PRELIMINARY INVESTIGATION FOR AREA IN NEED OF REDEVELOPMENT DETERMINATION WEST 7TH STREET AND PARK AVENUE

CITY OF PLAINFIELD, NEW JERSEY

> NISHUANE GROUP, LLC 105 GROVE STREET, SUITE 3

MONTCLAIR, NJ 07042

NE 16, 2022

West 7th Street and Park Avenue Area in Need of Redevelopment Preliminary Investigation - Non-Condemnation

City of Plainfield, Union County, New Jersey

Presented to the Planning Board on June 16, 2022

Prepared for:



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

Prepared by:

Steven Martini, PP, AICP New Jersey Professional Planner (PP) License #33LI00633000

Michele Delisfort, PP, AICP New Jersey Professional Planner (PP) License #33LI00615500



6.0 APPENDICES_







TABLE OF CONTENTS

1.0		4
	1.1 Study Authorization	
	1.2 Scope of Study	
	1.3 Redevelopment Objectives	
	1.4 Redevelopment Process	
	1.5 Non-Condemnation Redevelopment Area	
2.0	STUDY AREA CHARACTERISTICS	6
	2.1 Locational Context	
	2.2 Existing Land Use	
	2.3 Existing Zoning	
	2.4 Relevant Planning Studies	
	2.5 Urban Enterprise Zone and Smart Growth Classification	
	2.6 Municipal Actions	
3.0	LRHL STATUTORY CRITERIA	20
	3.1 Application of Study Area Criteria	
4.0	STUDY AREA EVALUATION	22
	4.1 Study Approach	
	4.2 Property Evaluations	
	4.3 Findings	
5.0	CONCLUSION	35



1.0 INTRODUCTION

IIn 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 167-22 on April 11, 2022, which authorized a preliminary investigation of Block 713, Lots 1 (117-29 W. 7th Street), 2 (113-15 W. 7th Street), 3 (714-20 Park Avenue), 4 (101-03 W. 7th Street) and 5 (722-38 Park Avenue) on the official Tax Maps of the City, (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 April 20, 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 167-22, dated April 11, 2022.



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

1.1. Study Authorization

On April 11, 2022, the City Council adopted Resolution R 167-22 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

TThe renewal activities of 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 provide redevelopment that minimizes the need to relocate

residents or businesses.

• To create new employment/or housing opportunities for



residents.

• 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 LHRL 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 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. Locational Context

According to the 2020 American Community Survey, the Study Area is located in Census Tract 392, which has a total population of 5,776 residents. As depicted on Map 1, the Study Area is a situated along the southwestern corner of West 7th Street to the south and Park Avenue to the west. The Study Area consists of five tax parcels, as shown on Map 2. The Study Area has a total area of approximately 3.14 acres and is in the City's 3rd Ward.

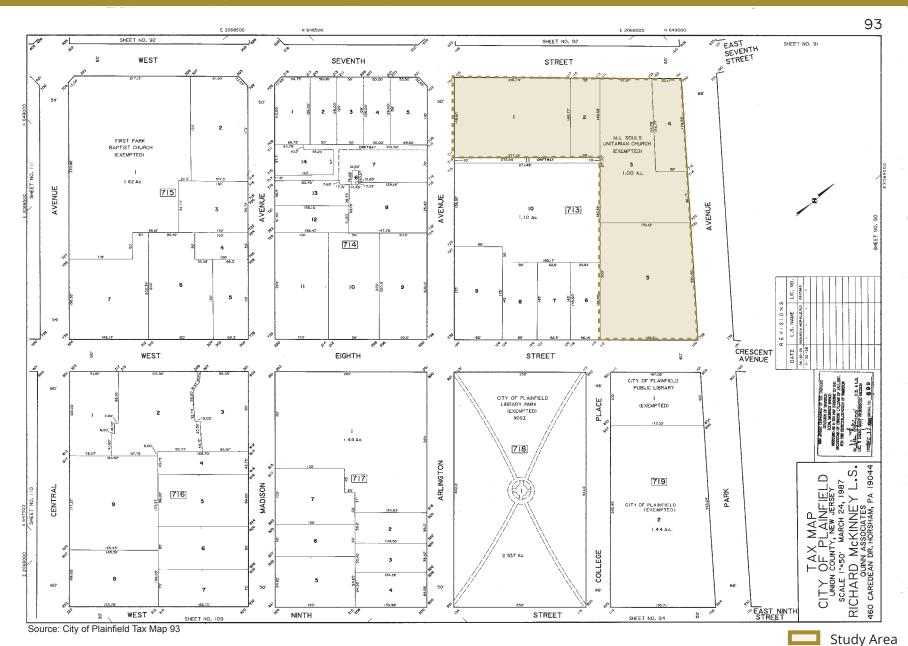






Map 1: Study Area

Source: Google Maps. Accessed 2022.







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 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.

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. The Study Area is situated approximately 0.3 miles south of the Plainfield 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 and Bus Routes 819 and 822 along Park Avenue.

2.2. Existing Zoning

As shown on Map 3, there is a diversity of zoning district designations within the Study Area, which consists of the following:

- Lots 1 and 2: Professional Office 1 (PO-1)
- Lots 3 and 5: Van Wyck Brooks "2" Historic District (R-VWB2)
- Lot 4: TODD/Central Business District (CBD)

