

**RESOLUTION OF THE CITY OF PLAINFIELD PLANNING BOARD
RECOMMENDING THAT THE CITY COUNCIL
ADOPT THE TODD SOUTH REDEVELOPMENT PLAN AMENDMENT**

WHEREAS, on December 19, 2019, the Planning Board of the City of Plainfield (hereinafter referred to as "Board") previously received, reviewed and recommended for approval the "TODD South Redevelopment Plan" (hereinafter the "2019 Plan") prepared by the Nishuane Group, LLC (hereinafter "Nishuane"), dated December 19, 2019, relating to certain real property identified as: Block 706, Lots 3-6; Block 711, Lots 1 and 2; Block 835, Lots 1-3, 6 and 7; Block 836, Lots 2-8 and 15.01; Block 839, Lots 9, 10, 14, 17 and 18; Block 840, Lots 2, 3, 5, 7.01 and 13; and the entirety of Blocks 101, 102, 103, 104, 704, 705, 712 and 838, on the Tax Map of the City of Plainfield (hereinafter the "TODD South Non-Condensation Redevelopment Area"), occupying an area of 32.5 acres; and Block 835, Lots 4 and 5; Block 836, Lots 1, 9-14, 17 and 18; Block 839, Lots 1-8, 11-13, 15, 16, 19 and 20; and Block 840, Lots 1, 4, 9-12, 14 and 15.01, on the Tax Map of the City of Plainfield (hereinafter the "TODD South Condensation Redevelopment Area"), occupying an area of 5.8 acres; and

WHEREAS, the Plan was subsequently adopted by the City Council of the City of Plainfield (hereinafter the "Council"); and

WHEREAS, in 2020, the Board considered an amendment to the Plan prepared by Nishuane (hereinafter the "2020 Plan Amendment"); which included the elimination of condemnation powers with record to Block 839, Lots 15 and 16 on the Tax Map of the City of Plainfield, commonly known as 405-407 Park Avenue and 401-403 Park Avenue (hereinafter the "2020 Non-Condemnation Properties")(the TODD South Condemnation Redevelopment Area with the elimination of 2020 Non-Condemnation Property shall be hereinafter known as the "2020 TODD South Condemnation Redevelopment Area"; and the TODD South Non-Condemnation Redevelopment Area with the inclusion of the 2020 Non-Condemnation Property shall be hereinafter known as the "2020 TODD South Non-Condemnation Redevelopment Area"); and

WHEREAS, the 2020 Plan Amendment was subsequently adopted by the Council (the 2019 Plan, as modified by the 2020 Plan Amendment, shall hereinafter be the "2020 Plan"); and

WHEREAS, on January 17, 2017, the Council adopted Resolution Number 059-17, designating the entire Plainfield Urban Enterprise Zone, as well as adjacent and contiguous areas separated by public rights-of-way (hereinafter the "2017 Rehabilitation Area"), as an area in need of rehabilitation under the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1, et seq. (hereinafter the "Redevelopment Law"); and

WHEREAS, the 2017 Rehabilitation Area included Block 832, Lots 6 and 13 (hereinafter the "2017 Rehabilitation Properties"); and

WHEREAS, on March 14, 2022, the Council adopted Resolution Number directing the Board to prepare an amendment to the 2020 Plan to add the 2017 Rehabilitation Properties;

WHEREAS, on April 11, 2022, the Council adopted Resolution Number 167-22, authorizing and directing the Board to investigate additional properties located on West 7th Street and Park Avenue; consisting of 5 tax lots, designated as: Block 713, Lots 1, 2, 3, 4 and 5, on the Tax Map of the City of Plainfield (hereinafter the "2022 Study Area"); and to recommend to the Council whether all or a portion of the 2022 Study Area should be designated as a Non-Condemnation Redevelopment Area in accordance with the Redevelopment; and

WHEREAS, Council Resolution Number 167-22 also directed the Board to commence with the preparation of a redevelopment plan, if all or a portion of the 2022 Study Area was determined to be a Redevelopment Area; and

WHEREAS, the Board thereafter caused Nishuane to conduct a preliminary investigation of the 2022 Study Area in accordance with the Redevelopment Law; and

WHEREAS, Nishuane prepared a map of the 2022 Study Area and an investigation report entitled "West 7th Street and Park Avenue - Area in Need of Redevelopment Investigation - Non-Condemnation" (hereinafter the "2022 Study"); and

