

**RESOLUTION OF THE CITY OF PLAINFIELD PLANNING BOARD
RECOMMENDING THAT PROPERTIES IDENTIFIED AS
BLOCK 601, LOT 1, BLOCK 602, LOT 1,
AND BLOCK 603, LOTS 1.01, 3, 15, 16 AND 17;
ON THE TAX MAP OF THE CITY OF PLAINFIELD
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 222-22 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 601, Lot 1, Block 602, Lot 1, and Block 603, Lots 1.01, 3, 15, 16 and 17, 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 222-22 indicated that the properties 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 "Municipal Complex - Area in Need of Redevelopment Preliminary Investigation - Non-Condemnation," prepared by Nishuane Group,

LLC, dated July 21, 2022 (hereinafter the "Study"), relating to the Study Area; and

WHEREAS, on July 21, 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 each of the lots in the Study Area meet one or more criteria to be considered an area in need of redevelopment. More specifically, the Study concludes that Block 603, Lot 15, qualifies for designation as an area in need of redevelopment under Criterion A (N.J.S.A. 40A:12A-5(a)); Block 601, Lot 1 and Block 602, Lot 1, qualify for designation

as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)); Block 603, Lot 1.01, 15, 16 and 17, qualify for designation as an area in need of redevelopment under Criterion D (N.J.S.A. 40A:12A-5(d)); all of the lots in the Study Area qualify for designation as an area in need of redevelopment under Criterion G (N.J.S.A. 40A:12A-5(g)); and all of the lots in the Study Area qualify for designation as an area in need of redevelopment under Criterion H (N.J.S.A. 40A:12A-5(h)); and

WHEREAS, it is the conclusion of the Study, that the inclusion of the following lot is necessary for the effective redevelopment of the Study Area and can, therefore be included in the Study Area: Block 603, Lot 3; and

WHEREAS, the public was given the opportunity to be heard at the public hearing.

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 hereby finds and concludes, and further recommends to the Plainfield Mayor and City Council, that Block 601, Lot 1, Block 601, Lot 1, and Block 603, Lots 3, 15, 16 and 17 on the Tax Map of the City of Plainfield in the

Study Area be designated as a Non-Condensation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots meets one or more of the criteria set forth in N.J.S.A. 40A:12A-5; or is necessary for an effective redevelopment of the Study 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 21, 2022:

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

This Resolution adopted this ____ day of _____ 2022 memorializes the action taken at a meeting of the City of Plainfield Planning Board on July 21, 2022, with the roll call vote on the memorialization as follows:

ROLL CALL ON MEMORIALIZATION

Mapp:	_____	Person:	_____
(by designee Pile)	_____	Hunt:	_____
Workman:	_____	Scott Bey:	_____
McRae:	_____	Toth:	_____
Baldwin:	_____	Blanco:	_____
El-Amin:	_____		_____

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