

### West Fnd Industrial Corridor Area in Need of Redevelopment Preliminary Investigation - Non-Condemnation

City of Plainfield, Union County, New Jersey

Presented to Planning Board on April 7, 2022 and July 21, 2022

### **Prepared for:**



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

### Prepared by:

Steven Martini, PP, AICP (PP) License #33LI00633000

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

Also contributions from:

William Nierstedt, PP, AICP New Jersey Professional Planner Planning Director, City of Plainfield New Jersey Professional Planner

(1) illiam ( har stext

(PP) License # 33LI00345100

∞. ∞. Claybrooks

**Brittany Claybrooks** 

Economic Deveolopment Manager, City of Plainfield









### TABLE OF CONTENTS

10
19
21
170
172



### 1.0 INTRODUCTION

In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), on October 13, 2020, the Municipal Council of the City of Plainfield (the "City Council") adopted Resolution R294-20 authorizing a preliminary investigation of a study area identified as the following Tax Blocks and Lots to determine whether all or a portion of the area should be designated as a non-condemnation area in need of redevelopment: (hereinafter referred as the 'Study Area').



Block	Lot	Address
116	1	837 South Second Street
116	2	831-835 South Second Street
116	3	829 South Second Street
116	4	827 South Second Street
116	5	825 South Second Street
116	6	823 South Second Street
116	7	821 A & R817-21 South Second Street
116	8	821 South Second Street
116	9	819 South Second Street
116	10	817 South Second Street
116	11	813-815 South Second Street
116	12	809-811 South Second Street
116	13	200-206 Grant Ave
116	33	211 Lee Place
116	34	207-209 Lee Place
117	1.01 & C0001	800-1000 South Second Street
117	1.02	1202-1212 South Second Street
117	1.03	1002-1200 South Second Street
117	2	1214-1244 South Second Street
118	1	951-953 South Second Street



118	2	947-949 South Second Street
118	3	943-945 South Second Street
118	4	941 South Second Street
118	5	939 South Second Street
118	6	937A South Second Street
118	7	937 South Second Street
118	8	208-210 Prescott Place
119	1	925-927 South Second Street
119	2	921-923 South Second Street
119	19.01	929-935 South Second Street
120	1	907-909 South Second Street
120	2	901-905 South Second Street
120	20	201-203 Stebbins Place
120	19	205-207 Stebbins Place
125	1	967-969 South Second Street
125	2	965 South Second Street
125	3	963 South Second Street
125	4	961 South Second Street
125	5	959 South Second Street
125	6	955-957 South Second Street
126	1	1011-1013 South Second Street
126	2.01	1001-1009 South Second Street
126	17	209-211 Manson Place

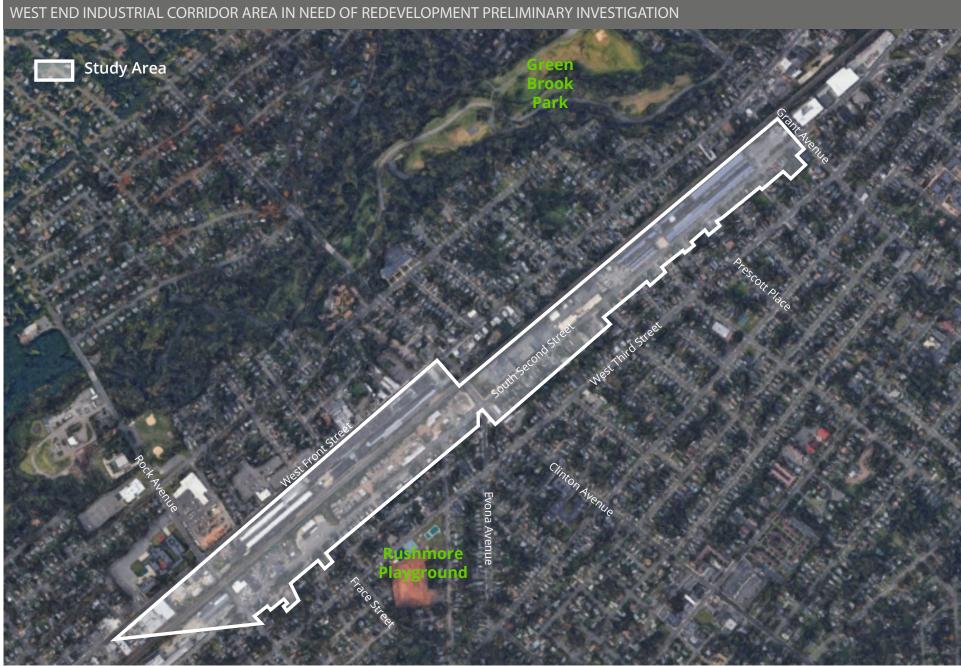
	I
18	205-207 Manson Place
19	201-203 Manson Place
1	1041-1043 South Second Street
2	1033-1039 South Second Street
3	200-202 Manson Place
4	204-206 Manson Place
5	208-210 Manson Place
1	201-215 Clinton Avenue
2	1209-1215 South Second Street
3	1203-1207 South Second Street
4	1199-1201 South Second Street
5	1195-1197 South Second Street
6	1191-1193 South Second Street
7	1187-1189 South Second Street
8	1179-1185 South Second Street
9	1175-1177 South Second Street
10	1167-1173 South Second Street
11	1163-1165 South Second Street
12	1159-1161 South Second Street
13	1153-1157 South Second Street
14	1151 South Second Street
15	1147-1149 South Second Street
16.01	1145 South Second Street
	19 1 2 3 4 5 1 2 3 4 5 6 7 8 9 10 11 12 13 14



131	16.02	1141-1143 South Second Street
131	17	1133-1139 South Second Street
131	18	1125-1131 South Second Street
131	19	1101-1123 South Second Street
137	1	1300-1598 South Second Street
137	2	1600-1612 South Second Street
137	3	1614-1618 South Second Street
137	4	1620-1642 South Second Street
137	5	1644-1666 South Second Street
138	1	1437 South Second Street
138	2.01	203-207 View Avenue
138	3	1415-1423 South Second Street
138	4.01	1405-1413 South Second Street
138	6	1357-1403 South Second Street
138	7.01	1351-1355 South Second Street
138	11	1349 South Second Street
138	12	1347A South Second Street
138	13	1347 South Second Street
138	14	1345 South Second Street
138	15.01	1341-1343 South Second Street
138	17	1339 South Second Street
138	18	1335-1337 South Second Street
140	1	1327 South Second Street

140	2	1325 South Second Street
140	3	1323 South Second Street
140	4.01	1317-1319 South Second Street
140	6 & 6X	1301-1315 South Second Street
140	7	206-208 Evona Avenue
140	26	207-209 Rushmore Avenue
140	27	205 Rushmore Avenue
140	28	201-203 Rushmore Avenue
147	1	1535-1537 South Second Street
147	2	1531-1535 South Second Street
147	3	1525-1529 South Second Street
147	4	1521-1523 South Second Street
147	5	1517-1519 South Second Street
147	6	1513-1515 South Second Street
147	7	1509-1511 South Second Street
147	8	1505-1507 South Second Street
147	9	1501-1503 South Second Street
148	1	1621-1623 South Avenue Street
148	2	1617-1619 South Second street
148	3	1613-1615 South Second Street
148	4	1609-1611 South Second Street
148	5	1605-1607 South Second Street
148	6	1601-1603 South Second Street







Source: Google Maps. Accessed 2022.

152	1	1659 South Second Street
152	2	1655-1657 South Second Street
152	3	1651-1653 South Second Street
152	4	1647-1649 South Second Street
152	5	1643-1645 South Second Street
152	6	1637-1641 South Second Street
152	7	1629-1635 South Second Street
152	24	207 Rock Avenue
152	25	203-205 Rock Avenue
152	26	201-203 Rock Avenue
153	1	202-206 Rock Avenue
153	2	208-210 Rock Avenue
153	3	212 Rock Avenue
153	4	1709-1715 Rock Avenue South Second Street
154	1	1700-1722 South Second Street
202	1.1	1763-1821 West Front Street
202	1.2	R1763-1821 West Front Street
202	1.02	1701-1761 West Front Street
210	1	1301-1307 West Front Street
210	2	1309-1645 West Front Street
210	3	1659-1665 West Front Street
210	4.01	109-115 Rock Avenue

### **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 observed and analyzed characteristics and conditions of the Study Area. Section 4 summarizes and evaluates the Study Area, based upon the criteria set forth in the LRHL and supporting documentation including property tax assessments, field observations, building conditions and photo surveys. Section 5 provides recommendations to the City of Plainfield Planning Board relative to determining the redevelopment needs of the area.

### Methodology

Site visits were conducted on April 6, 2021, January 12, 2022, and March 4, 2022 to the Study Area to investigate and analyze existing conditions. Both external and internal investigations, when possible, were conducted in order to access the buildings on the Study Area properties. A photo survey was completed in order to illustrate and inventory the structural/physical issues 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 property located within the Study Area;
- City of Plainfield Zoning Map and Zoning Ordinance;
- Redevelopment Plans adjacent to the Study Area;
- Ownership information; and
- City Council Resolution R 294-20.



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

### 1.1. Study Authorization

On October 13, 2020, City Council passed a resolution authorizing and directing the Planning Board to undertake an area 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 criteria cited in the LRHL. Once the Planning Board has made its recommendation, 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 property and physical characteristics of the same;
- Assess whether the existing characteristics and conditions meet the criteria to be recommend the need for redevelopment, as outlined within the LRHL; and
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the Study Area.

### 1.3. Redevelopment Objectives

The 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; and



• 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," study; 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 of use.
- 2. Issue bonds for the purpose of redevelopment.
- 3. Acquire property.
- 4. Lease or convey property in lieu of the public bidding process
- 5. Generate investment 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 existing 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 provided by the statute. 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 a municipality is able to exercise the powers granted pursuant to the LRHL.

### 1.5. Non-Condemnation Redevelopment Areas

P.L. 2013, Chapter 159 amended the LRHL to allow two types of redevelopment area: Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas. The amendment requires the resolution authorizing the planning board to undertake a preliminary investigation to state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the State Legislature for use in a redevelopment area other than the use of eminent domain (a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (a "Condemnation Redevelopment Area"). The City Council authorized a study for a Non-Condemnation Redevelopment Area for the Study Area.

### 2.0 STUDY AREA CHARACTERISTICS

### 2.1. Locational Context

### **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. Specifically, as depicted on Map 1, Piscataway and Dunellen are



continuous to the Study Area at its westernmost boundary at South Second Street and West Front Street respectively. The Study Area tax parcels are identified on Maps 2A-J, City Tax Map Sheets, which are in the Appendices of this investigation.

### **Public Transportation**

The City is served by two train stations located on New Jersey Transit's Raritan Valley Line. These train stations are the Plainfield Train Station and the Netherwood Train Station. Additionally, there are multiple New Jersey Transit bus routes that serve the City, including Bus Routes 59 and 113 run along West Front Street.

#### **Existing Zoning** 2.2.

The following are the zoning designations of the Study Area properties. These zoning designations are also depicted on Map 3. The zoning regulations, including permitted uses and bulk/area requirements, are outlined in this report's Appendices.

Moderate Density Residential (R-4): Blocks 116, Lots 1-13, 33, 34; 118, Lots 1-8; Block 120, Lots 1-2, 19-20; Block 125, Lots 1-6; Block 126, Lots 1, 2.01, 17-19; Block 127, Lots 1-5; Block 131, Lots 4-15, 16.01, 16.02, 17-19; Block 138, Lot 1, 2.01, 3, 4.01, 6, 7.01, 11-14, 15.01, 17-18; Block 140, Lots 1-3, 4.01, 6-7, 26-28; Block 147, Lots 1-9; Block 148, Lots 1-6; Block 152, Lots 1-6; Block 2.3. Existing Land Use 153, Lots 1-2, 4

As noted in Section 17:9-8.A., the purpose of the R-4 District is "designed for single-family and two-family development at a density not to exceed 5.8 dwelling units per acre for single-family dwelling units and 8.7 dwelling units per acre for two-family dwelling units."

Neighborhood Commercial (NC): Block 131, Lots 1-3; Block 140, Lots 1-7; and Block 210, Lot 1

The Section 17:9-12.A. of the Land Use Ordinance indicates that the NC District's purpose 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."

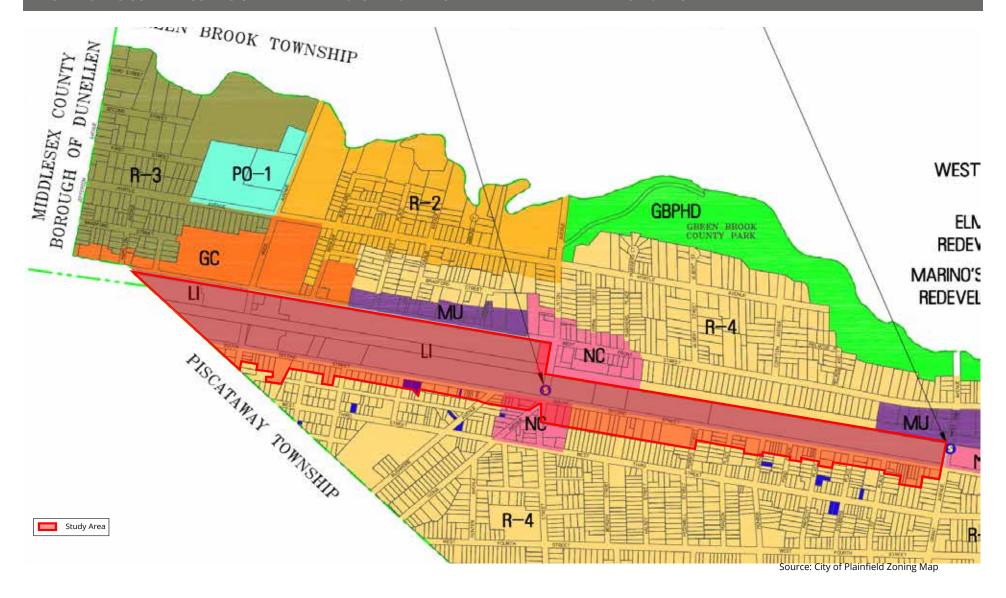
Light Industrial (LI): Blocks 117, Lots 1.01, 1.02, 1.03, 2; Block 137, Lots 1-5; Block 154, Lot 1; Block 202, Lots 1.1, 1.2, 1.02; Block 210, Lots 1-3, 4.01

The intention of the LI District, as stated in Section 17:9.17 of the Land Use Ordinance, is that the district "calls for industrial and economic development activities."

- South Second Street Youth Center Redevelopment Plan: Block 119, Lots 1, 2, and 19.01
- Scattered Sites Redevelopment Plan: Block 138, Lots 1, 2.01, 7.01; Block 153, Lot 3

Generally, the southern side of South Second Street, and adjacent side streets, consists of residential dwellings. The northern side of South Second Street and southern side of West Front Streets are characterized by industrial and commercial uses. The land uses of the Study Area are shown on Map 4.





**Map 3: Existing Zoning** 







### 2.4. Relevant Planning Studies

### 2020 Master Plan

The City of Plainfield Planning Board adopted an updated Master Plan in August 2020. The prior Master Plan was adopted in 2009. The 2009 Master Plan outlined specific Objectives and Policies aimed to guide the physical, social and economic development of the city. The 2020 Master Plan offers specific recommendations as to future land use plans in the City. Goals and policy objectives specific to the context of the Study Area from both Master Plans include the following:

- Objective 1 Existing residential neighborhoods will be preserved to protect and enhance their character. (2009)
- o <u>Policy 1.1</u> Neighborhood Preservation and Targeted Development The master plan's land use recommendations are designed to protect and reinforce the prevailing residential development patterns in the community, advance environmentally friendly uses, preclude the introduction of incompatible non-residential uses in these neighborhoods and promote the establishment of appropriate densities per the city land use ordinance.
- Objective 2 Development and redevelopment should be responsive to the needs of the Plainfield community by ameliorating conditions suggestive of physical and economic deterioration, by supporting sustainability, creating economic opportunity and providing a variety of housing. Redevelopment planning is implemented in a comprehensive citywide manner and where appropriate to promote transit-oriented design. (2009)

- Objective 5 The City should promote a diverse and strong economy with opportunities for employment over a range of occupational classifications. (2009)
- o <u>Policy 5.1</u> Business Retention, Expansion and Growth-The City should support the retention and expansion of existing businesses consistent with the land use ordinance and provide new areas for growth. These efforts should be undertaken within existing commercial corridors ... so to enhance opportunity through the introduction of a range of commercial uses.
- o <u>Policy 5.2</u> The City should partner with the local business community, Chamber of Commerce... and the Urban Enterprise Zone (UEZ) to provide business support services, community events and business advocacy.
- o <u>Policy 5.3</u> Industrial Business Growth city should promote appropriate growth industries and clustered business within designated areas and strongly encourage the establishment of eco-business parks, technology based research centers, and other environmentally friendly uses and knowledgeable employers.
- o <u>Policy 5.4</u> To satisfy the needs of city residents as well as expand employment opportunities for city residents, the city should actively recruit businesses to provide retail and other services.
- o <u>Policy 5.5</u> New Jobs The City recognizes the need to provide a diverse and productive labor force through partnerships with job training groups, private industry and schools to create new employment opportunities.
- Objective 20 Redevelopment activities undertaken by the city should be consistent with the Master Plan (page 25).
- Industrial Uses As is the case in many other communities



that have transitioned from a significantly industrial economy, the City has targeted for development many of the older industrial and commercial properties which have been sitting vacant or underutilized.... Despite the ongoing transition, there are several areas along the railroad ROW where light industry remains viable. This includes... the southwestern end at West Front Street between the Piscataway and Dunellen municipal border and Clinton Avenue, South Second Street to Grant/West End Avenues. The latter is being looked at for targeted revitalization with an innovative industrial/educational light manufacturing facility at the core. (2020)

• There is a need for some level of public intervention in the West End Neighborhood. This plan recommends that the City have the West End neighborhood designated as an area in need of redevelopment or rehabilitation, and subsequently create a redevelopment or rehabilitation plan that would encompass the properties in the West End. This would allow for the use of the tax incentives that accompany an 'area on need of redevelopment or rehabilitation' designation to incentivize development within the area. This approach would help in addressing the issues related to the deterioration of properties. The creation of sub-district(s) within the redevelopment area would allow for zoning regulations specifically targeted to areas within the neighborhood. (2020)

As evidenced above, a number of objectives, policies and recommendations in both plans are relevant to city redevelopment efforts. The use of redevelopment planning is highlighted throughout the Master Plan as a tool for the city to use to revitalize vacant, distressed and underutilized properties.

The Land Use Plan in existence at the time of the 2020 master plan adoption and prior to any changes made recommended by it,

categorizes land along both sides of the rail line west of Grant and Clinton Avenue as industrial and is targeted for uses requiring rail access and uses that may impact adjacent properties generally not considered acceptable in mixed-use areas.