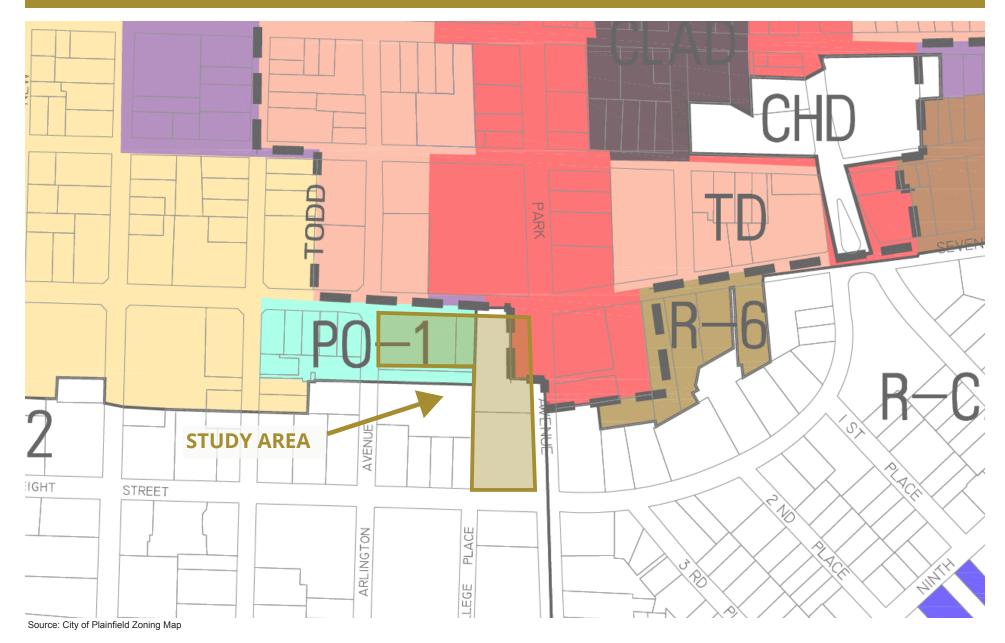
Professional Office 1 (PO-1)

As discussed in the City's Zoning Ordinance (Section 17:9-12), the purpose this zone is "intended to include commercial areas that serve the specific surrounding neighborhoods. The scale and intensity of development should not intrude into but complement the character of the residential neighborhoods they serve." This zone permits the following uses:

- Single-family dwellings
- Two-family dwellings
 - Apartments
 - Child care centers per N.J.S.A 40:55D-66.6
- Offices, including medical offices
 - Hospitals

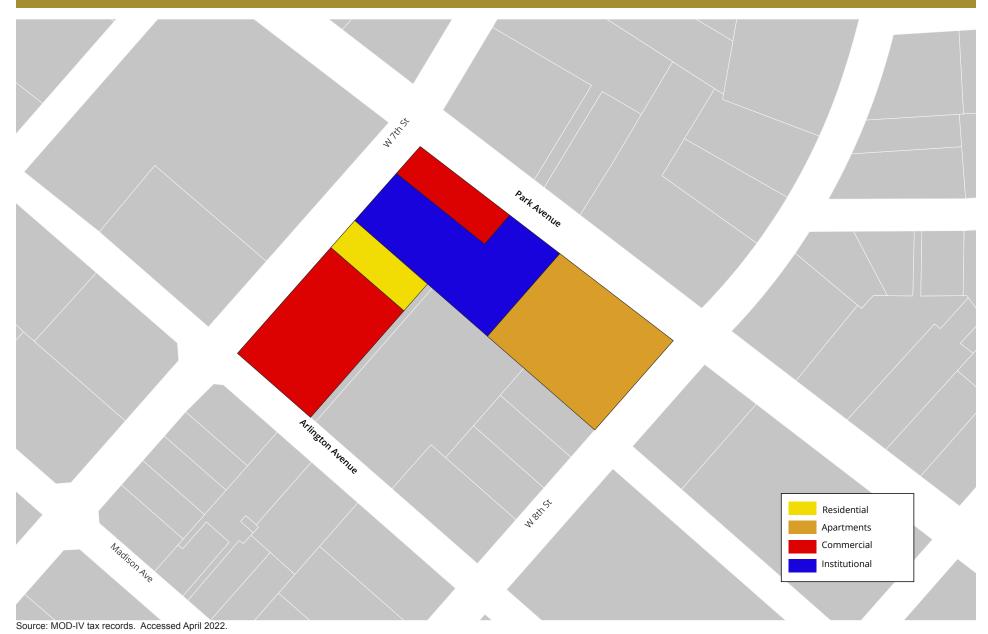
• Telecommunication facilities on existing buildings and structures











NISHUANE GROUP, LLC

Map 4: Existing Land Use

The bulk and area standards of the PO-1 Zone are summarized in Table 1.A. below.

Table 1.A.: Bulk Table of PO-1 Zone

Requirement	Professional Office/ Medical Office	Single-family	Two-family	Apartment	Mixed Use	Hospital
Area (square feet)	10,000	12,500	10,000	22,000	5,000	20,000
Maximum Density (d.u. per acre)	N/A	3.4	8.7	12	12	N/A
Minimum Lot Width (feet)	100	100	80	150	50	1000
Minimum Lot Frontage (feet)	100	100	80	150	50	100
Minimum Lot Depth (feet)	100	100	100	100	100	200
Front Yard Setback (feet)	35	25	25	30	10	35
Side Yard Setback (feet)	10	10	10	25	5	15
Combined Side Yard Setbacks (feet)	20	30	30	50	10	30
Rear Yard Setback (feet)	25	30	30	30	15	25
Maximum Floor Area Ratio (FAR)	2	N/A	N/A	N/A	1.8	2
Maximum Percent Building Cover	40%	30%	25%	30%	60%	40%
Maximum Percent Total Lot Cover	50%	45%	40%	40%	70%	80%

Minimum Number of Stories	N/A	N/A	N/A	N/A	N/A	2
Maximum Number of Stories	3	3	2.5	3	2	6
Maximum Building Height (feet)	35	35	35	40	35	65
Minimum Improvable Area (MIA) (square feet)	3,000	3,400	2,400	5,300	2,100	9,600
MIA- Diameter of Circle	38	38	34	51	32	69

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

Van Wyck Brooks "2" Historic District (VWB-2)

As discussed in the City's Zoning Ordinance (Section 17:9-18), the purpose this zone is "purpose of the Historic Zone Districts is to recognize and preserve the unique architectural and neighborhood elements present within specific designated historic areas, and to support the preservation of historic structures and design features at densities consistent with historic patterns of development." This zone permits the following uses:

- Single-family dwellings
- Two-family dwellings
- Community residences as per N.J.S.A. 40:55D-66.1
- Bed and Breakfasts
- Home Stays
- Guest Houses



Accessory uses permitted in this zone consist of home occupations TODD/Central Business District (CBD) and family day care homes per N.J.S.A. 40:55D-66.5b.

The bulk and area standards of the VWB-2 Zone are summarized in Table 1.B. below.

