrial uses within the Plan Area and therefore cannabis uses are also not permitted, which is consistent with the Re-examination Report.

The City's facilities utilized for its Police operations and Municipal Court are aged and not compatible with the demands of contemporary government, law enforcement or civic organizations. This Plan provides an opportunity to construct a modern civic complex that promotes and enhances safety, efficiency and modern administrative procedures.

Other Redevelopment Areas in the Neighborhood

TODD South Redevelopment Plan

In January 2020, the City Council adopted the Transit Oriented Development District (TODD) South Redevelopment Plan. This plan has been subsequently amended in November 2020 and August 2022. The plan area is NJ Transit's Raritan Valley Line right-of-way to the north; Central Avenue, Madison Avenue, and Arlington Avenue to the west; East Sixth Street and East Seventh Street to the south; and Watchung Avenue to the east. This plan area is divided into multiple subdistricts: Central Business District; Cleveland Arts and Culture District; Institutional District; Light Industrial District

and Medium/Moderate-Density Residential District. The goals of this Plan are: 1. Promote Transit-Oriented Development and Transit Usage; 2. Stimulate Economic Development; 3. Promote Active Commercial Corridors; 4. Infuse Arts and Culture into the Community; 5. Improve Site Design and Layout; and 6. Incorporate Principles of Sustainability.

Relation to Adjacent Municipalities

The Plan Area is located approximately 1,410 feet south of the Township of North Plainfield. Given this separation, there will be no substantial negative impact to the Township. Instead, it is anticipated that any impacts from the redevelopment of the Plan Area will be positive, such as increased economic activity created by complementary land uses.

3.4. Statutory Basis for the Redevelopment Plan

On June 13, 2022, the City Council adopted Resolution R 222-22 authorizing the Planning Board to prepare a Redevelopment Plan. The purpose of this Plan is to provide guidance for new development and redevelopment within the Plan Area. Upon Plan adoption, the regulatory and design standards in this Plan shall supersede the City's Land Use Ordinance.

4.0 PROPOSED LAND USE PLAN

4.1. Land Use Plan

This section describes the proposed land use plan and provides a framework to implement the City's vision for the Plan Area. The zoning regulations established in this Plan provide a foundation and guidelines for any development that occurs in the Plan Area.

4.2. Standards

The proposed standards reflect the vision for this Plan. These standards include permitted, accessory, and prohibited uses, bulk and area standards, and other requirements which specifically define the Plan Area. Design standards specific to the Plan Area also provide guidelines regarding the physical form of redevelopment projects. Buffering and screening (Section 17:9-24), parking lot landscaping (Section 17:9-43), lighting (Section 17:11-12) and parking standards (Section 17:11-15) shall comply with the City's Land Use Ordinance (unless otherwise noted in this Plan).





Map 5: Proposed Land Use Plan

MUNICIPAL COMPLEX DISTRICT LAND USE PLAN

Purpose: Establish a consolidated hub for the municipal services of the City while promoting safety and efficiency.

Bulk and Area Standards

| Regulation | Requirement |
|---|--------------------|
| Minimum Lot Area | 25,000 square feet |
| Minimum Lot Width | 100 feet |
| Minimum Front Yard Setback | 0 feet |
| Minimum Rear Yard Setback | 10 feet |
| Minimum Side Yard Setback | 0 feet |
| Maximum Building Height (feet) | 50 feet |
| Maximum Building Height (stories) | 4 stories |
| Maximum Building Coverage (percentage) | 70% |
| Maximum Impervious Coverage (percentage) | 80% |
| FAR | 3.0 |
| Minimum Open Space (percentage of total lot area) | 20% |

Permitted Uses

- Child Care Centers
- Community Centers
- Public Purpose Uses
- Office, including Medical

Accessory Uses and Structures

- Electric Vehicle Charging Stations
- Parking Lot
- Any other use customarily incidental to a permitted principal use

Parking Standards

- a) Unless otherwise noted, parking ratios for all uses shall be in accordance with the regulations included in the City's Land Use Ordinance, Section 17:9-42J.2.
- b) Parking requirements for the following permitted uses apply:
 - i. Public Purpose Uses: 1 space per 1,000 square feet of gross floor area
- c) The State electric vehicle ordinance regarding parking requirement reduction shall be applicable if the State requirement is fulfilled.
- d) Bicycle parking design shall comply with the standards in the City's Land Use Ordinance, Section 17:11-22.