The 2009 master plan recommends, and the 2020 plan reinforces consideration of the use of redevelopment planning and makes policy recommendations to assist in the evaluation and administration of redevelopment planning:

- The Planning Board, in consultation with the City Council, should prepare a strategic vision to serve as a framework within which redevelopment planning can be undertaken in an integrated, comprehensive manner.
- Zoning classification and existing conditions of land and improvements immediately adjacent to the RVL corridor should be evaluated to identify detrimental conditions and impediments to development, which may be highlighted through the employment of development or redevelopment planning, for the emergence of a comprehensive corridor vision plan.
- Development and redevelopment planning should capitalize on existing mass transit systems, and promote TOD proximate to multi-modal mixed-use transportation areas in areas around the Downtown Station, the Netherwood Station, possibly the former train stops at Clinton and Grant avenues, and city bus routes.
- To assure diversification of the city's economy and enhance employment opportunity, development and redevelopment planning should provide opportunity for the establishment of high



technology uses and where appropriate the types of uses able to benefit from availability of rail spurs outside of areas developed consistent with a TOD land use pattern emphasizing mixed retail, service and residential uses.

In 2018, the City was awarded an Innovative Challenge Grant by the New Jersey Economic Development Authority (NJEDA). This grant was based on the City's intent to create a West End Industrial Corridor which would leverage high speed industrial communication technologies (HSCT) to transform the current technologically lacking industrial area with a centerpiece based on light manufacturing. The revitalization of the West End Industrial Corridor could have a positive impact in the study and surrounding area creating employment, educational and Economic development opportunities.

### Other Redevelopment Plans in the Neighborhood

### Block 231 and 233 Redevelopment Plan

The Block 231 and 233 Redevelopment Plan (originally named 'Marino's Tract Redevelopment Plan') was initially adopted by November 9, 2000. It was subsequently amended in November 2019 and also in June 2021, in which it was expanded to include properties within Block 233. The objectives of this plan consist of:

- Create land use and building requirements specific to the Redevelopment Area that reflect those found in the Plainfield Master Plan and the proposed Land Use Ordinance.
- Provide infrastructure improvements involving streets, curbs and sidewalks.

- Eliminate blighting influences through the clearance or rehabilitation of substandard buildings.
- Provide a parcel of land of sufficient size and dimension to enable an orderly arrangement of new land uses.
- Promote a diverse and strong economy with opportunities for employment over a range of occupational classifications.
- Provide housing options in the form of mixed use buildings to ensure a balanced and appropriately designed transition from commercial to residential uses along the corridor.
- Increase sustainability through energy efficiency, green building techniques and more compatible land uses within the area.

### Dunellen Downtown Redevelopment Plan

The Amended and Restated Dunellen Downtown Redevelopment Plan (Phase I) was adopted by the Borough Council on May 16, 2016. This redevelopment area abuts the Study Area at its westernmost end along South Second Street.

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

The multiple Study Area properties are located within the City's Urban Enterprise Zone (UEZ), including Block 117, Lots 1.01, 1.02, 1.03 and 2; Block 137, Lots 1, 2, 3, 4, and 5; Block 202, Lots 1.1, 1.2, and 1.02; and Block 210, Lots 1, 2, 3, and 4.01. 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.

#### **Smart Growth Classification**

Smart Growth commonly refers to growth that serves the environment, economy, and community equally. Where possible, it attempts to concentrate development into already-existing communities when possible. 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 a 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:

- Mixed land uses;
- 2. Take advantage of existing communities assets;
- 3. Foster walkable neighborhoods;
- 4. Create a range of housing opportunities and choices;
- 5. Promote distinctive, attractive communities with a strong sense of place;
- 6. Preserve open space, farmland and critical environmental area;
- 7. Strengthen and encourage growth in existing communities;
- 8. Provide a variety of transportation choices;
- 9. Make development decisions predictable, fair, and cost effective; and
- 10. Encourage citizen and stakeholder participation in development decisions.

### 2.6. Municipal Actions

City records were requested from various departments regarding property management, building code violations, and other incidents within the Study Area within the past five years or earlier, if available. Research conducted indicates the following municipal actions.

### Division of Code Enforcement and Inspections

On March 8, 2022, the Division of Code Enforcement and Inspections provided records pertinent to inspection violations, code enforcement complaints, and construction permits. These records are summarized in the Appendix of this investigation.



#### Division of Health

Three records were on file as provided by the City's Division of Health. One complaint was for brown water flowing from faucets at the corner of South Second Street and View Avenue. The second complaint was for pests (rodents and roaches) found at 1305 South Second Street. The third complaint was for garbage trucks parked at 1660 South Second Street.

### Tax Collector

In October 2020, the City Tax Collector provided tax records for each Study Area property. Further, tax records were further reviewed on October 26, 2021 to note of any updates to properties. The following Study Area properties contain tax liens or delinquencies:

Table 2: Tax Record Status

Block/Lot	Tax Status
Block 116, Lot 11	Delinquent – 2021, Q3
Block 116, Lot 13	Delinquent – 2021, Q3
Block 126, Lot 1	Lien
Block 126, Lot 17	Lien
Block 131, Lot 1	Lien
Block 138, Lot 3	Delinquent – 2021, Q3
Block 138, Lot 15.01	Lien
Block 138, Lot 18	Lien
Block 140, Lot 2	Lien
Block 140, Lot 4.01	Lien
Block 140, Lot 28	Lien

Block 148, Lot 3	Lien
Block 210, Lot 1	Delinquent – 2021, Q3
Block 210, Lot 4.01	Delinquent – 2021, Q1, Q2, and Q3

Source: City of Plainfield Tax Collector Office

#### Fire Division

Fire and emergency records provided by the Plainfield Fire Division are itemized in the Appendix of this study.

#### Police Division

Crime incidents recorded by the Plainfield Police Division are listed in the Appendix of this study.

### Plainfield Municipal Utilities Authority (PMUA)

On November 10, 2021, PMUA provided the following characteristics of the Study Area's sanitary sewer system conditions:

"After reviewing the list of streets that fall in this redevelopment I can say that the sanitary sewer mains are vitrified clay pipes and are 80-100 years old and mostly 8' in diameter. There is a section of 24" sewer main that flows down Muhlenberg onto South Second and makes a left turn onto Grant Ave. There have not been many sewer issues for the most part.

There is a siphon at the intersection of South Second and Rushmore, Siphons are notorious for having problems because how that are designed the technology on designing them was not real good back then. There is also a siphon at View and South Second. There is an easement where the sanitary main crosses the lot that now has a pallet manufacturing company and goes under the railroad tracks and comes out on West Front St. across from Dekalb Ave."



### Planning Division

### Land Use Boards Applications

On February 23, 2022, the Planning Division provided records of Land Use Board applications filed with the City involving properties within the Study Area. Applications filed since 2016 are noted in the Appendix of this investigation.

#### Environmental/Brownfield Records

The City's Planning Division provided records of brownfields, which are summarized in Table 3 below:

Table 3: Brownfield Records

Block/Lot	Brownfield Record
Block 117/Lot 1.01	NJDEP Program Interest Number 859 – Known Site
	NJDEP Program Interest Number 185225 – Known Site
	NJDEP Program Interest Number 018714 – RAP (Remedial Action Permit)
Block 117/Lot 1.02	NJDEP Program Interest Number 579653 – Known Site
Block 117/Lot 2	*Suspected Plainfield Hazardous Site (based on existing or former use of the property)

Block 137/Lot 1	NJDEP Program Interest Number 859/010115 – LSRP Oversight
Block 137/Lot 2	*Suspected Plainfield Petroleum Site (based on existing or former use of the property)

Source: City of Plainfield Planning Division

### 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:

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.

- 5. "Criteria E." A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- 6. "Criteria F." Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- 7. "Criteria G." In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers



within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

8. "Criteria H." The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

### 3.1. Application of Study Area Criteria

The finding that an area is in need of redevelopment is an area wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration of physical deterioration, illustrated by the presence of improvements, which are dilapidated, obsolete and faulty in term of arrangement, lack

of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals or general welfare of the community.

The conditions evidenced by this Needs Determination Study are measured against the criteria for designation of a Non-Condemnation Redevelopment Area and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent within the Study Area.

### 4.0. STUDY AREA EVALUATION

### 4.1. Study Approach

Nishuane Group, LLC conducted site visits and prepared a photo survey of the Study Area properties 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 for consideration of an "Area in Need of Redevelopment".

The beginning stages of the conduction of this study were completed by the Planning Division staff at the City of Plainfield. These tasks consisted of review of the Master Plan, site visits, and requests of property records to City agencies. In the midst of the study, Nishuane Group was assigned to continue the conduction of the study, applying and designating criteria to each property in



which criteria was fulfilled.

### **4.2.** Property Evaluations:

The following is an individual breakdown of the Study Area parcels, examining their characteristics, site analysis and LRHL criteria applied, if any. From this due diligence, a recommendation has been determined if each parcel should be designated as an "area in need of redevelopment."





## 837 SOUTH SECOND STREET (BLOCK 116, LOT 1) PROPERTY EVALUATION

Owner: Moss, Jaspet

### **Property Characteristics:**

This property has an area of approximately 2,010 square feet. It is a corner property, with frontage along South Second Street to the north and Lee Place to the west.

### Site Analysis:

The property is vacant with a chain-link fence surrounding the property. It appears that the occupants of Lot 34 are utilizing this property as a yard. The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

### **Satisfies LRHL Criteria:**

• Criteria "C": The property has been vacant for more than 10 consecutive years. Because the property does not conform to several of the required zoning regulations, it is not likely that it would be redeveloped through the instrumentality of private capital.



### **Recommendation:**

Although Criteria "C" is satisfied, it is not recommended that Block 116, Lot 1 should not be designated as an "area in need of redevelopment" because no other adjacent lots qualify.



# 831-835 SOUTH SECOND STREET (BLOCK 116, LOT 2) PROPERTY EVALUATION

Owner: Sanchez, Gladys R & Segundo Perez

### **Property Characteristics:**

The irregularly-shaped property has an area of approximately 7,000 square feet. There is a two-story, two-family residential building on the property, which was constructed in 1921 according to MOD IV tax records.

### Site Analysis:

In addition to the residential dwelling on the property, other improvements on the site consist of a chain-link fence surrounding the property, macadam driveway accessed via South Second Street, concrete steps leading to the residential dwelling, and other structures in the rear yard.

In addition to the residential dwelling on the property, other improvements on the site consist of a macadam driveway, and concrete steps, walkway and retaining wall. The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

### **Satisfies LRHL Criteria:**

• [NONE]



### **Recommendation**:

Based on these existing conditions, Block 116, Lot 2 should not be designated as an "area in need of redevelopment."



# 829 SOUTH SECOND STREET (BLOCK 116, LOT 3) PROPERTY EVALUATION

Owner: Harris, Marilyn & Hassan

### **Property Characteristics:**

The site has an area of approximately 2,500 square feet. A 2.5-story, single-family dwelling stands on the property. The building was constructed in 1890, according to MOD-IV tax records.

### Site Analysis:

In addition to the residential dwelling on the property, other improvements on the site consist of a macadam driveway, and concrete steps, walkway and retaining wall. The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### **Satisfies LRHL Criteria:**

[NONE]

### Recommendation:

Based on these existing conditions, Block 116, Lot 3 should not be designated as an "area in need of redevelopment."





## 827 SOUTH SECOND STREET (BLOCK 116, LOT 4) PROPERTY EVALUATION

Owner: Sanchez, Gladys R & Segundo Perez

### **Property Characteristics:**

The property has an approximate area of 2,500 square feet and a lot width of 25 feet. A two-story, single-family dwelling stands on the property, which was built in 1921 according to MOD-IV tax records.

### **Site Analysis:**

In addition to the residential dwelling on the property, other improvements on the site consist of a chain-link fence surrounding the site, and concrete steps, walkway and retaining wall. The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

### **Satisfies LRHL Criteria:**

[NONE]

### Recommendation:

Based on these existing conditions, Block 116, Lot 4 should not be designated as an "area in need of redevelopment."





# 825 SOUTH SECOND STREET (BLOCK 116, LOT 5) PROPERTY EVALUATION

Owner: Perez, Carlos & Martinez, Aura M

### **Property Characteristics:**

This site has an area of approximately 5,000 square feet and a lot width of 25 feet. There is a 2.5-story, single-family dwelling on the property, which was constructed in 1900 according to MOD IV tax records.

### **Site Analysis:**

In addition to the residential dwelling on the property, other improvements on the site consist of a concrete steps, walkway and retaining wall. The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

### **Satisfies LRHL Criteria:**

[NONE]

### **Recommendation:**

Based on the existing conditions, Block 116, Lot 5 should be not designated as an "area in need of redevelopment."





# 823 SOUTH SECOND STREET (BLOCK 116, LOT 6) PROPERTY EVALUATION

Owner: Kearney, Robert

### **Property Characteristics:**

This property has an area of approximately 5,000 square feet and a lot width of 25 feet. There is a 2.5-story, mixed-use building standing on the property, with a commercial establishment at the ground floor and dwelling units on the upper floors.

### **Site Analysis:**

The first floor commercial space was occupied by "Rob's Deli & Grocery LLC" during the time of the site visit. A driveway provides vehicular access and parking in the rear yard of the property. Structures were also present in the rear yard.

#### Satisfies LRHL Criteria:

• [NONE]

### Recommendation:

Based on these existing conditions, Block 116, Lot 6 should be not designated as an "area in need of redevelopment."





# 821A & R817-821 SOUTH SECOND STREET (BLOCK 116, LOT 7) PROPERTY EVALUATION

Owner: City of Plainfield

### **Property Characteristics:**

The irregularly-shaped property contains an area of approximately 8,750 square feet according to MOD-IV tax records. The site is currently vacant with no principal buildings present.

### **Site Analysis:**

The property is vacant and its frontage is limited. It has a flag lot configuration with a narrow frontage leading to a wider rear portion where the "flag" abuts the rear property lines of Lots 8, 9 and 10.

#### **Satisfies LRHL Criteria:**

• Criteria "C": The property is owned by the City and it is also vacant. Due to the irregular configuration as it is a flag lot, it not likely that the lot will be redeveloped through the instrumentality of private capital.

### **Recommendation:**

Based on these existing conditions and the satisfied LRHL criteria, Block 116, Lot 7 should be designated as an "area in need of redevelopment."





# 821 SOUTH SECOND STREET (BLOCK 116, LOT 8) PROPERTY EVALUATION

Owner: Ballesteros, Jose J & Vasquez, AP

### **Property Characteristics:**

The size of this lot is approximately 3,750 square feet. There is a 2.5-story single-family building situated on the property. This building was constructed in 1921.

### **Site Analysis:**

In addition to the residential building located on the property, there are other site improvements present, including a block retaining wall, walkway and steps.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

### **Satisfies LRHL Criteria:**

• Section 3: Effective redevelopment cannot occur without the inclusion of this property. With a "flag" portion of Lot 7 abutting this site at its rear, it is necessary to include this lot as an "area in need of redevelopment" in order to cohesively redevelop this portion of Block 116.



### **Recommendation:**

Based on these existing conditions and satisfied LRHL criteria, Block 116, Lot 8 should be designated as an "area in need of redevelopment."



# 819 SOUTH SECOND STREET (BLOCK 116, LOT 9) PROPERTY EVALUATION

Owner: Wang, Dan

### **Property Characteristics:**

This property has an area of approximately 3,750 square feet. There is a 2.5-story two-family residential dwelling standing on the site, which was constructed in 1904.

### **Site Analysis:**

In addition to the residential building located on the property, there are other site improvements present, including a partial stone retaining wall, walkway, wooden railings and steps.

The property is deficient in several zoning regulations for two-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (10,000 square feet) and minimum lot width (80 feet).

#### **Satisfies LRHL Criteria:**

• Section 3: Effective redevelopment cannot occur without the inclusion of this property. With a "flag" portion of Lot 7 abutting this site at its rear, it is necessary to include this lot as an "area in need of redevelopment" in order to cohesively redevelop this portion of Block 116.



### **Recommendation:**

Based on these existing conditions and satisfied LRHL criteria, Block 116, Lot 9 should be designated as an "area in need of redevelopment."



## 817 SOUTH SECOND STREET (BLOCK 116, LOT 10) PROPERTY EVALUATION

Owner: Ramirez, Manuel L

### **Property Characteristics:**

The property has an area of approximately 18,244 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1900 according to MOD-IV tax records.

### **Site Analysis:**

Besides the residential dwelling standing on the property, there are other site improvements present, including an asphalt driveway, concrete retaining wall, walkway, steps and railing.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

### Satisfies LRHL Criteria:

• Section 3: Effective redevelopment cannot occur without the inclusion of this property. With a "flag" portion of Lot 7 abutting this site at its rear, it is necessary to include this lot as an "area in need of redevelopment" in order to cohesively redevelop this portion of Block 116.



### **Recommendation:**

Based on these existing conditions and satisfied LRHL criteria, Block 116, Lot 10 should be designated as an "area in need of redevelopment."



# 813-815 SOUTH SECOND STREET (BLOCK 116, LOT 11) PROPERTY EVALUATION

Owner: Adeyinka, Ebenezer

### **Property Characteristics:**

The lot has an area of approximately 10,000 square feet. This property is vacant with no buildings or structures present.

### **Site Analysis:**

The property is surrounded by a chain-link fence with a gate opening at its frontage. No other improvements are present on the property.

### **Satisfies LRHL Criteria:**

• Criteria "C": This property has been vacant for over 10 consecutive years.

### Recommendation:

Based on these existing conditions and the satisfied LRHL criteria, Block 116, Lot 11 should be designated as an "area in need of redevelopment."





# 809-811 SOUTH SECOND STREET (BLOCK 116, LOT 12) PROPERTY EVALUATION

Owner: Front Street Realty LLC

### **Property Characteristics:**

This parcel has an area of approximately 4,800 square feet. The site is currently occupied by a 2.5-story residential duplex. This building was constructed in 1921, according to MOD-IV tax records.

### **Site Analysis:**

In addition to the building, improvements on the property consist of a wood fence, asphalt driveway, concrete walkway, and brick and concrete stairs.

The property is deficient in several zoning regulations for two-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (10,000 square feet) and minimum lot width (80 feet).

### **Satisfies LRHL Criteria:**

• Section 3: Effective redevelopment cannot occur without the inclusion of this property.



### **Recommendation:**

Based on these existing conditions and satisifed LRHL criteria, Block 116, Lot 12 should be not designated as an "area in need of redevelopment."



### 200-206 GRANT AVENUE (BLOCK 116, LOT 13) PROPERTY EVALUATION

Owner: Ximejcaw LLC

### **Property Characteristics:**

The property has an area of approximately 9,600 square feet. A mixed-use building with a height of 2.5 stories stands on the property. This building was built in 1940 according to MOD-IV tax records. This property is a corner lot, with frontages along South Second Street to the north and Grant Avenue to the west.