Table 1.B.: Bulk Table of VWB-2 Zone

Requirement	
Area (square feet)	40,000
Maximum Density (d.u. per acre)	2
Minimum Lot Width (feet)	200
Minimum Lot Frontage (feet)	200
Minimum Lot Depth (feet)	200
Front Yard Setback (feet)	30-70*
Side Yard Setback (feet)	20
Combined Side Yard Setbacks (feet)	40
Rear Yard Setback (feet)	50
Maximum Floor Area Ratio (FAR)	N/A
Maximum Percent Building Cover	15%
Maximum Percent Total Lot Cover	25%
Minimum Number of Stories	2.5
Maximum Number of Stories	3
Maximum Building Height (feet)	35
Minimum Improvable Area (MIA) (square feet)	6,000
MIA- Diameter of Circle	54

*Variable Front Yard Setback–Front yard setback shall occur within the given range and shall be determined by the HPC for visual compatibility with the front yard setbacks of contributing buildings on the same side of the street in the same block.

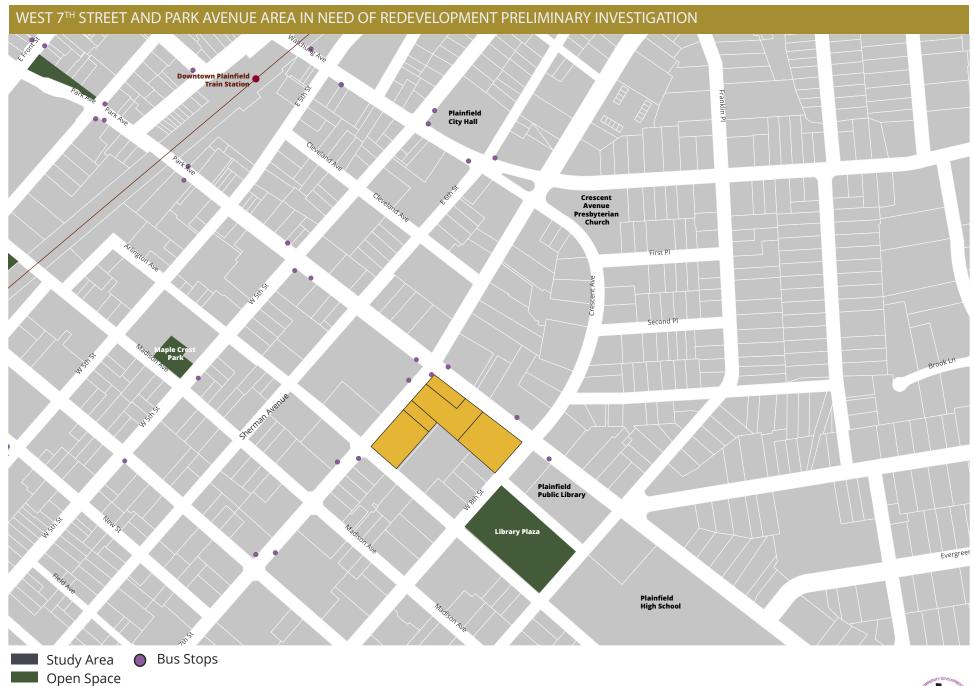
Source: City of Plainfield, Land Use Ordinance, Schedule B – Bulk Zoning Requirements.

Section 17:9-18.C notes that the purpose 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 CBD Zone are summarized in Table 1.C. below





Map 5: Smart Growth



Table 1.C.: Bulk Table of TODD/CBD Zone

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
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.

2.3. Existing Land Use

The existing land uses among the Study Area are detailed on Map 4. Lot 1 is a commercial building, currently utilized as a boarding house. Lot 2 is a residential dwelling. Lot 3 is owned by the City. Lot 4 is a commercial building, most recently used for an array of office tenants. Lot 5 contains two apartment buildings.

2.4. Relevant Planning Studies

2020 Master Plan

The City's 2020 Master Plan was adopted by the Planning Board in August 2020. There are numerous goals, objectives, and excerpts stated in this Plan that are consistent and 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)

• "In 2019, the Cleveland Arts and Culture District was included within the TODD South Redevelopment Plan adopted by City Council. In this District, a developer can obtain a development bonus if a certain percentage of the ground floor space is dedicated to an arts-related use. Art galleries, theaters, dance studios, recording or production studios and other arts-related uses would qualify for the bonus. Cleveland Avenue has the potential to serve as the gateway to the arts, as well as the City. Additionally, this designation could make the area attractive to ancillary businesses, such as arts supplies



stores, music instrument shops and bookstores." (Economic Plan Element, pg. 80)

"The Plainfield Performing Arts Center (PPAC), at 724 Park Avenue, recently opened in the City. This venue will provide opportunities for various performing arts and events for large audiences, such as plays, concerts, film festivals, graduations, galas, guest speakers and other community events. PPAC will fill a substantial void in the City as a community event and performing arts space has been needed for some time. Simultaneously, PPAC will serve as the City's arts and culture anchor. Although it is designated as a 'performing arts center', PPAC will also offer space for artist studios. PPAC is exploring opportunities to attract film production companies to stage films throughout the City. Events and workshops will also be held to promote entrepreneurship of artists, workforce development and engagement of underrepresented populations, such as seniors, special needs children, and the LGBTQ community. PPAC will be a drive of the City's creative workforce and magnet for social justice. The Drake House Museum and Swain Galleries are also other notable cultural places that will continue to attract visitors." (Economic Plan Element, pg. 80)

• "Also known as County Route 531, the Somerset Street and Park Avenue corridor runs through the Central Business District. The Somerset Street portion begins at the City's northerly boundary and extends toward its intersection with Front Street, where the street becomes Park Avenue. Park Avenue continues from this intersection to East 7th Street to the south, where commercial use transitions into residential and institutional uses." (Economic Plan Element, pg. 79)

• "The area south of West Seventh Street and west of Park Avenue should be considered for an NC Zone. This area includes an expanse of residential development not currently served by convenience retail outlets. " (Land Use Element, pg. 27)

• "Additionally, the need for and potential viability of additional neighborhood commercial nodes should also be considered across the City. As stated earlier, an area within the larger area south of West Seventh Street and west of Park Avenue, should be considered for a Neighborhood Commercial Zone." (Land Use Element, pg. 38)

• "Development is also taking place and proposed throughout the Central Business District ... development is also targeted along Park Avenue, extending northward from the former Muhlenberg site toward the CBD." (Land Use Element, pg. 34)

• "This plan also recommends the review of the existing PO-1 zone A second designated area for this [PO-1] zone is a small area located to the south of the CBD. It is not clear how viable these areas are for the professional office use for which they were intended."(Land Use Element, pg. 26)

Other Redevelopment Areas in the Neighborhood

TODD South Redevelopment Area

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. 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.