WHEREAS, on June 16, 2022, pursuant to the Redevelopment Law, the Board held duly noticed public hearings concerning the 2022 Study, giving all persons who were interested in or would be affected by a determination that the 2022 Study Area is an area in need of redevelopment the opportunity to be heard; and

WHEREAS, at said public hearings, the Board considered the 2022 Study, heard the comments of Nishuane, opened the meeting for public comment, and deliberated on the matter using the criteria set forth in the Redevelopment Law; and

WHEREAS, Nishuane concluded in the 2022 Study and testified to the Board that the 2022 Study Area satisfies the criteria for an area in need of redevelopment as set forth in the Redevelopment Law; and should be designated as a Non-Condemnation Redevelopment Area; and

WHEREAS, on June 16, 2022, the Board voted to recommend to the Council that the 2022 Study Area be designated as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Council concurred in said recommendation that the 2022 Study Area constitutes a Non-Condemnation Redevelopment

Area by Council Resolution Number 250-22, adopted on July 11, 2022; and

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, at the direction of the Board, Nishuane thereafter prepared an amendment to the 2020 Plan to add the 2017 Rehabilitation Properties and the 2022 Study Area, which would supersede the 2020 Plan (hereinafter the "2022 Plan Amendment"); and

WHEREAS, the 2022 Plan Amendment specifically proposed to:

1. Include the 2017 Rehabilitation Properties in the scope of the 2020 Plan; specifically, within the Cleveland Avenue Arts and Culture District.
2. Include the 2022 Study Area in the scope of the 2020 Plan; specifically, within the Central Business District.
3. Add "Building Deterioration" as a district issue.
4. Add a definition of "Senior Housing Units."
5. Add Senior Housing Units as a permitted use in the Cleveland Avenue Arts and Culture District.
6. Add a parking standard for Senior Housing Units.

7. Eliminate the Design Standard prohibiting three-bedroom dwelling units except in the Medium/Moderate Density Residential District.

8. Add an Appendix including the City Tax Maps containing the 2020 TODD South Non-Condensation Redevelopment Area; 2020 TODD South Non-Condensation Redevelopment Area; the 2017 Rehabilitation Properties; and the 2022 Study Area.

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

WHEREAS, the Board conducted a public hearing on August 18, 2022, at which meeting the 2022 Plan Amendment 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 Amendment be further modified as follows:

1. Page 6: add a footnote referencing the Council resolutions: designating the 2017 Rehabilitation Area as an area in need of rehabilitation; directing the Board to prepare an amendment to the 2020 Plan to add the 2017 Rehabilitation Properties; authorizing the Board to conduct an Area in Need of Redevelopment investigation of the 2022

Study Area and, if designated, to commence with the preparation of a redevelopment plan; and designating the 2022 Study Area as an Non-Condemnation Redevelopment Area pursuant to the Redevelopment Law.

2. Page 9: delete Map 2.

3. Page 44: eliminate the proposed deletion of the Design Standard prohibiting three-bedroom dwelling units except in the Medium/Moderate Density Residential District; resulting in the prohibition remaining as part of the 2022 Plan Amendment.

4. Page 53: revise the title of Map 2B to reflect the inclusion of Block 840.

5. Page 54: revise the title of Map 2C to reflect the inclusion of Block 705.

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

WHEREAS, it is the opinion of Mr. Martini that the revisions contained in the 2022 Plan Amendment, as modified by the 2022 Plan Amendment Revisions, are necessary to address the inclusion of the 2017 Rehabilitation Properties and the 2022 Study Area in the 2020 Plan; and

WHEREAS, it is the further opinion of Mr. Martini, that the 2022 Plan Amendment as modified by the 2022 Plan Amendment

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 Amendment, as modified by the 2022 Plan Amendment 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 Amendment, as modified by the 2022 Plan Amendment Revisions supersedes the 2020 Plan.

3. The 2022 Plan Amendment, as modified by the 2022 Plan Amendment Revisions will incorporate the 2017 Rehabilitation Properties and the 2022 Study Area.

4. The goals and objectives contained in the 2020 Plan are not being amended. The 2022 Plan Amendment, as modified by the 2022 Plan Amendment Revisions is 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 2022 Plan Amendment, as modified by the 2022 Plan Amendment Revisions 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)	<u> </u>	Hunt:	<u> Aye </u>
Workman:	<u> Aye </u>	Scott Bey:	<u> Aye </u>
McRae:	<u> Aye </u>	Toth:	<u> Nay </u>
Baldwin:	<u> Nay </u>	Exum:	<u> </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 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