### Site Analysis:

During the time of the site visit the first floor commercial space was occupied by "Grant BBQ Restaurant". Four residential units are arranged within the upper floors. A parking area is also located onsite with vehicular access via both the Grant Avenue and South Second Street frontage

A chain-link fence surrounds the majority of the property. Stone pillars at the ends of each vehicular access point. A refuse area is provided onsite and enclosed by a wooden fence.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet). Mixed-use buildings are not a permitted principal use in the R-4 District. This building also does not abide by the setback requirements of the R-4 District.



### Satisfies LRHL Criteria:

- Criteria "G": The property is located within the City's designated Urban Enterprise Zone.
- Section 3: Effective redevelopment cannot occur without the inclusion of this property.

### **Recommendation**:

Based on these existing conditions and satisifed LRHL criteria, Block 116, Lot 13 should be not designated as an "area in need of redevelopment."

35

### 211 LEE PLACE (BLOCK 116, LOT 33) PROPERTY EVALUATION

Owner: Guanataxi, Oscar S Gonzalez

### **Property Characteristics:**

The property has an area of approximately 3,750 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including a wooden fence, concrete driveway, brick and concrete retaining wall, walkway, steps, and railing.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

### **Satisfies LRHL Criteria:**

[NONE]



### **Recommendation:**

Based on these existing conditions, Block 116, Lot 33 should not be designated as an "area in need of redevelopment."



## 207-209 LEE PLACE (BLOCK 116, LOT 34) PROPERTY EVALUATION

Owner: Hart, Eva D

#### **Property Characteristics:**

The property has an area of approximately 2,640 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including an asphalt driveway, cinder block retaining wall, concrete walkway, brick steps and railing. It appears occupants of this property utilize Block 116, Lot 1 as their yard. A chain-link fence also surrounds the perimeter of this property.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).



### Recommendation:

Based on these existing conditions, Block 116, Lot 34 should not be designated as an "area in need of redevelopment."

#### **Satisfies LRHL Criteria:**

[NONE]



# 800-1000 SOUTH SECOND STREET (BLOCK 117, LOT 1.01 & LOT C0001) PROPERTY EVALUATION

Owner: South Second Street Realty LLC

### **Property Characteristics:**

The property has an area of approximately 9.9 acres. The site is a corner lot, with street frontage along South Second Street to the south and Grant Avenue to the east. It is bounded by the Raritan Valley Line railroad tracks to the north. There is a 1-story, industrial complex, which was built in 1910 according to MOD-IV tax records. This property is used for industrial purposes and is currently occupied by Injection Corporation.

### Site Analysis:

The buildings consume a large portion of the site. In additional to the industrial buildings on the property including loading areas (one paved with concrete and pavers), freestanding sign, lighting posts, fencing with gate openings and asphalt parking areas. Curb cuts are present along South Second Street.

#### **Satisfies LRHL Criteria:**

• Criteria "D": One of the site's loading areas is setback into the building approximately 85 feet. The facility has a 0-foot front yard setback along South Second Street except at this curb cut and loading area. This creates potential hazardous conflicts between trucks unloading and motorists and pedestrians along South



Second Street. The majority of the site is covered with impervious coverage, which can contribute to stormwater management issues such as runoff onto adjacent properties. Exterior deterioration was observed, including peeling paint, rust, graffiti and barbed wire fencing along a portion of the property. Window openings were not visible preventing adequate light for work conditions. Current operations within this facility are obsolete for modern industrial needs. This is evidenced by the building's age, expansive and obsolete layout, and the narrow curb cuts which make commercial truck access difficult. The parking areas at the easternmost and westernmost ends of the site are enclosed with chain-link fences that contain barbed wire at the top, which is banned in the City. Cumulatively, these conditions are detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The property is located within the City's designated Urban Enterprise Zone.



## WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

### Recommendation:

Based on these existing conditions and the satisfied LRHL criteria, Block 117, Lot 1.01 & Lot C0001 should be designated as an "area in need of redevelopment."







# 1202-1212 SOUTH SECOND STREET (BLOCK 117, LOT 1.02) PROPERTY EVALUATION

Owner: Crown Castle Fiber LLC

### **Property Characteristics:**

The property has an area of approximately 1.38 acres. The Raritan Valley Line railroad tracks borders the site along its northern boundary. There is a 1-story building, which was built in 2001, according to MOD-IV tax records. This property is used for industrial purposes and is currently occupied by Crown Castle Fiber LLC.

### Site Analysis:

Aside from the building, other site improvements consist of a chain-link fence with a gate opening at a curb cut, and an asphalt parking area surrounding the building. The property is screened along its frontage with planted trees. The majority of the site is covered with impervious materials.

#### **Satisfies LRHL Criteria:**

- Section 3: Effective redevelopment cannot occur without the inclusion of this property.
- Criteria "G": The property is located within the City's designated Urban Enterprise Zone.



#### Recommendation:

Based on these existing conditions and the satisfied LRHL criteria, Block 117, Lot 1.02 should be designated as an "area in need of redevelopment."



# 1002-1200 SOUTH SECOND STREET (BLOCK 117, LOT 1.03) PROPERTY EVALUATION

**Owner:** Enduring Freedom LLC

## **Property Characteristics:**

The property has an area of approximately 3.5 acres. There is a 2-story, industrial building, which was built in 2001 according to MOD-IV tax records, however there are accessory buildings also on the site that are aged and look to be constructed at an earlier date. This property is used for industrial purposes and is currently occupied by multiple tenants, including Papps Iron Works and Architectural Iron Designs, among others.

### Site Analysis:

The site is accessed via a curb cut along South Second Street. Other site improvements consist of out buildings involved with the industrial facility's operations, parking and loading areas, and a chain-link fence with gate at the curb cut. This chain-link fence contains barbed wiring at its top. Multiple trailers were also present, which were rusting.

#### **Satisfies LRHL Criteria:**

• Criteria "D": Although parking spaces were delineated, the spaces were haphazardly arranged throughout the site. This can cause unsafe conditions and conflicts regarding vehicular circulation as the spaces are on both sides of a drive aisle for trucks to access



loading areas. The scattered arrangement of buildings causes issues regarding circulation and logistics, which can lead to public safety issues. The overall layout of the site does not lend itself to use as a modern industrial facility. To that end, the obsolete design and faulty arrangement of the site are detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The property is located within the City's designated Urban Enterprise Zone

#### Recommendation:

Based on these existing conditions and the satisfied LRHL criteria, Block 117, Lot 1.03 should be designated as an "area in need of redevelopment."



## 1214-1244 SOUTH SECOND STREET (BLOCK 117, LOT 2) PROPERTY EVALUATION

Owner: PSE&G CO. – Attn Nancy Fierro

#### **Property Characteristics:**

The property has an area of approximately 1.84 acres. It is a corner lot with street frontages along South Second Street to the south and Clinton Avenue to the west. This property is used for public utility purposes as it is currently occupied by a substation which is owned and operated by PSE&G.

### Site Analysis:

Besides the substation onsite, there is a black iron fence that lines the frontage of the property with two gate openings. Trees and shrubs are planted along the frontage of the site to provide screening.

#### Satisfies LRHL Criteria:

- Section 3: Effective redevelopment cannot occur without the inclusion of this property. Being a corner property, this property in critical in the redevelopment of the northern side of South Second Street.
- Criteria "G": The property is located within the City's designated Urban Enterprise Zone.



#### Recommendation:

Based on these existing conditions and the satisfied LRHL criteria, Block 117, Lot 2 should be designated as an "area in need of redevelopment."



# 951-953 SOUTH SECOND STREET (BLOCK 118, LOT 1) PROPERTY EVALUATION

Owner: Diaz, Luiz M & Gloria

## **Property Characteristics:**

The property has an area of approximately 7,500 square feet. This site is a corner property, with frontages along Pond Place to the west and South Second Street to the north. There is a 2.5-story, two-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including an asphalt driveway, concrete walkway, brick steps and railing.

The property is deficient in several zoning regulations for two-family dwellings in the R-4 Moderate Density Residential District including minimum lot size (10,000 square feet) and minimum lot width (80 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### **Recommendation:**

Based on these existing conditions, Block 118, Lot 1 should not be designated as an "area in need of redevelopment."



#### WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

# 947-949 SOUTH SECOND STREET (BLOCK 118, LOT 2) PROPERTY EVALUATION

Owner: Peraza, Arnaldo

## **Property Characteristics:**

The lot has an area of approximately 7,500 square feet. This property is vacant with no buildings or structures present.

## Site Analysis:

The property is surrounded by a chain-link fence with a gate opening at its frontage. No other improvements are present on the property.

#### Satisfies LRHL Criteria:

• Criteria "C": This property has been vacant for over 10 years.

#### **Recommendation**:

Although Criteria "C" is satisfied, it is not recommended that Block 118, Lot 2 should be designated as an "area in need of redevelopment" because no other adjacent lots also qualify.





# 943-945 SOUTH SECOND STREET (BLOCK 118, LOT 3) PROPERTY EVALUATION

Owner: Tynic, LLC

#### **Property Characteristics:**

The property has an area of approximately 3,369.6 square feet. There is a 1.5-story commercial building located on the property with two bays enclosed by vertical metal gates.

## Site Analysis:

The property is surrounded by a chain-link fence with a gate opening along the frontage. A white and maroon painted fence made of wood and stone also surround the project site. Overall, the building and site are in need of maintenance. The site did not appear to be active during the time of the site visit

The property is deficient in several zoning regulations for one and two-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (10,000 square feet) and minimum lot width (80 feet). The existing use is not permitted in the R-4 District.

#### Satisfies LRHL Criteria:

• Criteria "D": The site is in need of maintenance as there is vegetation overgrown exposed wires, and debris present on the property. Dirt and soot were visible on the building. The chainlink fence showed signs of rusting and deterioration. To that



end, cumulatively, this lack of maintenance demonstrates that the current commercial use is not active. These physical conditions present detriments to the public health, safety, and general welfare of the community.

## Recommendation:

Although Criteria "D" is satisfied, it is not recommended that Block 118, Lot 3 should be designated as an "area in need of redevelopment" because no other adjacent lots also qualify.



## 941 SOUTH SECOND STREET (BLOCK 118, LOT 4) PROPERTY EVALUATION

**Owner:** Griselda Williams Living Trust

### **Property Characteristics:**

The property has an area of approximately 2,284.8 square feet. There is a 2-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. This dwelling is attached to the dwelling standing on Lot 5.

## Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including concrete steps and wooden railing. A chain-link fence also surrounds the property with a gate opening along the frontage. During the time of the site visit, there were structural deficiencies present on the building.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

[NONE]



#### Recommendation:

Based on these existing conditions, Block 118, Lot 4 should not be designated as an "area in need of redevelopment."



# 939 SOUTH SECOND STREET (BLOCK 118, LOT 5) PROPERTY EVALUATION

Owner: Williams, Griselda

### **Property Characteristics:**

The property has an area of approximately 1,141.6 square feet. There is a 2-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. This dwelling is attached to the dwelling standing on Lot 4 to the west and also the dwelling on Lot 6 to the east.

#### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including concrete steps and wooden railing. During the time of the site visit, there were structural deficiencies present on the building, including missing cinder blocks at the base and a damage portion of the wooden front porch.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

[NONE]





#### Recommendation:

Based on these existing conditions, Block 118, Lot 5 should not be designated as an "area in need of redevelopment."

## 937A SOUTH SECOND STREET (BLOCK 118, LOT 6) PROPERTY EVALUATION

Owner: Arkad Residential Holdings XIV LLC

#### **Property Characteristics:**

The property has an area of approximately 1,145.6 square feet. There is a 2-story, single-family residential dwelling located on the property, which was built in 1915 according to MOD-IV tax records. This dwelling is attached to the dwelling standing on Lot 5 to the west and also the dwelling on Lot 7 to the east.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including concrete steps and a metal railing.

The property is deficient in several zoning regulations for single-family dwellings in the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 118, Lot 6 should be not designated as an "area in need of redevelopment."



# 937 SOUTH SECOND STREET (BLOCK 118, LOT 7) PROPERTY EVALUATION

Owner: Arkad Resdev IV LLC

### **Property Characteristics:**

The property has an area of approximately 1,140 square feet. There is a 2-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. This dwelling is attached to the dwelling standing on Lot 6 to the west. The property is a corner lot, with frontages along South Second Street to the north and Prescott Place to the east.

#### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including concrete steps and a metal railing. An asphalt parking area is accessible via the site's Prescott Place frontage. During the time of the site visit, there were structural deficiencies present on the building, including missing shingles on the roof and paint chipping at the base of the building.

The property is deficient in several zoning regulations for single-family dwellings in the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).



Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 118, Lot 7 should not be designated as an "area in need of redevelopment."



# 208-210 PRESCOTT STREET (BLOCK 118, LOT 8) PROPERTY EVALUATION

Owner: Ygnauro, Robin & Rodrigues, Polanco

#### **Property Characteristics:**

The property has an area of approximately 4,570 square feet. There is a 2.5-story, two-family residential dwelling located on the property, which was built in 1915 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including wooden steps and railing, wooden fence, asphalt driveway and a detached one-story garage towards the rear of the property.

The property is deficient in several zoning regulations for two-family dwellings in the R-4 Moderate Density Residential District including minimum lot size (10,000 square feet) and minimum lot width (80 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 118, Lot 8 should be not designated as an "area in need of redevelopment."



# 925-927 SOUTH SECOND STREET (BLOCK 119, LOT 1) PROPERTY EVALUATION

Owner: City of Plainfield

## **Property Characteristics:**

The 0.156-acre (6,810 square feet) property contains playground equipment most recently serving the former South Second Street Youth Center, which stopped operating at this location in 2018. The lot sits between Lot 19 to the west and Lot 2 to the east. Lot 1 has street frontage along South Second Street.

## Site Analysis:

During the time of the site investigation, a chain-link fence was present along the frontage of the parcel. There is no principal building on this parcel. Accessory structures observed on the parcel during the site visit were garden beds and playground equipment.

#### **Satisfies LRHL Criteria:**

• [N/A]



#### Recommendation:

This property was previously designated as an "area in need of redevelopment" pursuant to Council Resolution R 244-20 dated August 10, 2020. Based on the previous designation of this property, Block 119, Lot 1 does not need to be designated as an "area in need of redevelopment" as a part of this study as the condition of the property remains unchanged.



# 921-923 SOUTH SECOND STREET (BLOCK 119, LOT 2) PROPERTY EVALUATION

Owner: City of Plainfield

## **Property Characteristics:**

The 0.169-acre (7,376 square feet) corner property, with street frontage along South Second Street to the north and Stebbins Place to the east, contains a playground that was most recently used for the South Second Street Youth Center.

## Site Analysis:

A chain-link fence was present along the frontage of the parcel during the time of the site visit. There were no principal buildings present on this property. Structures on this lot consisted of playground equipment and canopy with cement patio underneath.

#### Satisfies LRHL Criteria:

• [N/A]



#### Recommendation:

This property was previously designated as an "area in need of redevelopment" pursuant to Council Resolution R 244-20 dated August 10, 2020. Based on the previous designation of this property, Block 119, Lot 2 does not need to be designated as an "area in need of redevelopment" as a part of this study as the condition of the property remains unchanged.



# 929-935 SOUTH SECOND STREET (BLOCK 119, LOT 19.01) PROPERTY EVALUATION

Owner: City of Plainfield

## **Property Characteristics:**

The 0.46-acre property contains a two-story vacant brick building that was most recently used as the South Second Street Youth Center until 2018. The building was constructed in 1917 and originally served as an office for the adjacent former Mack Truck plant (which is now the site of the Injectron Corporation facility). At the rear of the property, there is a paved basketball court and miscellaneous storage equipment that was used when the Youth Center was in operation.

## Site Analysis:

During the time of the site investigation, numerous deficiencies were observed in the building's interior. Exposed electrical wires were present throughout many of the rooms. Stained tiles hung from the ceiling and the walls within the facility and peeling paint covered the walls. Kitchen equipment was removed and only part of the kitchen facility was still intact. Debris was also found scattered in parts of the building and on the premises in general, which invites pests. Based on these observations, it appears the property has not been maintained. These building and site issues pose hazardous conditions to the health, safety, and general welfare of the community.



**Satisfies LRHL Criteria:** 

• [N/A]

#### Recommendation:

This property was previously designated as an "area in need of redevelopment" pursuant to Council Resolution R 244-20 dated August 10, 2020. Based on the previous designation of this property, Block 119, Lot 19.01 does not need to be designated as an "area in need of redevelopment" as a part of this study as the condition of the property remains unchanged.



# 907-909 SOUTH SECOND STREET (BLOCK 120, LOT 1) PROPERTY EVALUATION

Owner: Ganie, Khalid I & Bibi

## **Property Characteristics:**

The property has an area of approximately 5,000 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including concrete walkway, steps and railing, wooden fence, asphalt driveway and a detached one-story garage towards the rear of the property. A chain-link fence also surrounds the majority of the property, except for the driveway's frontage.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

[NONE]



#### Recommendation:

Based on these existing conditions, Block 120, Lot 1 should not be designated as an "area in need of redevelopment."



# 901-905 SOUTH SECOND STREET (BLOCK 120, LOT 2) PROPERTY EVALUATION

Owner: 730-32 Watchung LLC

## **Property Characteristics:**

The property has an area of approximately 7,500 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

#### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including concrete walkway, brick and concrete steps and railing, asphalt driveway and a chain-link fence.

#### Satisfies LRHL Criteria:

• [NONE]

#### Recommendation:

Based on these existing conditions, Block 120, Lot 2 should not be designated as an "area in need of redevelopment."





#### WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

## 205-207 STEBBINS PLACE (BLOCK 120, LOT 19) PROPERTY EVALUATION

**Owner:** Harrington, Thomas Y

## **Property Characteristics:**

The property has an area of approximately 6,250 square feet. There is a 2.5-story, two-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

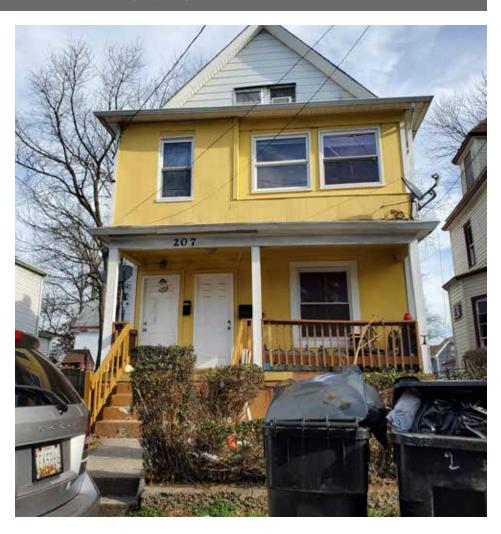
Besides the residential dwelling standing on the property, there are other site improvements present, including concrete walkway, concrete steps and railing, concrete retaining wall along the property's frontage, and gravel driveway.