4.3. Design Standards

The City recognizes that a number of urban design standards and improvements are necessary in order to achieve vibrant and safe neighborhoods. These standards are especially important in neighborhood commercial nodes where walkability and access are vital. The key elements and the design standards are listed below.

Building, Mass and Form

- a) Structures should be designed to encourage architectural variety within an overall framework of design continuity.
- b) A 'human scale' of development shall be achieved at grade and along street frontages through the use of building elements such as enhanced entrances, corners, display windows, doors, columns, awnings, canopies and graphic panels. These are encouraged to provide a visually attractive environment.
- c) When using a flat roof, architectural features such as a parapet wall accented with a cornice and frieze, should be provided.
- d) Side and rear yard elevations shall receive architectural treatments comparable to the front facades when public access or public parking is provided next to the building.
- e) The building design shall incorporate to the greatest extent practicable green design techniques and promote energy efficiency through the choice of materials and major systems.
- f) Any front façade of a nonresidential structure within the Plan Area must be visually permeable (i.e. it should contain windows

or other openings at eye level). Blank and windowless walls shall be permitted only along the rear of buildings. Retail frontage is permitted to include display windows measuring 40 to 60% of the façade's fenestration. Metal, roll-down security grills, curtains, gates, or bars are not permitted at the front façade.

g) If a parking deck/structure is constructed, the façade elevations shall receive architectural treatment that complements the principal building.

a) Roof appurtenances are excluded from the building height measurement; however, roof appurtenances shall not exceed a height of 10 feet.

Buffering/Screening

a) Service areas, loading docks, solid waste and recycling facilities and other service areas shall be screened, minimizing view from any street. Such screening shall include vegetation, a decorative wall or other materials.

b) Unless otherwise noted, buffering and screening shall adhere to the regulations set forth in Section 17:9-24 and Section 17:9-43 of the City's Land Use Ordinance.

c) Vinyl and chain link fences are not permitted.

Parking Area Landscaping and Circulation Design Standards

a) Standards set forth in Section 17:9-42 of the City's Land Use Ordinance are applicable.

b) Parking areas are encouraged to be located in the rear and/or side yards of the property. Parking areas may be located in the front yard, however, must be screened from street view through the use of: 1. Landscaping (i.e., vegetative buffer) and 2. decorative wall or ornamental fence. Walls or fences along the front yard shall have a maximum height of 4 feet.

c) Parking facilities within the Plan Area shall supply the minimum electric vehicle charging stations as required by the State ordinance as well as the infrastructure necessary to support additional car charging facilities to accommodate future demand. The car charging facilities shall be the responsibility of the redeveloper.

Parking, Driveways and Loading

a) Shared driveways and shipping and receiving points are encouraged to reduce the number of curb openings to enhance the streetscape and promote traffic and pedestrian safety.

b) Driveway widths shall be sized to provide sufficient turning radius for the largest expected emergency vehicle entering the site.

Lighting

a) All lighting requirements set forth in Section 17:11-12 of the City's Land Use Ordinance are applicable.

b) Streetlighting shall be installed along every 50 feet of street frontage. If street lighting cannot be installed, then building lighting shall be installed.

Shade Trees

- a) The requirements of Section 17:9-49C of the Land Use Ordinance are applicable.
- b) The adopted Streetscape Design Manual applies to all development within the Plan Area.

Signage

- a) All signs shall be in accordance with the City's Signage Design Standards – Section 17:9-51(C) of the City's Land Use Ordinance.

Outdoor Storage

- a) The standards of Section 17:9-41 of the City's Land Use Ordinance are applicable.

Refuse and Recycling Storage Areas

- a) The standards of Section 17:11-16.A of the Land Use Ordinance are applicable.

Sidewalks

- a) Walkways and sidewalks shall be a minimum of four (4) feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).
- b) Sidewalks shall be repaired if damaged or replaced if missing.

- c) The standards of Section 17:11-18 of the City Land Use Ordinance are applicable.

Miscellaneous Design Standards

- a) Implementing sustainable design practices and energy efficient buildings standards are strongly encouraged for newly constructed/redeveloped buildings.
- b) The implementation of green infrastructure is highly encouraged.
- c) Street curbs and sidewalks shall be replaced and/or repaired where the existing curb and/or sidewalk is noncompliant or damaged, as recommended by the City Engineer.
- d) Plazas and open spaces are encouraged within the Plan Area. Art installations, planters, seating, and other outdoor amenity features shall be installed within said open space and plazas.
- e) Implementing sustainable design practices and LEED certifiable buildings standards are strongly encouraged for newly constructed/redeveloped buildings.