Scattered City Owned Parking Lots and Adjacent Lots Redevelopment Area

In August 2020, the City Council adopted the Scattered City Owned Parking Lots and Adjacent Lots Redevelopment Plan. This plan consists of four City Owned parking lots as well as lots contiguous with Parking Lot #1. There are four subdistricts within the plan: East Second Street District, West Front Street Parking District, East Front Street District, and East Seventh Street District. The goals of this plan consist of: 1. Promote Transit-Oriented Development and



Usage; 2. Stimulate Economic Development; 3. Manage Parking, Circulation and Accessibility; and 4. Incorporate Principles of Sustainability.

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

Urban Enterprise Zone

The entire Study Area is located within the City's Urban Enterprise Zone (UEZ). One of 32 designated UEZs in the State of New Jersey, business located within a UEZ are provided benefits such as reduced sales tax, tax free purchases on certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA, subsidized unemployment insurance costs for certain employees, energy sales tax exemption, and tax options. Tax options consist of up to \$1,500 for new permanent full-time employee hired or up to 8% corporate business tax credits on qualified investments. The Urban Enterprise Zone designation is important as it can be used as a mechanism for funding in efforts to revitalize the Study Area.

Opportunity Zone

The Study Area is not located within a designated Opportunity Zone.

Smart Growth Classification

SmartGrowthcommonlyreferstogrowththatservestheenvironment, 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.

The Study Area is situated approximately 0.3 miles south of the Downtown Plainfield Train Station. It is in close proximity to several community amenities and services including the Crescent Avenue Presbyterian Church, City Hall, Plainfield Police Headquarters, Plainfield Public Library, Evergreen Elementary School and Plainfield High School.

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 records on April 27, 2022. The Division of Code Enforcement and Inspections provided property maintenance records on April 27, 2022. Since 2017, three Code Enforcement Complaints were issued to Block 713, Lot 2, with all three records identified with an open case status; two were issued to Block 713, Lot 3, with both records open; and ten were issued to Block 713, Lot 5, and all of which were had an open case status.

A construction permit was issued in Block 713, Lot 4 with a work description of "rehab 14 units residential" in June 2018 and a construction permit for a "demo" work description was also issued

in June 2018. In March 2020, a temporary service construction permit was issued for a 'plan approved'.

Tax Collector

On April 12 2022, the Tax Department provided tax records of the Study Area parcels. Block 713, Lot 4 is noted as continued delinquency and owes \$11,398.13.

Police Division

The Plainfield Police Division provided crime records on file for the Study Area parcel on April 27, 2022. There were 82 records of incidents that occurred between 2017 and present. These records are summarized in Table 2 below.

Table 2: Police Data - Block 713, Lots 1, 2, 3, 4 and 5 - Crime Incidents

Incident Type	2017	2018	2019	2020	2021	2022	Total by Type
Robbery	4	3	1	1	3	3	15
Homicide	0	0	0	0	0	0	0
Aggravated Assault	2	1	0	0	2	1	6
Burglary	3	1	0	0	0	0	4
Theft	7	15	10	14	8	1	55
Theft of MV	0	0	0	0	0	1	1
Rape/Sexual Assault	1	0	0	0	0	0	1
Total	17	20	11	15	13	6	82

Source: City of Plainfield Police Division



Fire Department

On April 12, 2022, the Plainfield Fire Department provided records of fire and emergency incidents that occurred in the Study Area between 2017 to present. These records are itemized in the Appendix of this report. The majority of the incidents took place at Block 713, Lot 1 and Lot 5.

Division of Health

On April 20, 2022, the Division of Health provided records for the Study Area. All of the records received involve Block 713, Lot 1 (Park Hotel). These records pertained to a variety of issues, including illegal well water usage, potential bed bugs infestations, and the improper handling, storing, and serving food, resulting in resident food poisoning. An evaluation assessment and compliance report issued by the New Jersey Department of Community Affairs Division of Codes and Standards Bureau of Rooming and Boarding House Standards was also among the records provided.

Plainfield Municipal Utilities Authority (PMUA)

On April 12, 2022, PMUA provided information pertinent to the Study Area's sanitary sewer. It was noted that that sewer line connecting to the Study Area parcels are approximately 80 to 90 years old and consist of vitrified clay. PMUA has not had any issues within the last 5 years in the main sanitary sewer line.

Planning Division

Environmental/Brownfield Records

No properties contained Brownfield records as per the City's Planning Division on April 21, 2022.

Land Use Boards Applications

There have been no Land Use Board Applications filed involving the Study Area since 2017, according to the Planning Division as of April 21, 2022. However, there was a Zoning Board of Adjustment file for Block 713, Lot 2 in 2006. As noted on the review memo, this application involved a request for a use variance and site plan approval to convert a building containing a doctor's office and four dwelling units to a building containing solely the four dwelling units.

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



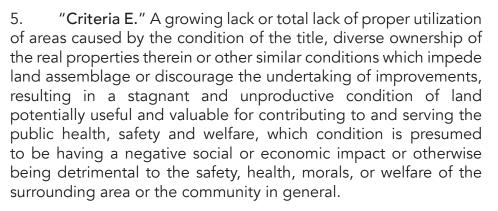
hearing for which notice has been given, it is found to meet one or more of the following eight criteria:

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 untenantable.

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.



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.



117-129 WEST 7TH STREET (BLOCK 713, LOT 1) PROPERTY EVALUATION

Owner: Park Hotel, LLC **Property Class:** 4A (Commercial)

Property Characteristics:

This property has an area of approximately 0.73 acres. It is a corner lot with street frontages along West 7th Street to the north and Arlington Avenue to the west. Lot 1 is located within the Professional Office (PO-1) Zoning District.