#### Satisfies LRHL Criteria:

• [NONE]

#### **Recommendation**:

Based on these existing conditions, Block 120, Lot 19 should not be designated as an "area in need of redevelopment.





## 201-203 STEBBINS PLACE (BLOCK 120, LOT 20) PROPERTY EVALUATION

Owner: Ruiz, Delmy-Martinez, Walter

## **Property Characteristics:**

The property has an area of approximately 6,100 square feet. There is a 2.5-story, two-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. The site is a corner lot, with frontages along Stebbins Street to the west and South Second Street to the north.

## Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including concrete walkway, steps and railing. The perimeter of the property is lined with either vegetative hedges or a chain-link fence. There is also a rear parking area accessed via the South Second Street frontage and enclosed by a chain-link gate. A playground structure also stands in the rear yard.

#### Satisfies LRHL Criteria:

[NONE]



#### Recommendation:

Based on these existing conditions, Block 120, Lot 20 should not be designated as an "area in need of redevelopment."



# 967-969 SOUTH SECOND STREET (BLOCK 125, LOT 1) PROPERTY EVALUATION

Owner: Castellanos-Carrasco, Jose & Australia

## **Property Characteristics:**

The property has an area of approximately 6,100 square feet. There is a 2.5-story, two-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. The site is a corner lot, with frontages along Monroe Street to the west and South Second Street to the north.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including a concrete walkway, steps and railing. A gravel parking area is accessed along the Monroe Street frontage.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 125, Lot 1 should not be designated as an "area in need of redevelopment.





# 965 SOUTH SECOND STREET (BLOCK 125, LOT 2) PROPERTY EVALUATION

Owner: Flores-Moreno, Miriam

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 2,957.28 square feet. One 2.5-story, two-family duplex is located on the property, which was built in 1921 according to MOD-IV tax records. This unit is attached along its easternmost wall to the second unit standing on Lot 3.

## Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including a concrete walkway, steps and railing. A gravel parking area is situated along the western end of the site's frontage. The front yard is surrounded by a chain-link fence with a gate opening and a wood fence encloses the rear yard.

#### Satisfies LRHL Criteria:

[NONE]

#### **Recommendation**:

Based on these existing conditions, Block 125, Lot 2 should not be designated as an "area in need of redevelopment."





# 963 SOUTH SECOND STREET (BLOCK 125, LOT 3) PROPERTY EVALUATION

Owner: Brooks, Jonathan

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 3,042.52 square feet. One 2.5-story, two-family duplex is located on the property, which was built in 1921 according to MOD-IV tax records. This unit is attached along its westernmost wall to the second unit standing on Lot 2.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including a concrete walkway, steps and railing. An asphalt driveway is situated along the eastern end of the site's frontage. The front yard is surrounded by a chainlink fence with a gate opening and a wood fence encloses the rear yard.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 125, Lot 3 should not be designated as an "area in need of redevelopment.





# 961 SOUTH SECOND STREET (BLOCK 125, LOT 4) PROPERTY EVALUATION

Owner: Jones, Leroy S & Henrietta

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 3,042.68 square feet. One 2.5-story, two-family duplex is located on the property, which was built in 1921 according to MOD-IV tax records. This unit is attached along its easternmost wall to the second unit standing on Lot 5.

## Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including a concrete walkway, steps and railing. An asphalt driveway is situated along the western end of the site's frontage. A wood fence stands along the rear property line.

#### **Satisfies LRHL Criteria:**

• [NONE]

### **Recommendation**:

Based on these existing conditions, Block 125, Lot 4 should not be designated as an "area in need of redevelopment."





# 959 SOUTH SECOND STREET (BLOCK 125, LOT 5) PROPERTY EVALUATION

Owner: Jones, Leroy S & Henrietta

### **Property Characteristics:**

The irregularly-shaped property has an area of approximately 3,057.32 square feet. One 2.5-story, two-family duplex is located on the property, which was built in 1921 according to MOD-IV tax records. This unit is attached along its westernmost wall to the second unit standing on Lot 4.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including a concrete walkway, steps and railing. A gravel driveway is situated along the western end of the site's frontage. A wood fence stands along the rear property line.

#### Satisfies LRHL Criteria:

[NONE]

### **Recommendation**:

Based on these existing conditions, Block 125, Lot 5 should not be designated as an "area in need of redevelopment.





# 955-957 SOUTH SECOND STREET (BLOCK 125, LOT 6) PROPERTY EVALUATION

Owner: Quartsin, Renee

### **Property Characteristics:**

The property has an area of approximately 6,100 square feet. There is a 1.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. The site is a corner lot, with frontages along Pond Place to the east and South Second Street to the north.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including a concrete walkway, steps and railing. A white fence surrounds the perimeter of the property. A concrete driveway is accessed via the site's Pond Place frontage. A one-story accessory garage also is located on the property.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 125, Lot 6 should not be designated as an "area in need of redevelopment."





# 1011-1013 SOUTH SECOND STREET (BLOCK 126, LOT 1) PROPERTY EVALUATION

Owner: Faith Temple Nat'l Holiness Church

## **Property Characteristics:**

The property has an area of approximately 2,000 square feet. There is a 1.5-story building located on the property, which was built in 1920 according to MOD-IV tax records. This building is currently used as the Fair Temple Christian Church.

## Site Analysis:

The church building consumes almost the entire lot. The lot is also significantly undersized as it is below several of the zoning requirements of the R-4 District, including minimum lot area (7,500 square feet for a single-family dwelling and 10,000 square feet for a two-family dwelling).

#### Satisfies LRHL Criteria:

• [NONE]

#### Recommendation:

Based on these existing conditions, Block 126, Lot 1 should not be designated as an "area in need of redevelopment.





# 1001-1009 SOUTH SECOND STREET (BLOCK 126, LOT 2.01) PROPERTY EVALUATION

**Owner:** Gospel of Grace Fellowship Internat.

## **Property Characteristics:**

The property has an area of approximately 20,000 square feet. There is a 2.5-story building situated on the property, which was built in 1925 according to MOD-IV tax records. This building is occupied by the Gospel of Grace Church. The site is a corner lot, with frontages along Monroe Avenue to the east and South Second Street to the north.

## Site Analysis:

This parcel is large in comparison to the other lots within close proximity. A significant portion of this property contains gravel and is used as accessory parking to serve the church. This parking area has vehicular access along the Monroe Avenue frontage. The parking area lacks necessary infrastructure including the striping of parking space delineation and directional arrows. A maintained landscaping area is present along the southwestern portion of the site.

#### Satisfies LRHL Criteria:

[NONE]



#### Recommendation:

Based on these existing conditions, Block 126, Lot 2.01 should not be designated as an "area in need of redevelopment."



## 209-211 MANSON PLACE (BLOCK 126, LOT 17) PROPERTY EVALUATION

Owner: Conley, Munn

## **Property Characteristics:**

The property has an area of approximately 5,000 square feet. There is a 2.5-story, two-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including retaining walls constructed of cinder blocks and wood, concrete steps, walkway and railing and asphalt driveway. There is a side entrance to the second unit within the dwelling, along its northerly side.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 126, Lot 17 should not be designated as an "area in need of redevelopment.





## 205-207 MANSON PLACE (BLOCK 126, LOT 18) PROPERTY EVALUATION

Owner: Barnes, Ian F & Debbie A C

## **Property Characteristics:**

The property has an area of approximately 5,000 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1895 according to MOD-IV tax records.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including asphalt driveway, concrete walkway, and wood steps and railing.

#### Satisfies LRHL Criteria:

[NONE]

### **Recommendation**:

Based on these existing conditions, Block 126, Lot 18 should not be designated as an "area in need of redevelopment."





## 201-203 MANSON PLACE (BLOCK 126, LOT 19) PROPERTY EVALUATION

Owner: Riddick, Evelyn G

## **Property Characteristics:**

The property has an area of approximately 3,000 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. This property is a corner lot, with frontages along Manson Place to the west and South Second Street to the north.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including asphalt driveway, concrete walkway, and concrete steps and railing. The asphalt driveway is accessed via the property's South Second Street frontage.

#### Satisfies LRHL Criteria:

[NONE]

## **Recommendation**:

Based on these existing conditions, Block 126, Lot 19 should not be designated as an "area in need of redevelopment.





# 1041-1043 SOUTH SECOND STREET (BLOCK 127, LOT 1) PROPERTY EVALUATION

Owner: Johnson, Barbara G

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 5,400 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. This property is a corner lot, with frontages along Morris Street to the west and South Second Street to the north.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including an accessory garage, shed, asphalt driveway, concrete walkways, and concrete steps and railing. The asphalt driveway and garage are accessed via the property's Morris Street frontage.

#### Satisfies LRHL Criteria:

[NONE]

#### **Recommendation**:

Based on these existing conditions, Block 127, Lot 1 should not be designated as an "area in need of redevelopment."





# 1033 SOUTH SECOND STREET (BLOCK 127, LOT 2) PROPERTY EVALUATION

Owner: Calderon, Jose W

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 10,080 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including an asphalt driveway, concrete walkways, and concrete steps and railing. A wooden fence with a gate opening at the frontage stands along the property's perimeter.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 127, Lot 2 should not be designated as an "area in need of redevelopment.





## 202 MANSON PLACE (BLOCK 127, LOT 3) PROPERTY EVALUATION

Owner: Ramos-Valencia, Myriam S

### **Property Characteristics:**

The property has an area of approximately 5,596 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including an accessory garage, shed, asphalt driveway, concrete walkways, and concrete steps and railing. The asphalt driveway and garage are accessed via the property's Morris Street frontage.

#### **Satisfies LRHL Criteria:**

[NONE]

#### **Recommendation**:

Based on these existing conditions, Block 127, Lot 3 should not be designated as an "area in need of redevelopment."





#### WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

## 204-206 MANSON PLACE (BLOCK 127, LOT 4) PROPERTY EVALUATION

Owner: Clinton, Chris B & Harria, Andrea

### **Property Characteristics:**

The property has an area of approximately 5,560 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

### Site Analysis:

Besides the residential dwelling standing on the property, there are other site improvements present, including asphalt driveway, concrete walkway, and wood steps and railing.

#### Satisfies LRHL Criteria:

• [NONE]

#### **Recommendation**:

Based on these existing conditions, Block 127, Lot 4 should not be designated as an "area in need of redevelopment.





## 208-210 MANSON PLACE (BLOCK 127, LOT 5) PROPERTY EVALUATION

Owner: Mejia, Noe V

## **Property Characteristics:**

The property has an area of approximately 5,596 square feet. There is a 2.5-story, four-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. The four-family dwelling is split with a duplex-style arrangement. The dwelling is symmetrical with two units on each side attached by a common wall at the center.

## Site Analysis:

Besides the four-family residential dwelling standing on the property, there are other site improvements present, including a short concrete retaining wall, concrete walkway, wood steps railing, asphalt driveway, and a rear impervious area that appears to be used for vehicular parking.

### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 127, Lot 5 should not be designated as an "area in need of redevelopment."





#### WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

## 201-215 CLINTON AVENUE (BLOCK 131, LOT 1) PROPERTY EVALUATION

Owner: Clinton Ave Management LLC

## **Property Characteristics:**

The property has an area of approximately 20,046 square feet. A one-story commercial building sits on the property, which was built in 1969 according to MOD-IV tax records. This commercial building currently operates as a car wash facility. The property is a corner lot with frontages along Clinton Avenue to the west and South Second Street to the north.

### Site Analysis:

Almost the entire lot is covered with impervious surfaces. There is curb cut access along the South Second Street frontage. Other notable improvements on the property are cinder block retaining walls along the eastern, western and southern property lines; vacuum pumps; a freestanding sign and other structures associated with the car wash facility.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 131, Lot 1 should not be



designated as an "area in need of redevelopment.



# 1209-1215 SOUTH SECOND STREET (BLOCK 131, LOT 2) PROPERTY EVALUATION

Owner: Mejia, Noe V

### **Property Characteristics:**

The property has an area of approximately 13,600 square feet. There is a 2.5-story, two-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records. There is a sign on the building for 'Club Cosmo'.

## Site Analysis:

Besides the principal building standing on the property, there are other site improvements present, including a short concrete retaining wall, concrete walkway, wood steps railing, asphalt driveway, and a rear impervious area that appears to be used for vehicular parking.

#### **Satisfies LRHL Criteria:**

[NONE]

## **Recommendation**:

Based on these existing conditions, Block 131, Lot 2 should not be designated as an "area in need of redevelopment."





# 1203-1207 SOUTH SECOND STREET (BLOCK 131, LOT 3) PROPERTY EVALUATION

Owner: Ajayi, Ayodele

## **Property Characteristics:**

The property has an area of approximately 12,000 square feet. There is a 2.5-story, four-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the four-family residential dwelling standing on the property, there are other site improvements present, including a concrete walkway, steps and railing, gravel driveway, and a rear parking area. A chain-link fence also encloses the front yard with a gate opening at the center of the frontage.

#### Satisfies LRHL Criteria:

• [NONE]

#### Recommendation:

Based on these existing conditions, Block 131, Lot 3 should not be designated as an "area in need of redevelopment.





# 1199-1201 SOUTH SECOND STREET (BLOCK 131, LOT 4) PROPERTY EVALUATION

Owner: Cardona, Saul O & Orellana, G

## **Property Characteristics:**

The property has an area of approximately 8,000 square feet. There is a 2.5-story, two-family residential dwelling located on the property, which was built in 1895 according to MOD-IV tax records.

## Site Analysis:

Besides the two-family residential dwelling standing on the property, other site improvements present consist of a paver walkway, brick steps and railing, asphalt driveway, and a rear parking area. A chain-link fence is also present along the westerly property line and a newly installed cinder block retaining wall also the easterly property line.

#### **Satisfies LRHL Criteria:**

[NONE]

## **Recommendation**:

Based on these existing conditions, Block 131, Lot 4 should not be designated as an "area in need of redevelopment."





# 1195-1197 SOUTH SECOND STREET (BLOCK 131, LOT 5) PROPERTY EVALUATION

Owner: Caldwell, Wanda

## **Property Characteristics:**

The property has an area of approximately 8,000 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family residential dwelling standing on the property, other site improvements present consist of a concrete walkway, brick steps and railing, and driveway. A wooden fence encloses the rear yard.

#### Satisfies LRHL Criteria:

• [NONE]

#### Recommendation:

Based on these existing conditions, Block 131, Lot 5 should not be designated as an "area in need of redevelopment.





# 1191-1193 SOUTH SECOND STREET (BLOCK 131, LOT 6) PROPERTY EVALUATION

Owner: Mantilla, Gilberto

## **Property Characteristics:**

The property has an area of approximately 8,000 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

### Site Analysis:

Besides the single-family residential dwelling standing on the property, other site improvements present consist of a concrete walkway, concrete steps and wooden railing, and dirt driveway. An accessory two-car garage is located in the rear yard.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 131, Lot 6 should not be designated as an "area in need of redevelopment."





#### WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

# 1187-1189 SOUTH SECOND STREET (BLOCK 131, LOT 7) PROPERTY EVALUATION

Owner: Vargas, Jose Luis & Luz

## **Property Characteristics:**

The property has an area of approximately 8,000 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family residential dwelling standing on the property, other site improvements present consist of a concrete walkway, concrete steps and wooden railing, and gravel driveway. An accessory garage is located in the rear yard.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 131, Lot 7 should not be designated as an "area in need of redevelopment."





# 1179-1185 SOUTH SECOND STREET (BLOCK 131, LOT 8) PROPERTY EVALUATION

Owner: Caldwell, Wanda

## **Property Characteristics:**

The property has an area of approximately 16,000 square feet. There is a 2.5-story, single-family residential dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family residential dwelling standing on the property, other site improvements present consist of a concrete walkway, concrete and stone steps, railing, and asphalt driveway. Accessory structures are located in the rear yard. A wooden fence encloses the rear yard.

#### Satisfies LRHL Criteria:

• [NONE]

#### Recommendation:

Based on these existing conditions, Block 131, Lot 8 should not be designated as an "area in need of redevelopment.





#### WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

# 1175-1177 SOUTH SECOND STREET (BLOCK 131, LOT 9) PROPERTY EVALUATION

Owner: Sanchez, Ernesto

## **Property Characteristics:**

The property has an area of approximately 8,000 square feet. There is a 2.5-story, two-family duplex dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the two-family residential dwelling standing on the property, other site improvements present consist of a concrete walkway and stairs for each dwelling, and railing. Accessory structures are present in the rear yard.

## **Satisfies LRHL Criteria:**

[NONE]

## **Recommendation**:

Based on these existing conditions, Block 131, Lot 9 should not be designated as an "area in need of redevelopment."





# 1167-1173 SOUTH SECOND STREET (BLOCK 131, LOT 10) PROPERTY EVALUATION

Owner: Luvilce LLC

## **Property Characteristics:**

The property has an area of approximately 16,000 square feet. There is a 2.5-story, single-family duplex dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family residential dwelling standing on the property, other site improvements present consist of a concrete walkway, wooden stairs, railing, and gravel driveway. A parking area and accessory structures are present in the rear yard. A chainlink fence surrounds the property with a gate opening along the property's frontage.

#### Satisfies LRHL Criteria:

• [NONE]

#### Recommendation:

Based on these existing conditions, Block 131, Lot 10 should not be designated as an "area in need of redevelopment.





# 1163-1165 SOUTH SECOND STREET (BLOCK 131, LOT 11) PROPERTY EVALUATION

Owner: Nelson, Micheal O

## **Property Characteristics:**

The property has an area of approximately 8,000 square feet. There is a 2.5-story, two-family duplex dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the duplex dwelling standing on the property, other site improvements present consist of a wooden fence in the front yard, concrete walkway and stairs for each dwelling, railing, and gravel driveway. A parking area and accessory structures are present in the rear yard.

## **Satisfies LRHL Criteria:**

[NONE]

## **Recommendation**:

Based on these existing conditions, Block 131, Lot 11 should not be designated as an "area in need of redevelopment."





# 1159-1161 SOUTH SECOND STREET (BLOCK 131, LOT 12) PROPERTY EVALUATION

Owner: Sanchez, Ernesto

## **Property Characteristics:**

The property has an area of approximately 8,000 square feet. There is a 2.5-story, two-family duplex dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the duplex dwelling standing on the property, other site improvements present consist of a wooden fence in the front yard, concrete walkway, wooden stairs and railing and an asphalt driveway leading to a parking area in the rear yard.

#### Satisfies LRHL Criteria:

• [NONE]

#### **Recommendation**:

Based on these existing conditions, Block 131, Lot 12 should not be designated as an "area in need of redevelopment.