5.0 PROJECT REVIEW PROCESS AND AMENDMENTS TO THE PLAN

5.1 Site Plan and Subdivision Applications

In the execution of this Plan, it should be noted that the development and subdivision within the Plan Area shall be governed by the requirements set forth under the applicable development regulations of the City of Plainfield. Redevelopment activities shall be in conformance with this Redevelopment Plan which may be amended from time to time in accordance with law. If a standard does not exist in this Redevelopment Plan, then the City's Land Use Ordinance shall control.

Site plan and subdivision review, as may be required, shall be conducted by the Planning Board of the City of Plainfield, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. and Article XI (Site Plan and Submission and Performance Standards) of the City's Land Use Ordinance.

The redeveloper shall be responsible for the execution of offsite improvements associated with the redevelopment project as necessary (e.g., utility improvements to accommodate increase in capacity, etc.). These off-site improvements shall be specified in the Redevelopment Agreement.

The redeveloper must adhere to Article VIII (Required Development Approvals, Development Permits and Approval Process) and of the City's Land Use Ordinance.

5.2 Powers of the Planning Board

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a piece of property, the strict application or any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper of such property. The Board may also grant such relief in an application in relation to a specific property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would outweigh any detriments. An application for a deviation from the requirements of this Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A 40:55D-12a and b.

The Planning Board shall not grant any deviation from standards of this Redevelopment Plan that results in a "D" variance pursuant to N.J.S.A. 40:55D-70d. No deviations from this Redevelopment Plan are permitted which: 1. Deviate from permitted uses; 2. Expand a nonconforming use; 3. Deviate from standards with respect to conditional uses; 4. Increase the maximum floor area ratio; 5. Increase the maximum density; or 6. Increases the height of a principal structure by 10 feet or 10% of the permitted height.

No deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment.

In addition to granting or denying "C" variances for bulk standards,

the Planning Board shall have the authority to grant waivers from the Design Standards set forth in Section 4.3 of this Redevelopment Plan pursuant to N.J.S.A. 40:55D-51.

6.0 IMPLEMENTATION OF THE PLAN

6.1 Selection of Redeveloper

This Plan is to be implemented in accordance with the procedures of the LRHL. Only a redeveloper(s) formally designated by the City and which has entered into a redevelopment agreement with the City may undertake a redevelopment project within the Plan Area. However, a potential redeveloper, which can demonstrate site control, may apply for and obtain site plan approval prior to being designated as a redeveloper and entering into a redevelopment agreement.

Agreements with redevelopers shall be in accordance with the LRHL and note that only those uses established in the Redevelopment Plan shall be constructed, and prohibit, without approval of the City, the sale, leasing, or transferring of the redevelopment project, or portion thereof.

6.2 Certificate of Completion

Upon final inspection and issuance of a certificate of occupancy by the construction official for all buildings and the release of all performance and maintenance bonds for improvements by the City Council, the City will issue a certificate of completion to the redeveloper, which will release the redeveloper from any further obligation under the redevelopment agreement for that project.

6.3 Statutorily Permitted Actions

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A: 12A-7), the municipality may proceed with the clearance, re-planning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 P.L. 1992, c. 79 (C. 40A: 12A-29) and issue bonds.
- 2) Acquire property pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C. 40A-12 through 22).
- 3) Clear any area owned or acquired and install or reconstruct infrastructure.
- 4) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
- 5) Arrange or contract with public agencies or redevelopers.
- 6) Lease or convey property or improvements without public bidding.
- 7) Enter upon building or property for conduction of investigations or surveys.
- 8) Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.
- 9) Request the designation of particular areas as areas in need of redevelopment or rehabilitation.

6.4 Equal Opportunity

The land within the Plan Area shall not be restricted on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex (from N.J.S.A. 10:5-31 et seq.) in the sale, use, lease, or occupancy thereof.

6.5 Period of Applicability

The provisions of this Plan, specifying the redevelopment plan for the Plan Area and requirements and restrictions with respect thereto, shall be in effect until such time as the purpose of the Plan has been satisfied and the designated district's need for redevelopment has been substantially alleviated.