A 6-story building stands on the parcel (commonly known as the "Park Hotel"), which was built in 1922 according to MOD-IV tax records. The building is utilized as a boarding/rooming house and rehabilitation facility. As per the City's Department of Health and Social Service, the Park Hotel is classified as a Residential Health Care Facility ("RHCF"). Other services and amenities provided onsite consist of a dining room, executive offices, a nurse's office, and lobby.

Site Analysis:

Other site improvements present consist of a rear parking area which is accessed via a curb cut along the Arlington Avenue frontage and a porte cochere, which is attached to the building. A pergola was also present in the rear yard.

The existing boarding/rooming house and RHCF use is not a





permitted principal use in the PO-1 District.

During the time of the site visit (between 9:00am and 10:30am on Wednesday, April 20, 2022), the buildings conditions were unsanitary and unsafe. The commons areas, including the stairwells and hallways, were in need of deep cleaning. Food debris was present in one of the stairwells. Cigarette butts were present on a lower roof of the facility. Hallways were dimly illuminated, and the smell pf cigarette smoke was strongly present at one of the floors.

Fifty fire incidents were on record involving this property since 2017, related to an array of offenses, including alarm sounded, smoke alarm detected activated.

Satisfies LRHL Criteria:

• Criteria "A": The squalid conditions of the building are substandard, unsafe and unsanitary. The building's elevator showed signs of deterioration and is significantly aged. Insufficient lighting and a strong, pungent aroma of cigarette smoke were observed in the narrow hallways. The shared restrooms were also in a dilapidated condition and were not ADA complaint. This is especially imperative to note as some of the facility's residents utilize devices to assist walking and movement. Cumulatively, unsanitariness, lack of cleanliness and inadequate lighting are not conducive to wholesome residential living conditions.

• Criteria "D": The overall conditions of the building and site are in a deleterious and dilapidated state. The building's common areas lacked cleanliness and were unsanitary. Items, such as janitorial equipment and bags of refuse, were improperly stored in the hallways. Lastly, the majority of the site is covered with impervious surfaces. All of these conditions contribute to the detriment of the

public health, safety and general welfare of the community.

Criteria "G": The lot is located within the City's UEZ.

• Criteria "H": Block 713, Lot 1 is consistent with Smart Growth principles because the lot is approximately 0.3 miles south of the Downtown Plainfield Train Station. Additionally, it is in close proximity to several community amenities including the Crescent Avenue Presbyterian Church, City Hall, Plainfield Police Headquarters, Plainfield Public Library, Evergreen Elementary School and Plainfield High School.

Recommendation:

Based on the existing conditions of Block 713, Lot 1 as described in detail above, the Study Area satisfies Criteria A, D, G and H and should be designated as an "area in need of redevelopment".





113-115 WEST 7TH STREET (BLOCK 713, LOT 2) PROPERTY EVALUATION

Owner: Richyahel Opulence Plainfield LLC **Property Class:** 2 (Residential)

Property Characteristics:

The property has an area of approximately 8,183.5 square feet. A 2.5-story residential dwelling stands on the property. This lot is located within the PO-1 Zoning District. Although the MOD-IV tax records indicate that there are 2 apartments within the residential building, three mailboxes and six doorbells were present at the front entrance.

Site Analysis:

In addition to the principal residential dwelling standing on the property, site improvements present on the site consist of a driveway leading to a one-story, four-bay accessory garage in rear yard. Concrete steps and metal rails lead to a front entrance.

Satisfies LRHL Criteria:

• Criteria "D": Numerous conditions contributed this use's detrimental impacts. There were exposed electrical wires and rust present on the exterior of the building. Debris was scattered, especially along the westerly property line. The vegetation, also along the westerly property line, was overgrown and in need of maintenance. The accessory garage had notable damage and in





need of repair. As observed during the site visit, there were several large puddles of standing water, which demonstrates issues related to stormwater management. This is likely due to the abundance of impervious coverage present onsite. These dilapidated and deteriorating conditions are detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The lot is located within the City's UEZ.

• Criteria "H": Block 713, Lot 2 is consistent with Smart Growth principles because the lot is approximately 0.3 miles south of the Downtown Plainfield Train Station. Additionally, it is in close proximity to several community amenities including the Crescent Avenue Presbyterian Church, City Hall, Plainfield Police Headquarters, Plainfield Public Library, Evergreen Elementary School and Plainfield High School.

Recommendation:

Based on the existing conditions of Block 713, Lot 2 as described in detail above, the Study Area satisfies Criteria D, G, and H, should be designated as an "area in need of redevelopment".





714-720 PARK AVENUE (BLOCK 713, LOT 3) PROPERTY EVALUATION

Owner: City of Plainfield **Property Class:** 15C (Public property)

Property Characteristics:

The irregularly shaped property has an area of approximately 1.05 acres and has street frontages Park Avenue to the west and West 7th Street to the north. Until 2019, the building was used and occupied by the First Unitarian Society of Plainfield as a house of worship. The site is currently utilized as the Plainfield Performing Arts Center (PPAC), a community arts center. PPAC also hosts events for various community groups and non-profits. As noted by Sharon McGuire, the church was first constructed in 1891 (main building known as Heritage Hall) and underwent several expansions in 1925 (rear theater room), 1949 (attached offices) and 1957 (one-story wing which contains five studio rooms and a reception room known as the Garden Room). The parcel is located within the Van Wyck Brooks 2 Historic District Zoning District.

Site Analysis:

Site improvements present besides the current performing arts/ community center (and former house of worship) consist of a kitchen, garden, onsite parking area and driveway, and freestanding sign. Flooding damage was present in the basement, however, Ms. McGuire noted that it is anticipated to repaired and restored in the near future.





The former house of worship is listed on the National (November 11, 2009) and State (September 29, 2009) Registers of Historic Places¹. The performing arts and community center use is not among the permitted uses in the Van Wyck Brooks Historic District.

Satisfies LRHL Criteria:

• **Criteria** "C": The property is owned by the City. Due its historic designation, the property is not likely to be redeveloped through the instrument of private capital.

• Criteria "G": The lot is located within the City's UEZ.

• Criteria "H": Block 713, Lot 3 is consistent with Smart Growth principles because the lot is approximately 0.3 miles south of the Downtown Plainfield Train Station. Additionally, it is in close proximity to several community amenities including the Crescent Avenue Presbyterian Church, City Hall, Plainfield Police Headquarters, Plainfield Public Library, Evergreen Elementary School and Plainfield High School.