# 1153-1157 SOUTH SECOND STREET (BLOCK 131, LOT 13) PROPERTY EVALUATION

Owner: Sanchez, Ernesto

## **Property Characteristics:**

The property has an area of approximately 15,000 square feet. There is a 2.5-story, three-family dwelling located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Aside from the three-family dwelling standing on the property, other site improvements present consist of a wooden fence in the front and rear yards, concrete walkway, wooden stairs and railing for each residential unit. There are two asphalt driveways on the property. One of the driveways has shared access with Lot 12, which leads to a rear yard parking area. The second driveway leads to an accessory garage east of the dwelling.

### Satisfies LRHL Criteria:

[NONE]

## **Recommendation**:

Based on these existing conditions, Block 131, Lot 13 should not be designated as an "area in need of redevelopment."





#### WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

## 1151 SOUTH SECOND STREET (BLOCK 131, LOT 14) PROPERTY EVALUATION

Owner: Sanchez, Ernesto

## **Property Characteristics:**

This irregularly-shaped property has an area of approximately 15,000 square feet. The parcel is currently vacant. .

## Site Analysis:

There are no buildings standing on the property. A white wooden fence surrounds the property at its perimeter.

#### Satisfies LRHL Criteria:

• Criteria "C": The property has been vacant for over 10 consecutive years.

#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 131, Lot 14 should be designated as an "area in need of redevelopment."





## 1147-1149 SOUTH SECOND STREET (BLOCK 131, LOT 15) PROPERTY EVALUATION

Owner: City of Plainfield

## **Property Characteristics:**

This irregularly-shaped property has an area of approximately 15,000 square feet. The parcel is currently vacant.

## Site Analysis:

A chain-link fence with a gate opening along the property's frontage is present along its northerly and easterly boundaries. A wooden fence is present on its southerly and westerly boundaries. No other structures are present on the property.

### Satisfies LRHL Criteria:

• Criteria "C": The property has been vacant for over 10 consecutive years and is owned by the City.

## **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 131, Lot 15 should be designated as an "area in need of redevelopment."





## 1145 SOUTH SECOND STREET (BLOCK 131, LOT 16.01) PROPERTY EVALUATION

Owner: Marut, Wojiech

## **Property Characteristics:**

The property has an area of approximately 15,600 square feet. One unit of a 2.5-story, duplex residential building located on the property, which was built in 2004 according to MOD-IV tax records. This dwelling unit is also identified as a condo according to the tax records and is attached to the dwelling standing on Lot 16.02.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of an asphalt driveway, concrete walkway, concrete steps and railing and a chain-link fence along the westerly property line.

#### Satisfies LRHL Criteria:

• Section 3: Effective redevelopment cannot occur without the inclusion of this property. Positioned between Lot 21 to the east and Lot 23 to the west, it is necessary to include Lot 22 in assembling these properties together for cohesive redevelopment, instead of piecemeal projects on either side of this property, while also disrupting the development continuity along West Front Street.



#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 131, Lot 16.01 should be designated as an "area in need of redevelopment."



#### WEST END INDUSTRIAL CORRIDOR AREA IN NEED OF REDEVELOPMENT PRELIMINARY INVESTIGATION

# 1141-1143 SOUTH SECOND STREET (BLOCK 131, LOT 16.02) PROPERTY EVALUATION

Owner: Ahamed, Mushtaq M I & Saeed, Hafsa

## **Property Characteristics:**

The property has an area of approximately 15,600 square feet. There is a 2.5-story, three-family duplex dwelling located on the property, which was built in 2004 according to MOD-IV tax records. This dwelling unit is also identified as a condo according to the tax records and is attached to the dwelling standing on Lot 16.01.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of a asphalt driveway, concrete walkway, concrete steps and railing and a chain-link fence along the easterly property line.

#### **Satisfies LRHL Criteria:**

• Section 3: Effective redevelopment cannot occur without the inclusion of this property. Both Lots 16.02 and 16.01 have unique triangular configurations. It is necessary to include both lots for cohesive redevelopment along this portion of South Second Street.



#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 131, Lot 16.02 should be designated as an "area in need of redevelopment."



# 1133-1139 SOUTH SECOND STREET (BLOCK 131, LOT 17) PROPERTY EVALUATION

Owner: Hassco LLC

## **Property Characteristics:**

The property has an area of approximately 20,000 square feet. There is a one-story 5-unit apartment building located on the property, which was built in 1967 according to MOD-IV tax records.

## Site Analysis:

This building is faced perpendicular to the site. A driveway provides vehicular access directly to the apartment building and each dwelling unit individually. This driveway spans the entire length of the property and leads to a rear parking area. A chainlink fence also is present on the property's frontage.

#### Satisfies LRHL Criteria:

• Criteria "D": The existing driveway only accommodates one way circulation for the 5 dwelling units located on the property. These conditions are hazardous to motorists accessing the site or South Second Street. To that end, the property has a faulty arrangement of buildings and site improvements causing detriments to the public health, safety and general welfare of the community



#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 131, Lot 17 should be designated as an "area in need of redevelopment."



# 1125-1131 SOUTH SECOND STREET (BLOCK 131, LOT 18) PROPERTY EVALUATION

Owner: 515 Madison LLC

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 12,400 square feet. A 2.5-story, single-family residential dwelling is located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

In addition to the residential dwelling standing on the property, other site improvements present were a concrete walkway, wooden retaining wall, and wooden steps and railing. A wide gravel driveway provides access to a large parking area within the rear yard of the site. Within this rear parking area, multiple trailers were stored as well as other structures, including an accessory shed. A contracting business appears to be active on the property. A chain-link fence was present along the easterly and westerly property lines and gate openings enclosed the rear yard.

Although home occupations is a permitted accessory use in the R-4 District, the contracting business onsite is not a permitted use per the regulations of home occupations in the Land Use Ordinance (Section 17:9-33).



#### Satisfies LRHL Criteria:

• Criteria "D": Trucks and trailers stored in the rear yard in association with the contracting business. The presence and use of these commercial vehicles and outdoor storage demonstrate detrimental conditions the public health, safety, and general welfare of the community, especially with a multi-family residential property abutting the site along its southerly property line.

#### **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 131, Lot 18 should be designated as an "area in need of redevelopment."



## 1301-1123 1101-1123 SOUTH SECOND STREET (BLOCK 131, LOT 19) PROPERTY EVALUATION

**Owner:** Archs Family Properties LLC

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 56,222 square feet. There is an industrial establishment located on the property, which was built in 1935 according to MOD-IV tax records. This property is a corner lot, with frontages along Morris Street to the east and South Second Street to the north. Bays with curb cuts were present along both street frontages.

### Site Analysis:

Along the property's frontage along South Second Street, a chainlink fence is present with a gated opening for trucks and other vehicles to access the site. On top of this chain-link fence is barbed wire. Trailers, commercial trucks and other equipment was present the stored on the property.

The property's existing industrial use is not a permitted principal use in the R-4 District.

## Satisfies LRHL Criteria:

• Criteria "D": The site is in need of maintenance and presents perilous conditions. The presence of barbed wire, which is banned in the City, and multiple curb cuts can be hazardous to pedestrians,



which is banned in the City. The excessive impervious coverage of the parking area can lead to stormwater management issues and runoff onto adjacent properties. Cumulatively, the conditions of this property are detrimental to the public health, safety and general welfare of the community.

## **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 131, Lot 19 should not be designated as an "area in need of redevelopment."



# 1300-1598 SOUTH SECOND STREET (BLOCK 137, LOT 1) PROPERTY EVALUATION

Owner: 1300 South Second Street Assoc L P

### **Property Characteristics:**

The irregularly-shaped property has an area of approximately 7.62 acres. The site is a corner lot with street frontage along South Second Street to the south and Clinton Avenue to the east. There is an industrial building located on the property, which was built in 1935 according to MOD-IV tax records. The site is occupied by S & B Pallet Co.

## Site Analysis:

Numerous buildings and structures are standing on the property. A hanger on the property shows signs of rust and need for maintenance. A brick and cement wall lines a large portion of the frontages along Clinton Avenue and continues along the eastern portion of South Second Street. A red metal fence also lines the site along South Second Street at its westerly portion. The fence is in need of maintenance as the paint is peeling and damaged.

There are three curb cuts present along the property's South Second Street frontage. At the northerly curb cut, there is a chain-link gate that contains barbed wire at the top. Additionally, there is a metal frame structure that was utilized with an older gate, which is no longer present.



Multiple buildings and structures show signs of deterioration with peeling paint and rust.

Many pallets are stored in haphazard arrangements giving the appearance of litter as opposed to materials being actively used by the business.

Lastly, the Brownfield records on file with the City's Planning Division indicate that this property has a status of LSRP Oversight (NJDEP Program Interest Number 859/010115).



#### Satisfies LRHL Criteria:

- Criteria "A": Several buildings onsite are no longer conducive for living or working conditions. Buildings at the site's northerly end are aged and windows are missing.
- Criteria "D": The arrangements of buildings and structures in association with the industrial use of the property are no longer conducive to modern industrial and manufacturing needs. Many of the pallets stacked and stored on the property are not covered and are vulnerable to damage from events such as storms and fires. To that end, the obsolete layout is detrimental to the public health, safety and general welfare the community. Although there are two curb cut present on the site, it appears the southerly curb cut is primarily used. Based on the expansive vastness of the site, this could be problematic in the event of emergency vehicles accessing the site at portions that are away from this curb cut and vehicular access point.
- Criteria "G": The property is located within the City's designated Urban Enterprise Zone.

#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 137, Lot 1 should be designated as an "area in need of redevelopment."







# 1600-1612 SOUTH SECOND STREET (BLOCK 137, LOT 2) PROPERTY EVALUATION

Owner: 1600 South Second LLC

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 1.88 acres. There is a 1-story building on the property, which was built in 1950 according to MOD-IV tax records. This property is a corner lot, with frontages along Clinton Avenue to the east and South Second Street to the south.

## Site Analysis:

The property was formerly utilized as a New Jersey Motor Vehicle Commission Inspection facility. This facility ceased operations on June 30, 2018, as indicated on a sign on the fence at the property's frontage. The majority of the site is covered with impervious surfaces. The site appears to still be used for storage as trucks, trailers and other equipment were present on the lot during the time of the site visit. A chain-link fence, guardrail and bollards line the frontage of the site. At this frontage, there are two gate openings at each curb cut.

#### Satisfies LRHL Criteria:

- Criteria "B": The commercial property has been vacant for over two consecutive years.
- Criteria "D": The site is no longer conducive to its former



use, which was a state-operated vehicle inspection facility. It has not been occupied since this facility vacated in 2018. To that end, the layout of the site is obsolete. The property's conditions are an eyesore. These conditions are detrimental to the public health, safety, and general welfare the community.

• Criteria "G": The property is located within the City's designated Urban Enterprise Zone

## **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 137, Lot 2 should not be designated as an "area in need of redevelopment."



# 1614-1618 SOUTH SECOND STREET (BLOCK 137, LOT 3) PROPERTY EVALUATION

Owner: Glennon, Patrick A & Carol K

## **Property Characteristics:**

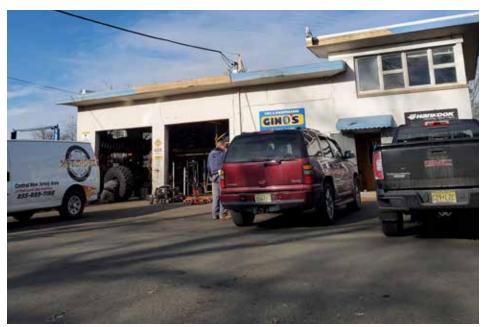
The irregularly-shaped property has an area of approximately 0.47 acres. There is a commercial building standing on the property, which was built in 1950 according to MOD-IV tax records. The building is currently tenanted by Gino's Tire and Maintenance.

## Site Analysis:

Almost the entire frontage of the property is a curb cut. The majority of the site is covered with impervious coverage. Numerous motor vehicles were stored on the property. A freestanding sign is also present. Various equipment is stored in the rear and sides of the property, including vehicles and tires. A chain-link fence lines the rear and both sides of the site.

#### Satisfies LRHL Criteria:

• Criteria "D": The existing arrangement of the site is deleterious. The majority of the site is covered with impervious surfaces, which can negatively impact stormwater management and lead to runoff onto adjacent properties. Deterioration is present on the site, especially rust on the freestanding sign, which demonstrates signs of neglect. The chain-link fence contains barbed wire at its top, which is banned in the City and is also hazardous



to the public. Tires were haphazardly stored along the northerly property line. Overall, the site's conditions are detrimental to public health, safety, and general welfare of the community.

• Criteria "G": The property is located within the City's designated Urban Enterprise Zone

## Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 137, Lot 3 should not be designated as an "area in need of redevelopment."



# 1620-1642 SOUTH SECOND STREET (BLOCK 137, LOT 4) PROPERTY EVALUATION

Owner: 1630 South Second LLC

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 1.26 acres. There is a one-story commercial building standing on the property, which was built in 1968, according to MOD-IV tax records. The building is currently tenanted by Grand Sanitation Service. A second building on the property, also positioned along the site's frontage, is a 6-bay garage.

### Site Analysis:

A large portion of the frontage of the property contains a curb cut. The majority of the site is covered with impervious coverage. Vehicles accessing the bays were parked head-in on the sidewalk. A chain-link fence lines the perimeter of the site. An abundance of vehicles related to the sanitation service business are stored in the rear of the property, in addition to other equipment and motor vehicles.

#### Satisfies LRHL Criteria:

• Criteria "D": The existing arrangement of the site is faulty. The 6-bay garage is positioned close to the frontage of the property, which restricts access of the vehicles accessing the bays. Numerous vehicles were also parked on the site's sidewalk and



these conditions pose hazards to the pedestrians and motorists. The parking area in the rear, where the sanitation service business vehicles and equipment are stored, do not have delineated spaces or areas for storage and directional arrows are also absent. This lack of necessary infrastructure can create vehicular conflicts.

• Criteria "G": The property is located within the City's designated Urban Enterprise Zone

## **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 137, Lot 4 should not be designated as an "area in need of redevelopment."



# 1644-1666 SOUTH SECOND STREET (BLOCK 137, LOT 5) PROPERTY EVALUATION

Owner: American Realty Assc., LLC

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 1.37 acres. The site is corner lot with street frontage along South Second Street to the south and Rock Avenue to the west. There is a one-story commercial building standing on the property, which was built in 1942, according to MOD-IV tax records. The building is currently tenanted by Maaco Collision Repair and Truck Painting, System Liquidation, and EasyLink International Shipping LLC.

### Site Analysis:

A chain-link fence lines the front and side property lines with gate openings at the curb cuts along Sound Second Street. Multiple bays are positioned along the property's South Second Street frontage. Vehicles were also parked along this frontage. A substantial amount of vehicles were parked in the rear yard during the time of the site visit, including vehicles that were parked on the street blocking the access of vehicles parked onsite.

#### **Satisfies LRHL Criteria**:

• Criteria "D": With many vehicles parked on the site's South Second Street frontage, the abundance of curb cuts and parked vehicles creates conflicts. This especially has impacts on





pedestrians as these parked cars obstruct their access. Vehicles exiting the site are also subject to dangerous conditions as these parked cars block sight distances. Vehicles parked at the rear of the property are parked in a haphazard arrangement. A portion of the chain-link fence contains barbed wire, which is banned in the City and is a safety hazard to the community. Two large overhang structures previously used in operation of the gated entrances along South Second Street no longer serve this purpose and to that end, are obsolete and could restrict large vehicles from safely accessing the site. Overall, the existing arrangement of the site is deleterious.

• Criteria "G": The property is located within the City's designated Urban Enterprise Zone.

#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 137, Lot 5 should not be designated as an "area in need of redevelopment."

# 1437 SOUTH SECOND STREET (BLOCK 138, LOT 1) PROPERTY EVALUATION

Owner: City of Plainfield

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 81.38 square feet. It is a corner lot with street frontages along View Avenue to the west and South Second Street to the north.

### Site Analysis:

The parcel is currently vacant. According to the property's tax records, the land description indicates that the lot is a sight triangle.

#### Satisfies LRHL Criteria:

• Criteria "C": The property has been owned by the City for more than 10 years. The site is significantly undersized and is below the minimum lot area required for the single-family (7,5000 square feet) and two-family (10,000 square feet) dwellings in the R-4 Zoning District. Due to its significantly limited size as well as its irregular configuration, the site cannot accommodate any structure or building on its own and it is not likely that it will be developed through the instrumentality of private capital.



#### Recommendation:

This site was previously designated as an "area in need of redevelopment" as set forth in the "Citywide In Need of Redevelopment Study of City-Owned, Foreclosure and Bankrupt Properties", which was adopted by City Council on September 13, 1999. Based on the previous designation of this property, Block 138, Lot 1 does not need to be designated as an "area in need of redevelopment" as a part of this study as the condition of the property remains unchanged.



## 203-207 VIEW AVENUE (BLOCK 138, LOT 2.01) PROPERTY EVALUATION

Owner: Walton, Raynard S

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 12,693.51 square feet. This lot has street frontages along View Avenue to the west and South Second Street to the north. There is a one-story residential building standing on the property, which was built in 2009, according to MOD-IV tax records.

## Site Analysis:

Other improvements present on the property consist of a wooden fence along the South Second Street frontage, chain-link fence along the View Avenue frontage and short concrete driveway at the curb cut along View Avenue. A bulldozer, commercial trucks and other vehicles were stored throughout the property during the time of the site visit, in both the front and rear yards. There are two curb cuts along the South Second Street frontage, however there is no driveway attached to these curb cuts. The building on the property appears to be uncompleted construction. A sign was noted at the northwesterly corner which stated: "WARNING NO DUMPING CHURCH PROPERTY".

#### Satisfies LRHL Criteria:

Criteria "D": The vehicles are parked haphazardly on the





property. Additionally, adequate parking areas for these vehicles (i.e., driveways) are absent from the site. The apparent stalled construction of the building on the property could lure nefarious activity. Multiple zoning violations have also been issued to this property the City. To that end, the existing conditions of the lot are detrimental to the public health, safety and general welfare of the community.

### Recommendation:

This site was previously designated as an "area in need of redevelopment" as set forth in the "Citywide In Need of Redevelopment Study of City-Owned, Foreclosure and Bankrupt Properties", which was adopted by City Council on September 13, 1999. Based on the previous designation of this property, Block 138, Lot 2.01 does not need to be designated as an "area in need of redevelopment" as a part of this study as the condition of the property remains unchanged.

# 1415-1423 SOUTH SECOND STREET (BLOCK 138, LOT 3) PROPERTY EVALUATION

Owner: Cruz, Carlos

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 11,250 square feet. It is located along the southern side of South Second Street. There is a one-story commercial building standing on the property, which was built in 1914, according to MOD-IV tax records.

### Site Analysis:

A chain-link fence stands along the sides and rear boundaries of the property and also a portion of the site's frontage with a gate opening at the curb cut for vehicles to access the site. There is an asphalt parking lot present to accommodate these vehicles. An accessory one-story garage is positioned in the rear yard. Trailers and other equipment were also present on the property.

#### Satisfies LRHL Criteria:

• Criteria "D": The abundance of vehicles parked on site demonstrates detriments to the public health, safety and general welfare of the community as some of these vehicles partially block access to the site, which can lead to issues especially when accessing the site in the event of an emergency. Additionally, these parking spaces were not delineated which is necessary for proper vehicular



circulation and safety.

## **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 138, Lot 3 should be designated as an "area in need of redevelopment."



# 1405-1513 SOUTH SECOND STREET (BLOCK 138, LOT 4.01) PROPERTY EVALUATION

**Owner:** Gethsemane Temple Church of Christ

## **Property Characteristics:**

The property has an area of approximately 11,250 square feet. There is a one-story building located on the property, which was built in 1961 according to MOD-IV tax records. This building is being used as a house of worship ("Gethsemane Temple Church").

## Site Analysis:

The existing house of worship building spans across almost the entire width of the property. There are two curb cuts present, for vehicles to park in front of the house of worship. Additionally, other site improvements consist of a concrete walkway, chain-link fence along a portion of the property, sign on a small brick wall and an overhand at the northly entrance to the building.

#### Satisfies LRHL Criteria:

[NONE]

## **Recommendation**:

Based on these existing conditions, Block 138, Lot 4.01 should not be designated as an "area in need of redevelopment."





# 1357-1403 SOUTH SECOND STREET (BLOCK 138, LOT 6) PROPERTY EVALUATION

Owner: Castellon, Juan J

## **Property Characteristics:**

The property has an area of approximately 7,740 square feet. There is a 2.5-story, two-family building located on the property, which was built in 1916 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of an asphalt driveway, concrete walkway, concrete steps and railing and a chain-link fence along the westerly property line. Numerous vehicles were also parked on the site.

#### Satisfies LRHL Criteria:

• [NONE]

#### Recommendation:

Based on these existing conditions, Block 138, Lot 6 should not be designated as an "area in need of redevelopment."





# 1351-1355 SOUTH SECOND STREET (BLOCK 138, LOT 7.01) PROPERTY EVALUATION

Owner: JA & JM Associates LLC

## **Property Characteristics:**

The property has an area of approximately 6,373.8 square feet. The site is currently vacant with no buildings standing on the property.

## Site Analysis:

With the property being vacant, the only visible physical improvements noted on the site were the portion of a concrete walkway and sidewalk along the frontage of the property.

#### Satisfies LRHL Criteria:

• "Criteria C": The property has been vacant for more than 10 consecutive years.



#### Recommendation:

This site was previously designated as an area in need of redevelopment as set forth in the "Citywide In Need of Redevelopment Study of City-Owned, Foreclosure and Bankrupt Properties", which was adopted by City Council on September 13, 1999. Based on the previous designation of this property, Block 138, Lot 7.01 does not need to be designated as an "area in need of redevelopment" as a part of this study as the condition of the property remains unchanged.



## 1349 SOUTH SECOND STREET (BLOCK 138, LOT 11) PROPERTY EVALUATION

Owner: 1349 South Second StreetPlainfield

#### **Property Characteristics:**

The property has an area of approximately 1,928.7 square feet. There is a 2-story, single-family building located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

The dwelling is attached to the dwelling on Lot 12 along its easterly property line. Besides the residential dwelling standing on the property, other site improvements present consist of an asphalt driveway, concrete walkway, wooden steps and railing and a chain-link fence along the westerly property line.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 138, Lot 11 should not be designated as an "area in need of redevelopment."



## 1347A SOUTH SECOND STREET (BLOCK 138, LOT 12) PROPERTY EVALUATION

Owner: Dilly, Nelly M

### **Property Characteristics:**

The property has an area of approximately 1,268.1 square feet. There is a 2-story, single-family building located on the property, which was built in 1896 according to MOD-IV tax records.

## Site Analysis:

The dwelling is attached to dwellings on both sides (Lot 11 along its westerly property and Lot 13 along its easterly property line). Besides the residential dwelling standing on the property, other site improvements present consist of concrete walkway, wooden steps, and railing.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 138, Lot 12 should not be designated as an "area in need of redevelopment."



## 1347 SOUTH SECOND STREET (BLOCK 138, LOT 13) PROPERTY EVALUATION

Owner: E.R.D. Ventures, Inc.

## **Property Characteristics:**

The property has an area of approximately 1,268.1 square feet. There is a 2-story, single-family building located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

The dwelling is attached to dwellings on both sides (Lot 12 along its westerly property and Lot 14 along its easterly property line). Besides the residential dwelling standing on the property, other site improvements present consist of concrete walkway, wooden steps and railing. A wooden, white picket fence stands along the site's easterly property line

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### **Satisfies LRHL Criteria**:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 138, Lot 13 should not be designated as an "area in need of redevelopment."



## 1345 SOUTH SECOND STREET (BLOCK 138, LOT 14) PROPERTY EVALUATION

Owner: 1345 South Second StreetPlainfield

#### **Property Characteristics:**

The property has an area of approximately 1,583.1 square feet. There is a 2-story, single-family building located on the property, which was built in 1894 according to MOD-IV tax records.

## Site Analysis:

The dwelling is attached to the dwelling on Lot 13 along its westerly property line. Besides the residential dwelling standing on the property, other site improvements present consist of an asphalt driveway, concrete walkway, wooden steps and railing and a chain-link fence along the westerly property line.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 138, Lot 14 should not be designated as an "area in need of redevelopment."



## 1349 1341-1343 SOUTH SECOND STREET (BLOCK 138, LOT 15.01) PROPERTY EVALUATION

Owner: Martin, Joanne

## **Property Characteristics:**

The property has an area of approximately 3,321.9 square feet. There is a 2-story, single-family building located on the property, which was built in 1913 according to MOD-IV tax records.

## Site Analysis:

The dwelling is attached to the dwelling on Lot 16 along its westerly property line. Besides the residential dwelling standing on the property, other site improvements present consist of pebble stone driveway, concrete walkway, brick steps and railing and a wooden fence along the westerly property line and also enclosing the rear yard.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

[NONE]



#### Recommendation:

Based on these existing conditions, Block 138, Lot 15.01 should not be designated as an "area in need of redevelopment."



## 1339 SOUTH SECOND STREET (BLOCK 138, LOT 17) PROPERTY EVALUATION

Owner: Witte, Noreen

## **Property Characteristics:**

The property has an area of approximately 1,268.1 square feet. There is a 2-story, single-family building located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

The dwelling is attached to dwellings on both sides (Lot 15.01 along its westerly property and Lot 118 along its easterly property line). Besides the residential dwelling standing on the property, other site improvements present consist of concrete walkway, wooden steps and railing.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 138, Lot 17 should not be designated as an "area in need of redevelopment."



# 1335-1337 SOUTH SECOND STREET (BLOCK 138, LOT 18) PROPERTY EVALUATION

Owner: Belin, Ronnie

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 8,436 square feet. There is a 2-story, single-family building located on the property, which was built in 1921 according to MOD-IV tax records. It is a corner lot with street frontage along South Second Street to the north and Rushmore Avenue to the east.

## Site Analysis:

The dwelling is attached to the dwelling on Lot 17 along its westerly property line. Besides the residential dwelling standing on the property, other site improvements present consist of an asphalt driveway, concrete walkway, wooden steps and railing and a wooden fence of varying heights lines the westerly boundary of the site.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

• [NONE]



## **Recommendation**:

Based on these existing conditions, Block 138, Lot 18 should not be designated as an "area in need of redevelopment."



## 1327 SOUTH SECOND STREET (BLOCK 140, LOT 1) PROPERTY EVALUATION

Owner: Ogbuewu, Ugochukwu

## **Property Characteristics:**

This parcel contains an area of approximately 3,000 square feet. There is a 2.5-story, two-family building located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of concrete walkways (along the site's frontage and westerly property line), wooden steps and railing.

The property is deficient in several zoning regulations of the NC Neighborhood Commercial District including minimum lot size (5,000 square feet) and minimum lot width (50 feet). Additionally, the existing two-family use is not a permitted use in the NC District.

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 140, Lot 1 should not be designated as an "area in need of redevelopment."



## 1325 SOUTH SECOND STREET (BLOCK 140, LOT 2) PROPERTY EVALUATION

Owner: Bailey, Rajay

## **Property Characteristics:**

This parcel contains an area of approximately 3,000 square feet. There is a 2.5-story, two-family building located on the property, which was built in 1911 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of concrete walkway, wooden steps and metal railing.

The property is deficient in several zoning regulations of the NC Neighborhood Commercial District including minimum lot size (5,000 square feet) and minimum lot width (50 feet). Additionally, the existing two-family use is not a permitted use in the NC District.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 140, Lot 2 should not be designated as an "area in need of redevelopment."





# 1323 SOUTH SECOND STREET (BLOCK 140, LOT 3) PROPERTY EVALUATION

Owner: Jenkins, Janithia S

### **Property Characteristics:**

This parcel contains an area of approximately 3,000 square feet. There is a 2.5-story, two-family building located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of concrete walkway, wooden steps, and metal railing. A chain-link fence surrounds the property and has an opening at a portion of the frontage.

The property is deficient in several zoning regulations of the NC Neighborhood Commercial District including minimum lot size (5,000 square feet) and minimum lot width (50 feet). Additionally, the existing two-family use is not a permitted use in the NC District.



#### Recommendation:

Based on these existing conditions, Block 140, Lot 3 should not be designated as an "area in need of redevelopment."

#### Satisfies LRHL Criteria:

NONE]



## 1317-1319 SOUTH SECOND STREET (BLOCK 140, LOT 4.01) PROPERTY EVALUATION

Owner: Canaue-Ramirez, Jacob

## **Property Characteristics:**

This parcel contains an area of approximately 6,000 square feet. There is a 2.5-story, two-family building located on the property, which was built in 1921 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of concrete walkway, wooden steps, and metal railing. An asphalt driveway and stone walkway are positioned west of the dwelling.

The existing two-family use is not a permitted use in the NC Neighborhood Commercial District.

#### Satisfies LRHL Criteria:

[NONE]

## **Recommendation**:

Based on these existing conditions, Block 140, Lot 4.01 should not be designated as an "area in need of redevelopment."





# 1301-1315 SOUTH SECOND STREET (BLOCK 140, LOT 6 & LOT 6X) PROPERTY EVALUATION

Owner: Arkad Commercial Holdings III LLC

## **Property Characteristics:**

This irregularly-shaped property contains an area of approximately 11,932 square feet. There is a 2-story, mixed-use building stands on the property, which was built in 1915 according to MOD-IV tax records. The site is a corner lot, with street frontages along South Second Street to the north and Evona Avenue to the east. Evona Avenue dead ends to a concrete-covered corner at the intersection of South Second Street and Clinton Avenue.

### Site Analysis:

The mixed-use building contains mostly apartment units on both floors. A sign noting "South Second St. Apartments" stands in front of the building's South Second Street façade. There is a storefront on the first floor at the building's easterly corner.

Besides the mixed-use building, other site improvements onsite include an asphalt driveway at the westerly end of the property with a curb cut providing access from South Second Street. Refuse containers are also located at the westerly driveway. At the easterly corner of the site, there is a concrete covered area which extends into the dead-end portion of Evona Avenue. Although partially off-site, this concrete-covered area restricts access to the building and site from South Second Street, especially in the event of an



emergency.

#### Satisfies LRHL Criteria:

• [NONE]

## **Recommendation**:

Based on these existing conditions, Block 140, Lot 6 & Lot 6X should not be designated as an "area in need of redevelopment."



## 206-208 EVONA AVENUE (BLOCK 140, LOT 7) PROPERTY EVALUATION

Owner: Canaue-Ramirez, Jacob

### **Property Characteristics:**

This irregularly-shaped contains an area of approximately 5,613,57 square feet. There is a 2.5-story, two-family building located on the property, which was built in 1912 according to MOD-IV tax records.

## Site Analysis:

Besides the two-family residential dwelling standing on the property, other site improvements present consist of concrete walkway, wooden steps and railing. A chain-link fence lines the easterly (front) and northerly sides of the property. Although a curb cut is present, a driveway or material indicating the presence of a driveway was absent.

The existing two-family use is not a permitted use in the NC Neighborhood Commercial District.

#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 140, Lot 7 should not be



designated as an "area in need of redevelopment."



## 207-209 RUSMORE AVENUE (BLOCK 140, LOT 26) PROPERTY EVALUATION

Owner: Belin, Ronnie

## **Property Characteristics:**

The irregularly-shaped parcel contains an area of approximately 6,952 square feet. There is a 2.5-story, single-family building located on the property, which was built in 1915 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of a peddle driveway, concrete walkway, concrete-block steps and metal railing. A wooden fence also encloses the rear yard of the property.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

• [NONE]



### **Recommendation**:

Based on these existing conditions, Block 140, Lot 26 should not be designated as an "area in need of redevelopment."



## 205 EVONA RUSHMORE AVENUE (BLOCK 140, LOT 27) PROPERTY EVALUATION

Owner: Mima Enterprises LLC

## **Property Characteristics:**

The irregularly-shaped parcel contains an area of approximately 4,940 square feet. There is a 2.5-story, two-family building located on the property, which was built in 1913 according to MOD-IV tax records.

## Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of a concrete walkway, wooden steps and railing. A chain-link fence also encloses the rear yard of the property.

The property is deficient in several zoning regulations for two-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (10,000 square feet) and minimum lot width (80 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 140, Lot 27 should not be designated as an "area in need of redevelopment."



## 201-203 RUSMORE AVENUE (BLOCK 140, LOT 28) PROPERTY EVALUATION

Owner: Garcia, Eugenio Matos

## **Property Characteristics:**

The irregularly-shaped parcel contains an area of approximately 5,439.15 square feet. There is a 2.5-story, two-family building located on the property, which was built in 1913 according to MOD-IV tax records. This property is a corner lot with street frontages along South Second Street to the north and Rushmore Avenue to the west.

### Site Analysis:

Besides the residential dwelling standing on the property, other site improvements present consist of a slate and brick walkway, stone and concrete steps and railing. There is a gravel driveway present in the rear yard and accessed via a curb cut along South Second Street.

The property is deficient in several zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) and minimum lot width (50 feet).

#### Satisfies LRHL Criteria:

[NONE]





#### Recommendation:

Based on these existing conditions, Block 140, Lot 28 should not be designated as an "area in need of redevelopment."

## 1535-1537 SOUTH SECOND STREET (BLOCK 147, LOT 1) PROPERTY EVALUATION

Owner: Barnes, Jennifer

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records. It is a corner lot with street frontages along South Second Street to the north and Frace Street to the west.

## Site Analysis:

Aside from the single-family dwelling standing on the property, other site improvements present consist of a block curb enclosing a planting area and concrete block retaining wall along the South Second Street frontage, concrete steps, concrete walkways, fence posts, wooden railings, and wooden steps at the dwellings entrance. A wooden fence encloses the rear yard. There is an asphalt driveway and accessed via a curb cut along Frace Street, which leads to a rear storage shed.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).



#### Satisfies LRHL Criteria:

[NONE]

#### Recommendation:

Based on these existing conditions, Block 147, Lot 1 should not be designated as an "area in need of redevelopment."



# 1531-1533 SOUTH SECOND STREET (BLOCK 147, LOT 2) PROPERTY EVALUATION

Owner: Kouk, Osvaldo & Caridad

## **Property Characteristics:**

The irregularly-shaped parcel contains an area of approximately 5,625 square feet. The property contains a 1-story, single-family built above a raised basement and garage.

## Site Analysis:

Aside from the single-family dwelling standing on the property, other site improvements present consist of a paver driveway lined with block curbing along both sides, concrete steps, and metal railings. A wooden fence encloses the rear yard and along the northerly property line, there is a chain-link fence.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 147, Lot 2 should not be designated as an "area in need of redevelopment."



## 1525-1529 SOUTH SECOND STREET (BLOCK 147, LOT 3) PROPERTY EVALUATION

Owner: Altamirano, Edgar V & Aida

## **Property Characteristics:**

The irregularly-shaped parcel contains an area of approximately 5,625 square feet. There is a 1-story, single-family building located on the property, which was built in 1961 according to MOD-IV tax records.

### Site Analysis:

Aside from the single-family dwelling standing on the property, other site improvements present consist of an asphalt driveway lined with block curbing along the northern side, concrete walkway, concrete steps, and metal railings. A wooden fence encloses the rear yard and along the northerly property line, a row of arborvitae is planted.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 147, Lot 3 should not be designated as an "area in need of redevelopment."



## 1521-1533 SOUTH SECOND STREET (BLOCK 147, LOT 4) PROPERTY EVALUATION

**Owner:** Community Asset Preservation Corpor.

## **Property Characteristics:**

The irregularly-shaped parcel contains an area of approximately 4,500 square feet. There is a 2-story, single-family building located on the property, which was built in 1916 according to MOD-IV tax records.

## Site Analysis:

Aside from the single-family dwelling standing on the property, other site improvements present consist of an asphalt driveway, metal railing, concrete steps and walkway, and wooden steps and railings at the dwelling's front entrance. Decorate block stones are present along the property's frontage and also arranged around other features within the front yard.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 147, Lot 4 should not be designated as an "area in need of redevelopment."



# 1517-1519 SOUTH SECOND STREET (BLOCK 147, LOT 5) PROPERTY EVALUATION

Owner: Cromwell, Maybell J.

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a raised 1-story, single-family dwelling located on the property, which was built in 1951 according to MOD-IV tax records.

## Site Analysis:

Aside from the single-family dwelling standing on the property, other site improvements present consist of a ribbon driveway (partially made stone tire tracks), concrete and brick steps and walkway and a metal railing. A wooden fence lines the rear property line.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### **Satisfies LRHL Criteria:**

• [NONE]



#### **Recommendation:**

Based on these existing conditions, Block 147, Lot 5 should not be designated as an "area in need of redevelopment."



# 1513-1515 SOUTH SECOND STREET (BLOCK 147, LOT 6) PROPERTY EVALUATION

Owner: Gomez, Miguel A

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1916 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling standing on the property, other site improvements present consist of an asphalt driveway, concrete and brick steps and walkway and metal railings. A wooden fence encloses the rear yard and a wooden retaining wall is present in the front yard.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 147, Lot 5 should not be designated as an "area in need of redevelopment."



# 1509-1511 SOUTH SECOND STREET (BLOCK 147, LOT 7) PROPERTY EVALUATION

Owner: Gutierrez, Luis F Seda

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a 2.5-story, two-family dwelling located on the property, which was built in 1931 according to MOD-IV tax records.

## Site Analysis:

Besides the two-family dwelling onsite, other site improvements present consist of a driveway, cinder block and concrete retaining walls within the front yard, concrete steps and wooden steps and railings at the front entrance of the dwelling. A cinder block retaining wall is also present along the easterly property line and a row of arborvitae trees are planted along the westerly property line.

The property is deficient in zoning regulations for two-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (10,000 square feet) and minimum lot width (80 feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### **Recommendation:**

Based on these existing conditions, Block 147, Lot 7 should not be designated as an "area in need of redevelopment."