Recommendation:

Based on the existing conditions of Block 713, Lot 3 as described in detail above, the Study Area satisfies Criteria C, G and H and should be designated as an "area in need of redevelopment".

¹As per New Jersey historic list, the property is identified as All Souls Church (also known as First Unitarian Society of Plainfield (ID#4946) with an address of 724 Park Avenue.





101-103 WEST 7TH STREET (BLOCK 713, LOT 4) PROPERTY EVALUATION

Owner: 700 Park LLC Property Class: 4A (Commercial)

Property Characteristics:

The irregularly shaped property has an area of approximately 9,643 square feet. It is a corner lot with street frontages along Park Avenue to the east and West 7th Street to the north. The lot contains a three-story commercial building that was most recently occupied by multiple office tenants. Lot 4 is located within the TODD/Central Business District (CBD) Zoning District.

Site Analysis:

The building on the property was boarded-up and vacant during the time of the site visit. From an exterior perspective, graffiti on the building, broken and open windows, and general disrepair was observed. As witnessed through a first-floor window, one of the ground floor spaces was in a disheveled state, with exposed walls, debris scattered throughout, including equipment related to the prior occupant.

Satisfies LRHL Criteria:

• Criteria "A": The building was completely vacant and boarded-up. The condition of the building is dilapidated with debris and damage present both internally and externally. To that





end, the existing dilapidated conditions of the building do not lend itself to be re-tenanted in its current state and are not conducive to wholesome working conditions.

• **Criteria "B"**: The commercial property has been vacant for over two consecutive years.

• **Criteria** "D": The dilapidated nature of the building is shown both at its exterior and interior. Remnants of the former tenants are still present within the building. The building essentially consumes entire lot. This demonstrates a faulty site layout as there is no driveway or loading area, which could cause conflicts if commercial establishments were to re-tenant the building. Cumulatively, the existing conditions of the parcel are detrimental to the public health, safety and general welfare of the community.

• **Criteria** "G": The lot is located within the City's UEZ.

• Criteria "H": Block 713, Lot 4 is consistent with Smart Growth principles because the lot is approximately 0.3 miles south of the Downtown Plainfield Train Station. Additionally, it is in close proximity to several community amenities including the Crescent Avenue Presbyterian Church, City Hall, Plainfield Police Headquarters, Plainfield Public Library, Evergreen Elementary School and Plainfield High School.

Recommendation:

Based on the existing conditions of Block 713, Lot 4 as described in detail above, the Study Area satisfies Criteria A, B, D, G and H and should be designated as an "area in need of redevelopment".





722-738 PARK AVENUE (BLOCK 713, LOT 5) PROPERTY EVALUATION

Owner: I&S Investment Corp **Property Class:** 4C (Apartments)

Property Characteristics:

The irregularly shaped property has an area of approximately 0.92 acres (40,477 square feet). It is a corner lot with street frontages along Park Avenue to the east and West Eighth Street to the south. Lot 5 is located within the Van Wyck Brooks 2 Historic District Zoning District.

There are two 4-story apartment buildings (with a signage identification of 730-734 Park Avenue) standing on the property, which were built in 1925 according to MOD-IV tax records. These apartment buildings collectively contain 67 dwelling units.

Site Analysis:

Some litter and debris were present in the apartment building's corridors, including liquid and substance spills. Interior common areas need maintenance, upkeep and deep cleaning. Building features such as the residents' elevator also appeared to be significantly aged.

Forty-four fire incidents (27 for 734 Park Avenue and 17 for 730 Park Avenue) were on file between 2017 to present, according to the Plainfield Fire Department.





Satisfies LRHL Criteria:

• Criteria "A": The existing conditions of the apartment buildings are substandard. There are reoccurring issues, including a variety of fire incidents. The interior common areas need maintenance and deep cleaning. Some physical deterioration was also observed. To that end, these conditions are insufficient for a wholesome residential living environment.

• Criteria "G": The lot is located within the City's UEZ.

• Criteria "H": Block 713, Lot 5 is consistent with Smart Growth principles because the lot is approximately 0.3 miles south of the Downtown Plainfield Train Station. Additionally, it is in close proximity to several community amenities including the Crescent Avenue Presbyterian Church, City Hall, Plainfield Police Headquarters, Plainfield Public Library, Evergreen Elementary School and Plainfield High School.

Recommendation:

Based on the existing conditions of Block 713, Lot 5 as described in detail above, the Study Area satisfies Criteria A, G and H 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 713, Lots 1, 2, 3, 4, and 5 meets several of the LRHL statutory criteria. It is suggested that the Plainfield Planning Board recommend that the City Council designate Block 713, Lots 1, 2, 3, 4, and 5 as a Non-Condemnation Redevelopment Area based on the findings below, which are also summarized in Table 3:

Area In Need of Redevelopment Criteria

A: Criteria "A" is applied to Block 713, Lot 1, 4 and 5. The buildings on these properties are dilapidated and in substandard condition. In their current state, the buildings are not conducive to wholesome living or working conditions.

B: Criteria "B" is applied to Block 713, Lot 4. This commercial building has been vacant for more than two consecutive years.

C: Criteria "C" is applied to Block 713, Lot 3. This property is owned by the City. Due to its historic designations, it is not likely to be redeveloped through the instrumentality of private capital.

D: Criteria "D" is applied Block 713, Lots 1, 2, and 4. The site 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" is applied to the entire Study Area. The Study

Area is located within the City's Urban Enterprise Zone. Criteria G states "In municipalities in which an enterprise zone has been designated pursuant to the NJ Enterprise Zones Act, P.L. 1983, c.303 (c.52:37H-60et. seq.) 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 development. The New Jersey Department of Community Affairs has designated Plainfield as one of the 32 Urban Enterprise Zones.

H: Criteria "H" is applied to the entire Study Area. In 2003, the LRHL was amended to include smart growth criteria which encouraged livable neighborhoods. It is a planning approach that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The existing neighborhood, in which the Study Area is located, has public transportation options, is surrounded by mixed use development, open spaces and other City amenities. Consequently, Block 713, Lots 1, 2, 3 4, and 5 are in a prime location for redevelopment.

Section 3: Section 3 does not apply to the Study Area.