# 1507-1507 SOUTH SECOND STREET (BLOCK 147, LOT 8) PROPERTY EVALUATION

Owner: Coleman, Kevin T & Tahtijuana

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a 2-story, single-family dwelling located on the property, which was built in 1961 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of an asphalt driveway, cinder block retaining walls within the front yard, concrete steps and wooden steps and metal railings at the front entrance of the dwelling. A chain-link fence also encloses the rear yard.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 147, Lot 8 should not be designated as an "area in need of redevelopment."



## 1501-1503 SOUTH SECOND STREET (BLOCK 147, LOT 9) PROPERTY EVALUATION

Owner: Pena, Hector Raul Silva

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a 2-story, single-family dwelling located on the property, which was built in 1961 according to MOD-IV tax records. The property is a corner lot with street frontages along South Second Street to the north and View Avenue to the east.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of concrete steps and walkways, wooden railing, and a wooden wall along a portion of the rear property line. A driveway is accessed via a curb cut along the View Avenue frontage towards the rear of the property. This driveway leads to a one-story accessory garage.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 147, Lot 9 should not be designated as an "area in need of redevelopment."



## 1621-1623 SOUTH SECOND STREET (BLOCK 148, LOT 1) PROPERTY EVALUATION

Owner: Coston, Joanne

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1911 according to MOD-IV tax records. The property is a corner lot with street frontages along South Second Street to the north and Leslie Avenue to the west.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a block wall with pebbles surrounding a tree, concrete retaining wall along the front of the property, concrete steps and walkways, and metal railings. A driveway is accessed via a curb cut along the Leslie Avenue frontage towards the rear of the property. A chain-link fence also encloses the rear yard.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

[NONE]





## Recommendation:

Based on these existing conditions, Block 148, Lot 1 should not be designated as an "area in need of redevelopment."

## 1617-1619 SOUTH SECOND STREET (BLOCK 148, LOT 2) PROPERTY EVALUATION

Owner: Guanatagsi, Franklin R & Gomez, M M

### **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a 1.5-story, single-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a concrete retaining wall which is located along the front of the property and wraps around the westerly side of the dwelling, concrete steps and walkway, and metal railings. An asphalt driveway leads to a 1.5-story, two-car garage at the rear of the site.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 148, Lot 2 should not be designated as an "area in need of redevelopment."



# 1613-1615 SOUTH SECOND STREET (BLOCK 148, LOT 3) PROPERTY EVALUATION

Owner: Grant, Sandra

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a concrete stairs and concrete retaining wall along the front of the property and wrapping around both sides of the driveway. An asphalt driveway leads to a paved area and shed in the rear yard.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• [NONE]



#### Recommendation:

Based on these existing conditions, Block 148, Lot 3 should not be designated as an "area in need of redevelopment."



## 1609-1611 SOUTH SECOND STREET (BLOCK 148, LOT 4) PROPERTY EVALUATION

Owner: Stith, Maureen M

#### **Property Characteristics:**

The property has an area of approximately 9,000 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records. The site is a through-lot with street frontages along South Second Street to the north and Willever Street to the south.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a cinder block retaining wall along the property's frontage, concrete steps and walkway, and wooden steps and railing at the dwelling's entrance. At the Willever Street frontage, there is a curb cut allowing for vehicular access to an unpaved driveway. Also surrounding the rear yard is a wooden fence. Multiple accessory structures are present in the rear yard area.

#### Satisfies LRHL Criteria:

[NONE]



#### Recommendation:

Based on these existing conditions, Block 148, Lot 4 should not be designated as an "area in need of redevelopment."



## 1605-1607 SOUTH SECOND STREET (BLOCK 148, LOT 5) PROPERTY EVALUATION

Owner: Del Rio, Rogelio & Evangelina

## **Property Characteristics:**

The property has an area of approximately 9,000 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records. The site is a through-lot with street frontages along South Second Street to the north and Willever Street to the south.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a retaining wall along the property's frontage, steps, and walkway, which are all made of concrete and finished with stone and slate. There are brick steps and a wooden railing at the dwelling's entrance. A wooden fence encloses the rear yard. At the Willever Street frontage, there is a curb cut allowing for vehicular access to a brick driveway that leads to an accessory detached garage. A large portion of the property is covered with gravel.

#### Satisfies LRHL Criteria:

[NONE]



## Recommendation:

Based on these existing conditions, Block 148, Lot 5 should not be designated as an "area in need of redevelopment."



## 1601-1603 SOUTH SECOND STREET (BLOCK 148, LOT 6) PROPERTY EVALUATION

Owner: Bayous, Walter & Stephanie

## **Property Characteristics:**

The property has an area of approximately 4,500 square feet. It is vacant with no structures present onsite. The site is a corner-lot with street frontages along South Second Street to the north and Frace Street to the east.

## Site Analysis:

The only notable physical site improvement is a chain-link fence that surrounds the perimeter of the property.

The property is deficient in zoning regulations for single-family dwellings in the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) or two-family dwelling (10,000 square feet).

#### Satisfies LRHL Criteria:

• Criteria "C": The property has been vacant for over 10 consecutive years.



#### Recommendation:

Although LRHL criteria is satisfied, it is recommended that Block 148, Lot 6 should not be designated as an "area in need of redevelopment" because no other adjacent lots also qualify.



# 1659 SOUTH SECOND STREET (BLOCK 152, LOT 1) PROPERTY EVALUATION

Owner: Botero, Gerardo

## **Property Characteristics:**

The property has an area of approximately 3,000 square feet. There is a 2.5-story, three-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a brick and concrete stairs and wooden railings. A concrete walkway along the westerly side of the dwelling provides access to an alternate entrance and a concrete retaining wall also lines the front of the property.

The property is deficient in zoning regulations of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet) for a single-family dwelling or two-family dwelling (10,000 square feet). Additionally, the principal use of three-family dwellings is not a permitted in the R-4 District.

### Satisfies LRHL Criteria:

• Criteria "D": The three-family dwelling standing on the property is not a permitted use in the R-4 District. With a lot size of 3,000 square feet, this lot significantly undersized to accommodate



a permitted single-family dwelling as well as a permitted two-family dwelling. Based on these conditions, this demonstrates physical overcrowding on the site. To that end, the lot is detrimental to the public health, safety and general welfare of the community

## Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 152, Lot 1 should be designated as an "area in need of redevelopment."



## 1655-1657 SOUTH SECOND STREET (BLOCK 152, LOT 2) PROPERTY EVALUATION

Owner: BPierre, Kerwyn

### **Property Characteristics:**

The property has an area of approximately 3,000 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a brick and concrete stairs and railings. A concrete retaining wall also lines the front of the property.

The property is deficient in zoning regulations for single-family dwellings in the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• Section 3: Effective redevelopment cannot occur without the inclusion of this property.



#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 152, Lot 2 should be designated as an "area in need of redevelopment."



## 1651-1653 SOUTH SECOND STREET (BLOCK 152, LOT 3) PROPERTY EVALUATION

Owner: Diaz, Martha C

## **Property Characteristics:**

The property has an area of approximately 7,500 square feet. There is a 1.5-story, single-family dwelling located on the property, which was built in 1958 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a brick/block retaining walk along the front of the property. A white picket fence also encloses the front yard. An asphalt driveway is located along the northerly end of the site, which leads to the rear yard, where a plastic white fence encloses the rear yard.

#### Satisfies LRHL Criteria:

• Section 3: Effective redevelopment cannot occur without the inclusion of this property.

## **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 152, Lot 3 should be designated as an "area in need of redevelopment."





## 1647-1649 SOUTH SECOND STREET (BLOCK 152, LOT 4) PROPERTY EVALUATION

Owner: Guerrero, Arelino

#### **Property Characteristics:**

The property has an area of approximately 7,500 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1901 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a concrete steps and walkway, and concrete and stone retaining wall along the front of the property. A white picket fence also encloses the front yard. A brick-paved driveway is located along the southerly end of the site, which leads to the rear yard. A sidewalk lines the frontage of the property, which is partially made of concrete and brick pavers. A wooden fence encloses the rear yard and a chain-link fence is positioned along the southerly property line.

#### Satisfies LRHL Criteria:

• Section 3: Effective redevelopment cannot occur without the inclusion of this property.



## **Recommendation**:

Based on these existing conditions, Block 152, Lot 4 should <del>not</del> be designated as an "area in need of redevelopment."



## 1643-1645 SOUTH SECOND STREET (BLOCK 152, LOT 5) PROPERTY EVALUATION

Owner: Guerrero, Arelino

## **Property Characteristics:**

The property has an area of approximately 7,500 square feet. It is vacant and undeveloped with trees and vegetation.

## Site Analysis:

There are no principal buildings standing on the property. Site improvements present consist of a paver driveway accessed via South Second Street, and fencing along the frontage of the property.

#### **Satisfies LRHL Criteria:**

• Criteria "C": The property has been vacant for over 10 consecutive years.

#### **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 152, Lot 5 should be designated as an "area in need of redevelopment."





## 1637-1641 SOUTH SECOND STREET (BLOCK 152, LOT 6) PROPERTY EVALUATION

Owner: Maldonado, Llesenia G

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 31,212 square feet. The site is used for commercial purposes. The lot has street frontages along South Second Street to the north and Willever Street to the east.

### Site Analysis:

There is no street access to the site from the South Second Street frontage, however, it appears that access is utilized via the driveway on Lot 5, connecting South Second Street to the site. Vehicular access appears to be provided at the dead-end of Willever Street at the southeastern end of the site. A variety of commercial trucks and other vehicles as well as equipment and materials are stored on the property nearby this access point.

#### Satisfies LRHL Criteria:

• Criteria "D": The existing permitted use is not permitted in R-4 District. Vehicular access via Willever Street can be disruptive to residences along this street as commercial vehicles are stored on this lot. Lot 5 must be utilized in order to access the site from South Second Street. The equipment and materials stored on the property are not covered properly or secured in a storage



structure. Because of the nature of these conditions, the property is detrimental to the public health, safety and general welfare of the community

## Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 152, Lot 6 should be designated as an "area in need of redevelopment."



## 1629-1635 SOUTH SECOND STREET (BLOCK 152, LOT 7) PROPERTY EVALUATION

Owner: Ortiz, Daniel Quiceno

## **Property Characteristics:**

The irregularly-shaped property has an area of approximately 9,200 square feet. It is a corner lot with street frontage along South Second Street to the north and Leslie Avenue to the east. There is a 3-story, two-family residential dwelling located on the property, which was constructed in 2005 according to MOD-IV tax records.

## Site Analysis:

The residential dwelling fronts towards the property's Leslie Avenue frontage. Other improvements present onsite consist of asphalt driveway lined with small block curb on the southern side and a Belgian block retaining wall on the northern side. There are also concrete steps, metals railings to the front entrance, stone arrangements around several trees and a wooden fence enclosing the rear yard.

#### Satisfies LRHL Criteria:

• Section 3: Effective redevelopment cannot occur without the inclusion of this property.



#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 152, Lot 7 should be designated as an "area in need of redevelopment."



## 207 ROCK AVENUE (BLOCK 152, LOT 24) PROPERTY EVALUATION

Owner: Skyers, M. - Skyers, P. & Skyers, D.

### **Property Characteristics:**

This irregularly-shaped property has an area of approximately 2,970 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1930 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements present consist of a wooden picket and stone pillar fence, stone steps and railing. An asphalt driveway and chain-link fence is present along the northerly property line to the rear yard. A cinder-block retaining wall is installed along the opposite side of the driveway.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

### Satisfies LRHL Criteria:

- Criteria "G": The site is located within the City's Urban Enterprise Zone boundaries.
- Section 3: Effective redevelopment cannot occur without



the inclusion of this property.

#### **Recommendation:**

Based on these existing conditions and satisfied LRHL, Block 152, Lot 24 should be designated as an "area in need of redevelopment."



# 203-205 ROCK AVENUE (BLOCK 152, LOT 25) PROPERTY EVALUATION

Owner: Diaz, Jose M

#### **Property Characteristics:**

This property has an area of approximately 3,015 square feet. There is a 2.5-story, single-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records.

#### Site Analysis:

A brick paver driveway and chain-link fence is present along the southerly property line. A cinderblock and cement retaining wall is installed along the front yard and northerly side of the front portion of the driveway. Cement stairs and wooden railings are also present.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

- Criteria "G": The site is located within the City's Urban Enterprise Zone boundaries.
- Section 3: Effective redevelopment cannot occur without the inclusion of this property.



## Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 152, Lot 25 should be designated as an "area in need of redevelopment."



# 201 ROCK AVENUE (BLOCK 152, LOT 26) PROPERTY EVALUATION

Owner: Labayen, Jose

#### **Property Characteristics:**

The property has an area of approximately 3,015 square feet. It is a corner lot with street frontages along South Second Street to the north and Rock Avenue to the west. There is a 2.5-story, two-family dwelling located on the property, which was built in 1926 according to MOD-IV tax records.

## Site Analysis:

Besides the single-family dwelling onsite, other site improvements include a stone retaining wall along the northerly and westerly ends of the property, stone steps and walkway, chain-link and wooden fences, and wooden and metal railings. A gravel driveway is present with vehicular access along South Second Street.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• Criteria "G": The site is located within the City's Urban Enterprise Zone boundaries.



• Section 3: Effective redevelopment cannot occur without the inclusion of this property.

#### **Recommendation**:

Based on these existing conditions and satisfied LRHL, Block 152, Lot 26 should be designated as an "area in need of redevelopment."



# 202-206 ROCK AVENUE (BLOCK 153, LOT 1) PROPERTY EVALUATION

Owner: Ramsey, Harrison & Joyce E

#### **Property Characteristics:**

The property has an area of approximately 6,800 square feet. It is a corner lot with street frontages along South Second Street to the north and Rock Avenue to the east. There is a 2.5-story, two-family dwelling located on the property, which was built in 1911 according to MOD-IV tax records.

#### Site Analysis:

Besides the two-family dwelling onsite, other site improvements include a stone steps stone steps and walkway, white board fence, and wooden and metal railings. An unpaved driveway with vehicular access along South Second Street leads to a one-story, two-car accessory garage. A detached shed is also present in the rear yard.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).



#### Satisfies LRHL Criteria:

- Criteria "G": The site is located within the City's Urban Enterprise Zone boundaries.
- Section 3: Effective redevelopment cannot occur without the inclusion of this property.

## Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 153, Lot 1 should be designated as an "area in need of redevelopment."



# 208-210 ROCK AVENUE (BLOCK 153, LOT 2) PROPERTY EVALUATION

Owner: Tavarwz, Jesus

## **Property Characteristics:**

This irregularly-shaped property has an area of approximately 6,600 square feet. There is a 2.5-story, two-family dwelling located on the property, which was built in 1951 according to MOD-IV tax records. The southern portion of this property, including part of the dwelling is located in the Township of Piscataway (208 Rock Avenue: Block 206, Lot 19.01).

#### Site Analysis:

Besides the two-family dwelling onsite, other site improvements include a cinder block retaining wall and walkway, white board fence, and wooden steps and railing. An asphalt driveway is present leading to a rear parking area. A detached shed is also present in the rear yard.

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• Criteria "G": The property is located within the City's Urban Enterprise Zone boundaries.



• Criteria "E": The residential dwelling spans across two lots in two different municipalities. The primary lot is located in the Township of Piscataway, while a small portion of the dwelling contains Lot 2.

## Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 153, Lot 2 should be designated as an "area in need of redevelopment."



# 212 ROCK AVENUE (BLOCK 153, LOT 3) PROPERTY EVALUATION

Owner: City of Plainfield

## **Property Characteristics:**

This irregularly-shaped property has an area of approximately 20 square feet. The property is vacant according to MOD-IV tax records. A property located in the Township of Piscataway (210 Rock Avenue; Block 206, Lot 18) borders this property to the south. As indicated on the City's Zoning Map, this property is included within the 197 Scattered Sites Redevelopment Plan.

#### Site Analysis:

Although the property is recorded as vacant, it appears that has been maintained and assumed with the contiguous residential property in the Township of Piscataway.

#### Satisfies LRHL Criteria:

- "Criteria C": The property has been vacant for at least 10 consecutive years. Additionally, the property is also owned by the City. The City has retained ownership of this property for at least 10 years. Due to the site's significantly small size as well as its irregularly triangular configuration, it is not likely that it will be developed through the instrumentality of private capital.
- Criteria "E": The residential dwelling spans across two lots in two different municipalities. The primary lot is located in



the Township of Piscataway, while a small portion of the dwelling contains Lot 3.

## Recommendation:

This site was previously designated as an "area in need of redevelopment" as set forth in the "Citywide In Need of Redevelopment Study of City-Owned, Foreclosure and Bankrupt Properties", which was adopted by City Council on September 13, 1999. Based on the previous designation of this property, Block 153, Lot 3 does not need to be designated as an "area in need of redevelopment" as a part of this study as the condition of the property remains unchanged.



# 1709-1715 SOUTH SECOND STREET (BLOCK <del>152</del> 153, LOT 4) PROPERTY EVALUATION

Owner: Tailor, Kishanbhai & Sangita

#### **Property Characteristics:**

This irregularly-shaped property has an area of approximately 7,100 square feet. The property is vacant according to MOD-IV tax records. However, it is not vacant since the dwelling on the property straddles lots in both Plainfield and the Township of Piscataway.

## Site Analysis:

Although the property is recorded as vacant, it appears that has been maintained and assumed with the contiguous residential property in the Township of Piscataway (201 Oak Place; Block 206, Lot 1.01).

The property is deficient in zoning regulations for single-family dwelling of the R-4 Moderate Density Residential District including minimum lot size (7,500 square feet).

#### Satisfies LRHL Criteria:

• Criteria "E": The residential dwelling spans across two lots in two different municipalities. The primary lot is located in the Township of Piscataway, while a small portion of the dwelling contains Lot 3



#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, it is recommended that Block 153, Lot 4 should be designated as an "area in need of redevelopment."



# 1700-1722 SOUTH SECOND STREET (BLOCK 154, LOT 1) PROPERTY EVALUATION

**Owner:** Second Street Associates

#### **Property Characteristics:**

This irregularly-shaped property has an area of approximately 60,400 square feet. It is a corner lot with street frontages along South Second Street to the south and Rock Avenue to the east. Additionally, the property is bounded by Raritan Valley Line railroad tracks to the north and the Township of Piscataway to the west. There is a 1-story industrial building ("Dynamic Metals") located on the property, which was built in 1945 according to MOD-IV tax records. The continuous Piscataway property is also a part of the industrial establishment. Therefore, the industrial facility straddles both Plainfield and Piscataway.

## Site Analysis:

Besides the industrial building on the property, other site improvements include a covered chain-link fence surrounding the perimeter of the property. Vehicular access to the site is provided at curb cuts along South Second Street.