Table 3: Criteria Satisfied

				Criteria Satisfied					Designate as an "area in need of redevelopment"			
Block	Lot	Address	А	В	С	D	Е	F	G	н	Section 3	
713	1	117-129 West 7th Street	Х			X			X	Х		Yes
713	2	113-115 West 7th Street				X			X	Х		Yes
713	3	714-720 Park Avenue			Х				X	Х		Yes
713	4	101-103 West 7th Street	Х	X		X			X	Х		Yes
713	5	722-738 Park Avenue	Х						X	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 713, Lots 1, 2, 3, 4 and 5 demonstrates site deterioration and underutilization that is detrimental to the public health, safety, and general welfare of the community, in addition to opportunities for new and appropriate development. The existing conditions of Block 713, Lots 1, 2, 3, 4 and 5 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 713, Lots 1, 2, 3, 4 and 5 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 property.





6.0 APPENDICES

Fire Division records Resolution R 167-22



Incident and Re- port Number	Date	Type/Offense	Location	21000726-0	3/30/2021	Alarm system sounded, no fire-	730 Park Avenue
18002767-0	8/27/2018	Arcing, shorted electrical equip- ment	113 West 7th Street	21000690-0	3/26/2021	uni Local alarm system, malicious	734 Park Avenue
17000793-0	4/17/2017	Outside rubbish, trash or waste fir	115 West 7th Street	21000674-0	3/25/2021	false Removal of vic-	734 Park Avenue
22000915-0	4/3/2022	Assist police or other govern-	724 Park Avenue			tim(s) from stalled e	
		mental		21000627-0	3/19/2021	Gas leak (natural gas or lpg)	730 Park Avenue
22000356-0	2/8/2022	Steam, other gas mistaken for smoke	734 Park Avenue	21000382-0	2/14/2021	Alarm system sounded, no fire- uni	734 Park Avenue
22000345-0	2/6/2022	Steam, other gas mistaken for smoke	734 Park Avenue	21000373-0	2/13/2021	Alarm system sounded, no fire- uni	730 Park Avenue
				21000234-0	1/28/2021	Public service	730 Park Avenue
21003379-0	12/5/2021	Public service assistance, other	730 Park Avenue	21000221-0	1/25/2021	Alarm system sounded, no fire- uni	730 Park Avenue
21002734-0	10/9/2021	Central station, malicious false alarm	734 Park Avenue	21000147-0	1/15/2021	Alarm system sounded, no fire- uni	730 Park Avenue
21001098-9	5/9/2021	Lock-out	734 Park Avenue	20003136-0	12/11/2020	Alarm system	734 Park Avenue
21000920-0	4/20/2021	Lock-out	730 Park Avenue			sounded due to	
21000760-0	4/4/2021	Alarm system sounded, no fire- uni	734 Park Avenue	20003068-0	12/3/2020	malfunction Central station, malicious false al	734 Park Avenue
21000733-0	3/31/2021	Alarm system sounded, no fire- uni	730 Park Avenue	20002843-0	11/12/2020	Carbon monox- ide incident	734 Park Avenue



20002409-0	9/25/2020	Service call, other	730 Park Avenue	1900
20002272-0	9/10/2020	Alarm system sounded, no fire- uni	730 Park Avenue	1900
20000310-0	2/10/2020	Gas leak (natural gas or lpg)	730 Park Avenue	1900
20000253-0	2/2/2020	Alarm system sounded due to malfunction	734 Park Avenue	1800
20000153-0	1/21/2020	Smoke detector activation, no fire	734 Park Avenue	
19003442-0	12/24/2019	Central station, malicious false al	724 Park Avenue	1800
19003427-0	12/23/2019	Alarm system sounded, no fire- uni	724 Park Avenue	1800
19003150-0	11/21/2019	Alarm system sounded, no fire- uni	730 Park Avenue	1800
19002980-0	10/25/2019	Alarm system sounded, no fire- uni	730 Park Avenue	1800
19002621-0	9/30/2019	Smoke detector activation, no fire	724 Park Avenue	1800
19002512-0	9/20/2019	Central station, malicious false al	724 Park Avenue	
19002434-0	9/12/2019	Rescue, emergen- cy medical call (EMS)	730 Park Avenue	1800
19001874-0	7/14/2019	Central station, malicious false al	734 Park Avenue	

19001844-0	7/11/2019	Central station	724 Park Avenue
		malicious false al	
19001258-0	5/14/2019	Co detector activation due to malfu	730 Park Avenue
19001064-0	4/24/2019	Alarm system sounded, no fire- uni	730 Park Avenue
18003847-0	12/7/2018	Alarm system sounded, no fire- uni	734 Park Avenue
18003550-0	11/5/2018	Removal of victims(s) from stalled e	734 Park Avenue
18003356-0	10/18/2018	Lock-out	724 Park Avenue
18003124-0	9/29/2018	Alarm system sounded, no fire- uni	734 Park Avenue
18002620-0	8/13/2018	Gas leak (natural gas or lpg)	734 Park Avenue
18002568-0	8/10/2018	Alarm system sounded, no fire- uni	734 Park Avenue
18002566-0	8/10/2018	Alarm system sounded, no fire- uni	734 Park Avenue
18001360-0	4/14/2018	Smoke detector activation, no fire	724 Park Avenue
18001070-0	3/15/2018	Alarm system sounded due to fire	734 Park Avenue



18000790-0	3/5/2018	Smoke detector activation, no fire	734 Park Avenue	21001957-0	8/8/2021	Medical assist, assist EMS crew	123 West 7th Street
18000715-0	3/2/2018	Alarm system sounded, no fire- uni	734 Park Avenue	21001721-0	7/16/2021	Alarm system sounded due to malfunc	123 West 7th Street
18000047-0	1/3/2018	Smoke detector activation, no fire	734 Park Avenue	21001470-0	6/19/2021	Lock-in (if lock out, use 511)	123 West 7th Street
17002659-0	11/11/2017	Malicious, mis- chievous false call	734 Park Avenue	21001220-0	5/23/2021	Trash or rubbish fire, contained	123 West 7th Street
17002488-0	10/28/2017	Smoke detector activation, no fire	724 Park Avenue	21000310-0	2/4/2021	Detector activa- tion, no fire-unin	123 West 7th Street
17002122-0	9/19/2017	Motor vehicle/pe- destrian accident	734 Park Avenue	21000075-0	1/7/2021	Fire, other	123 West 7th Street
17001343-0	6/22/2017	Central station, malicious false al	724 Park Avenue	20003059-0	12/3/2020	Water or steam leak	123 West 7th Street
17000693-0	4/4/2017	Central station, malicious false al	734 Park Avenue	2002668-0	10/25/2020	Smoke detector activation, no fire	123 West 7th Street
22000100-0	1/13/2022	Fire, other	123 West 7th	20002596-0	10/17/2020	Smoke scare, odor of smoke	123 West 7th Street
22000100-0	17 13/2022		Street	20002588-0	10/17/2020	Alarm system	123 West 7th
22000043-0	1/5/2022	Smoke detector for activation, no	123 West 7th Street			sounded, no fire- uni	Street
		fire		20002521-0	10/9/2020	Alarm system	123 West 7th
21003136-0	11/13/2021	Hazardous condi- tion, other	123 West 7th Street			sounded, no fire- uni	Street
21002460-0	9/18/2021	Alarm system sounded, no fire-	123 West 7th Street	20002095-0	8/21/2020	Dispatched & canceled en route	123 West 7th Street
		uni		20001557-0	7/8/2020	Central station, malicious false al	123 West 7th Street
21002067-0	8/19/2021	Alarm system sounded, no fire- uni	123 West 7th Street	29991495-0	7/1/2020	Alarm system sounded, no fire- uni	123 West 7th Street



20000470-0	2/27/2020	Alarm system sounded due to malfunc	123 West 7th Street	18002414-0	7/28/2018	Removal from victim(s) from stalled e	123 West 7th Street	
20000028-0	1/5/2020	Medical assist, assist EMS crew	123 West 7th Street	18002298-0	7/16/2018	Assist police or other govern-	123 West 7th Street	
19002975-0	11/2/2019	Unauthorized building	123 West 7th Street	18002111-0	6/27/2018	Mental Alarm system	123 West 7th	
19002733-0	10/11/2019	Lock-out	123 West 7th Street			sounded, no fire- uni	Street	
19002094-0	8/9/2019	Medical assist, assist EMS crew	123 West 7th Street	18002109-9	6/27/2018	Alarm system sounded, no fire- uni	123 West 7th Street	
19001885-0	7/16/2019	Central station, malicious false al	123 West 7th Street	18001523-0	5/1/2018	Alarm system sounded, no fire-	123 West 7th Street	
18003851-0	12/8/2019	Alarm system sounded due to	123 West 7th Street	18001324-0	4/11/2018	uni Medical assist,	123 West 7th	
		malfunc					assist EMS crew	Street
18003827-0	12/5/2018	Assist police or other govern- mental	123 West 7th Street	17002729-0	11/19/2017	Removal from victim(s) from stalled e	123 West 7th Street	
18003762-0	11/28/2018	Detector activa- tion, no fire-unin	123 West 7th Street	17002295-0	10/8/2017	Removal from victim(s) from	123 West 7th Street	
18003741-0	11/27/2018	Alarm system	123 West 7th			stalled e	Sheet	
		sounded, no fire- uni	Street	17002034-0	9/10/2017	Medical assist, assist EMS crew	123 West 7th Street	
18003341-0	10/17/2018	Detector activa- tion, no fire-unin	123 West 7th Street	17001862-0	8/24/2017	Alarm system sounded, no fire-	123 West 7th Street	
18003185-0	10/4/2018	Central station, malicious false al	123 West 7th Street	170010/11.0	0/04/0047	uni		
18002621-0	8/13/2018	Smoke detector activation	123 West 7th Street	- 17001861-0	8/24/2017	Alarm system sounded, no fire- uni	123 West 7th Street	



17001387-0	6/27/2017	Smoke scare, odor of smoke	123 West 7th Street	
17001299-0	6/18/2017	Removal from victim(s) from stalled e	123 West 7th Street	
17000745-0	4/12/2017	Removal from victim(s) from stalled e	123 West 7th Street	
17000726-0	4/9/2017	Alarm system sounded due to malfunc	123 West 7th Street	
17000546-0	3/11/2017	Building fire	123 West 7th Street	
17000408-0	2/22/2017	Detector activa- tion, no fire-unin	123 West 7th Street	
17000307-0	2/8/2017	Central station, malicious false al	123 West 7th Street	
17000033-0	1/5/2017	Fire, other	123 West 7th Street	



CITY OF PLAINFIELD

R 167-22

RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF CERTAIN PROPERTIES IDENTIFIED IN THE CITY'S TAX RECORDS AS BLOCK 713, LOTS 1-5 ON THE CITY TAX MAPS TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTIES SATISFY 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 "LRHL"), <u>N.J.S.A.</u> 40A:12A-1 <u>et seq.</u>, 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 LRHL, 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 parcels within the City and therefore authorizes and directs the Planning Board to conduct an investigation of the properties identified on City tax maps as specifically identified below 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 LRHL, and whether all or a portion of said Study Area should be designated as an area in need of redevelopment; and

STUDY AREA

Block	Lot	Address
713	1	117-29 West 7 th Street
713	2	113-15 West 7 th Street
713	3	714-20 Park Avenue
713	4	101-03 West 7 th Street
713	5	722-38 Park Avenue

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes City Council to use all those powers provided by the LRHL for use in a redevelopment area <u>except</u> the power of eminent domain (hereinafter referred to as a "Non-Condemnation 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 LRHL,

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 LRHL to determine if the Study Area satisfies the criteria set forth in the LRHL 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 LRHL, 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.
- 9. A copy of this resolution shall be filed in the Office of the City Clerk.

ADOPTED BY THE MUNICIPAL COUNCIL

April 11, 2022

A. Cand

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 16	7-22					
			Yes/Aye	No/Nay	Abstain	Absent
 Adopted Adopted as Amended Defeated Tabled Withdrawn Consenus 	Charles McRae	Voter	\checkmark			
	Joylette Mills-Ransome	Mover	V			
	Steve Hockaday	Voter	V			
	Ashley Davis	Seconder	\checkmark			
	Sean McKenna	Voter	\checkmark			
	Terri Briggs-Jones	Voter	\checkmark			
	Barry N. Goode	Voter	\checkmark			