#### Satisfies LRHL Criteria:

• Criteria "D": Building deficiencies were observed including the presence of rust and peeling paint. Supplies and equipment were stored outside the industrial facility. Outdoor storage can



lead to hazardous conditions, especially if the building needs to be accessed in the event of an emergency. The majority of the property is covered with impervious coverage, which can contribute to the heat island effect as well as stormwater management issues such as runoff onto adjacent properties. Truck loading and parking spaces were not clearly delineated, which are necessary for safe vehicular circulation. To that end, the dilapidation is detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.

#### **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 154, Lot 1 should be designated as an "area in need of redevelopment."



# 1763-1821 WEST FRONT STREET (BLOCK 202, LOT 1.1) PROPERTY EVALUATION

**Owner:** Precision Properties LLC

## **Property Characteristics:**

This irregularly-shaped property has an area of approximately 5.03 acres. The property is bounded by Raritan Valley Line railroad tracks to the south. There is a 1-story, brick and metal commercial building located on the property. "Montrose Molders" conducts its operations on this site.

## Site Analysis:

Besides the commercial building on the property, other site improvements consist of accessory parking, chain-link fence and gate. Vehicular access to the site is provided at curb cuts along West Front Street at its northerly end.

#### Satisfies LRHL Criteria:

• Criteria "D": The site is almost completely covered with impervious coverage, with the building spanning the majority of the property. This can lead to stormwater management issues, such as runoff onto adjacent properties. There are essentially no windows present on the southerly and easterly building façades, which can impede adequate light and air. The building has a 0-foot front yard setback, which obstructs necessary sight lines for drivers of vehicles leaving the site and accessing West Front Street and



creates hazardous environment for both drivers and pedestrians. Overall, these existing physical conditions are detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.

## Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 202, Lot 1.1 should be designated as an "area in need of redevelopment."



# R1763-1821 WEST FRONT STREET (BLOCK 202, LOT 1.2) PROPERTY EVALUATION

Owner: Valstir, LLC

## **Property Characteristics:**

This irregularly-shaped property has an area of approximately 5.03 acres. The property is bounded by Raritan Valley Line railroad tracks to the south and the Township of Piscataway to the west. There is a 1-story, brick and metal commercial building located on the property, which was constructed in 1953, according to MOD-IV tax records. A portion of this commercial establishment is located within Piscataway.

## Site Analysis:

Besides the commercial building on the property, other site improvements consist of consist of a surface parking area, curb cuts and loading bays. Vehicular access to the site is provided at curb cuts along West Front Street. Seven truck loading bays are positioned along West Front Street toward the property's westernmost end.

#### Satisfies LRHL Criteria:

• Criteria "D": Essentially the entire site is covered with impervious coverage. The truck loading conditions are perilous as large trucks must back into the bays fronting West Front Street. This can be dangerous for motorists traveling along both directions



of West Front Street. Additionally, pedestrian conditions are hazardous, especially since the building has a 0-foot front yard setback north of the loading bays, which impedes the views of the truck drivers and pedestrians alike. Overall, these existing physical conditions are detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.

#### **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 202, Lot 1.2 should be designated as an "area in need of redevelopment."



# 1701-1761 WEST FRONT STREET (BLOCK 202, LOT 1.02) PROPERTY EVALUATION

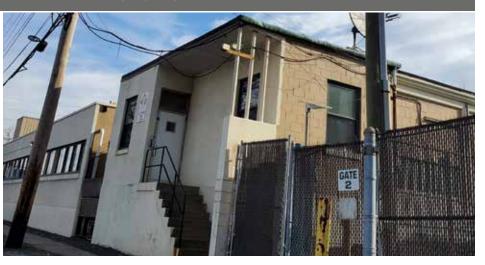
Owner: Rock Star Properties, LLC

#### **Property Characteristics:**

This irregularly-shaped property has an area of approximately 1.98 acres. It is a corner property with street frontages along West Front Street to the north and Rock Avenue to the east. The property is bounded by Raritan Valley Line railroad tracks to the south. A complex of 1- and 2- story commercial buildings stand on the property. "Compliance and Research" currently occupies the building on the property.

#### Site Analysis:

Besides the complex of commercial buildings standing on the property, other site improve-ments consist of surface parking, chainlink fences with gate openings and barbed wire at the top, and other structures and equipment associated with the establishment's operations. Ve-hicular access to the site is provided via curb cuts along West Front Street and Rock Avenue. Other metal bars and poles are also present at the property's frontage.



#### Satisfies LRHL Criteria:

Criteria "D": The site, in general, is not conducive to modern industrial uses and needs. Operations are spread out in numerous buildings rather than concentrated and consolidated in one building. To that end, a faulty arrangement and obsolete design are present due to the separated, fragmented, and scattered nature of these existing buildings. With necessary loading and parking space delineation absent, and no clear circulation pattern (including directional arrows), this can cause dangerous conditions pertaining to internal vehicular circulation. The barbed wire fence, which is banned in the City, is perilous to the general welfare of the public. Other metal bars and poles attached to the gates along the site's frontages are rusting and are no longer serving a purpose. Lastly, the entire site is essentially covered with impervious coverage, which can lead to stormwater management issues and runoff onto adjacent properties. Cumulatively, these conditions poses as detriments to the public health, safety and general welfare of the community.



• Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.

## Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 202, Lot 1.02 should be designated as an "area in need of redevelopment







# 1301-1307 WEST FRONT STREET (BLOCK 210, LOT 1) PROPERTY EVALUATION

Owner: AH 1301 Front LLC

## **Property Characteristics:**

This site has an area of approximately 20,000 square feet. It is a corner lot with street frontages along West Front Street to the north and Clinton Avenue to the west. Additionally, the property is bounded by Raritan Valley Line railroad tracks to the south. There is a 1-story building is located on the property, which was built in 1968 according to MOD-IV tax records, which also noted that the site is a classified as "commercial" under its current Property Class Code. The building is currently used as a house of worship ("Freedom Ministries").

## Site Analysis:

Besides the principal building on the property, other site improvements include an inactive freestanding sign, a drive-through structure that appears to have been formerly used in association with a bank and trailer. Vehicular access to the site is provided at curb cuts along both West Front Street and Clinton Avenue. A chain-link fence with gate is located at both curb cut entrances.



#### Satisfies LRHL Criteria:

• Criteria "D": Multiple structures existing on the property are no longer in operation, including the freestanding sign and the drive-through teller structure, which appeared to be associated with a former bank. These defunct structures are not utilized by the existing occupant of the property, causing an obsolete layout of the site. The drive-through structure obstructs vehicular access traveling through the site from West Front Street to Clinton Avenue.



This circulation restriction can hinder public safety, especially in the case of an emergency. At the same time, at the rear of the property, there is no separation from Lot 2, which can cause vehicular conflicts. Taken together, these components arise to the property being detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.

#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 202, Lot 1 should be designated as an "area in need of redevelopment."







# 1309-<del>13</del>1645 WEST FRONT STREET (BLOCK 210, LOT 2) PROPERTY EVALUATION

Owner: West Front Street Industrial LLC

#### **Property Characteristics:**

This irregularly-shaped property has an area of approximately 10.9 acres, spanning across almost the entire block. The larger building envelope, indicated as being originally constructed in 1920 according to MOD-IV tax records, is subdivided into smaller units, identified as 'buildings'. Tenanted by multiple industrial businesses including New Industrial Form, Keystone Plastics, Inc., Fayette Trading, TFS, among others. The heights of the building vary between 1 to 4 stories. This building consumes almost the entire property.

## Site Analysis:

The industrial building covers most of the block along the south side of West Front Street, between Clinton Avenue to the east and Rock Avenue to the west, and the Raritan Valley railroad tracks as the southerly boundary. There is also a linear row of industrial buildings along the rear of property. The open space coverage present is minimal. A water tower is present at the rear of the property.

#### Satisfies LRHL Criteria:

• Criteria "D": Deterioration present on the exterior of the



building. Some of the windows are broken or completely open with glass missing. Loading in rear which can be accessed via Clinton Avenue; however, trucks must travel though the rear of Lot 1 to access this loading area. There are other loading areas with gate access directly onto West Front Street. These loading areas are within a 0' front yard building setback, which can cause dangerous conditions for pedestrians and motorists alike. Overall, the lot has challenging access due to the vast building on the site. Lastly, the lot contains excessive land coverage as it is nearly completely impervious with building covering essentially the entire property, which can contribute to stormwater management issues and runoff onto adjacent properties. Cumulatively, these site conditions are detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.



#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 210, Lot 2 should be designated as an "area in need of redevelopment."







# 1659-1665 WEST FRONT STREET (BLOCK 210, LOT 3) PROPERTY EVALUATION

Owner: 16 Rock LLC

#### **Property Characteristics:**

This property has an area of approximately 9,045 square feet. It is a corner lot with street frontages along West Front Street to the north and Rock Avenue to the west. Additionally, the property is bounded by Raritan Valley Line railroad tracks to the south. The property is classified as vacant, according to MOD-IV tax records.

## Site Analysis:

Although the property is inactive and unoccupied, there are existing site improvements present, which consist of a chain-link fence with barbed wire, rear yard retaining wall, and a small onestory brick building. A large portion of the site is covered with asphalt, painted with parking space lines and directional arrows. Based on these site improvements, it appears the property was formerly used as a used car dealership. Two curb cuts are present along West Front Street and another along Rock Avenue.

#### Satisfies LRHL Criteria:

- Criteria "B": The site is no longer tenanted by former used car dealership and has remained in this state for more than two consecutive years.
- Criteria "D": The site is essentially covered with impervious



surfaces. This can lead to negative impact such stormwater management, runoff onto adjacent properties, and contributing to the heat island effect. The barbed wire fence is prohibited in the City and can be perilous to pedestrians passing by. The site improvements are obsolete as the site has not been used as a used automobile sales establishment for numerous years. The ongoing vacancy of the property is problematic to adjacent property owners as it detracts their value. It is an eyesore as it is a gap in the build-up, industrial character of West Front Street. To that end, this dilapidation is detrimental to the public health, safety and general welfare of the community.

• Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.

#### Recommendation:

Based on these existing conditions and satisfied LRHL criteria, Block 210, Lot 3 should be designated as an "area in need of redevelopment."

# 109-115 ROCK AVENUE (BLOCK 210, LOT 4.01) PROPERTY EVALUATION

Owner: BE Holdings LLC

## **Property Characteristics:**

This irregularly-shaped property has an area of approximately 38,500 square feet. Because of its unique configuration, the lot has street frontages along West Front Street to the north and Rock Avenue to the west. Additionally, the property is bounded by Raritan Valley Line railroad tracks to the south. A building on the property was constructed in 1940, according to MOD-IV tax records. The site is currently used as a used car sales establishment.

## Site Analysis:

A chain-link fence surrounds the perimeter of the property. Vegetation was overgrown throughout the property. Along the property's Rock Avenue frontage, a building is present. A chain-link gate spans the entire curb cut along this street frontage.

#### Satisfies LRHL Criteria:

• Criteria "D": Vehicles stored on the site are parked and arranged in a haphazard fashion. Necessary infrastructure is missing, including a consistent paved surface and directional arrows displaying a clear circulation pattern. This can create conflicts among motorists and pedestrians. A portion of the site, particularly at its southwestern corner, is in need of maintenance as



there is overgrown vegetation present. The commercial building on the property contains rust and vegetation. Lastly, the lack of property maintenance is also evident from the delinquent tax payments, which demonstrates the property owner's disregard for the lot. Overall, these conditions are detrimental to public health, safety and general welfare of the community.

• Criteria "G": The lot is located within the City's Urban Enterprise Zone boundaries.

#### **Recommendation**:

Based on these existing conditions and satisfied LRHL criteria, Block 210, Lot 4.01 should be designated as an "area in need of redevelopment."



## 4.3. Findings

Based upon the analysis of existing conditions within the Study Area, it can be concluded that the Blocks and Lots summarized in Table 4 below (collectively the "Applicable Study Area") all meet several of the LRHL statutory criteria. Accordingly, it is suggested that the Plainfield Planning Board recommend that the City Council designate the Applicable Study Area as a Non-Condemnation Redevelopment Area based on the findings below, which are also summarized in Table 4 and displayed on Map 5:

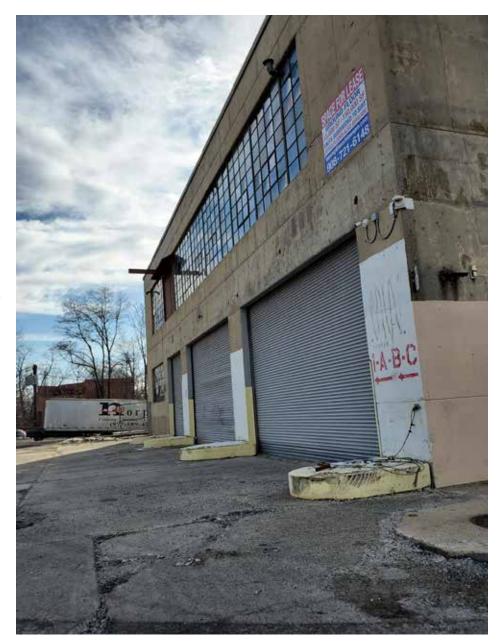
#### Area In Need of Redevelopment Criteria

A: Criteria "A" applies to Block 137, Lot 1. The buildings on this property are dilapidated to the point that they are no longer conductive for safe working conditions.

B: Criteria "B" applies to Block 137, Lot 2 and Block 210, Lot 3. Both commercial properties have been vacant for over two consecutive years.

C: Criteria "C" applies to Block 116, Lots 1,7 and 11; Block 118, Lot 2; Block 131, Lots 14 and 15; Block 138, Lots 1 and 7.01; Block 148, Lot 6; Block 152, Lot 5; and Block 153, Lot 3. This property has been vacant for over 10 years. These properties have either been vacant for over 10 consecutive years or are owned by the City. Due to varying physical conditions and site constraints, they are not likely to be redeveloped through the instrumentality of private capital

D: Criteria "D" applies to Block 116, Lot 12; Block 117, Lot 1.01 & Lot C0001, and 1.03; Block 118, Lot 3; Block 126, Lot 2.01; Block 131, Lots 17, 18 and 19; Block 137, Lots 1, 2, 3, 4, and 5; Block 138,





Lot 2.01 and 3; Block 152, Lot 1 and 6; Block 153, Lots 3 and 4; Block 154, Lot 1; Block 202, Lots 1.1, 1.2, and 1.02; and Block 210, Lots 1, 2, 3, and 4.01.

Generally, these lots have deteriorating building and site conditions, faulty arrangements, and obsolete layouts that are detrimental to the public health, safety and general welfare of the community.

E: Criteria "E" applies to Block 153, Lots 2, 3 and 4. All three properties are partially lots in the Township of Piscataway.

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

G: Criteria "G" applies to Block 116, Lot 13; Block 117, Lots 1.01 & C0001, 1.02, 1.03 and 2; Block 137, Lots 1, 2, 3, 4, and 5; Block 152, Lots 24, 25, and 26; Block 153, Lots 1 and 2; Block 154, Lot 1; Block 202, Lots 1.1, 1.2, and 1.02; and Block 210, Lots 1, 2, 3, and 4.01. These properties are located within the City's Urban Enterprise Zone, as designated by the New Jersey Department of Community Affairs. 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. Although Block 116, Lot 13 is located within the Urban Enterprise Zone, it is not recommended that this property become designated as an "area in need of redevelopment."

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

Section 3: Section 3 applies to Block 116, Lots 8, 9, 10, 12, and 13; Block 117, Lots 1.02 and 2; Block 131, Lots 16.01 and 16.02; Block 152, Lots 2, 3, 4, 7, 24, 25, and 26; and Block 153, Lot 1. Although these parcels cannot be considered blighted on their own existing conditions, it is necessary to include these lots within the overall "area in need of redevelopment" as they are critical in land assemblage for redevelopment to occur effectively.

Multiple parcels within the Study Area have previously been designated as an "area in need of redevelopment." These lots consist of:

- Block 119, Lots 1, 2 and 19.01. These properties were designated in the South Second Street Youth Center Area in Need of Redevelopment Investigation, which was adopted by City Council on August 10, 2020.
- Block 138, Lots 1, 2.01, and 7.01; and Block 153, Lot 3. These lots were designated in the "Citywide In Need of Redevelopment Study of City-Owned, Foreclosure and Bankrupt Properties", which was adopted by City Council on September 13, 1999.

Therefore, since these properties have been designated, they will not be designated as part of this study.



Table 4: Criteria Satisfied

		Criteria Satisfied										
Block	Lot	Address	А	В	С	D	Е	F	G	Н	Section 3	Designate as an "area in need of redevelopment"
116	1	837 South Second Street			Х							No
116	2	831-835 South Second Street										No
116	3	829 South Second Street										No
116	4	827 South Second Street										No
116	5	825 South Second Street										No
116	6	823 South Second Street										No
116	7	821A & R817-821 South Second Street			Х							Yes
116	8	821 South Second Street									Х	Yes
116	9	819 South Second Street									Х	Yes
116	10	817 South Second Street									Х	Yes
116	11	813-815 South Second Street			Х							Yes
116	12	809-811 South Second Street									Х	Yes
116	13	200-206 Grant Avenue							Х		Х	Yes
116	33	211 Lee Place										No
116	34	207-209 Lee Place										No
117	1.01 & C0001	800-1000 South Second Street				Х			Х			Yes
117	1.02	1202-1212 South Second Street							Х		Х	Yes
117	1.03	1002-1200 South Second Street				Х			Х			Yes
117	2	1214-1244 South Second Street							Х		Х	Yes
118	1	951-953 South Second Street										No
118	2	947-949 South Second Street			Χ							No
118	3	943-945 South Second Street				Х						No
118	4	941 South Second Street										No



		· · · · · · · · · · · · · · · · · · ·	
118	5	939 South Second Street	No
118	6	937A South Second Street	No
118	7	937 South Second Street	No
118	8	208-210 Prescott Place	No
119	1	925-927 South Second Street	Already designated
119	2	921-923 South Second Street	Already designated
119	19.01	929-935 South Second Street	Already designated
120	1	907-909 South Second Street	No
120	2	901-905 South Second Street	No
120	19	205-207 Stebbins Place	No
120	20	201-203 Stebbins Place	No
125	1	967-969 South Second Street	No
125	2	965 South Second Street	No
125	3	963 South Second Street	No
125	4	961 South Second Street	No
125	5	959 South Second Street	No
125	6	955-957 South Second Street	No
126	1	1011-1013 South Second Street	No
126	2.01	1001-1009 South Second Street	No
126	17	209-211 Manson Place	No
126	18	205-207 Manson Place	No
126	19	201-203 Manson Place	No
127	1	1041-1043 South Second Street	No
127	2	1033-1039 South Second Street	No
127	3	200-202 Manson Place	No
127	4	204-206 Manson Place	No
127	5	208-210 Manson Place	No
131	1	201-215 Clinton Avenue	No

131	2	1209-1215 South Second Street								No
131	3	1203-1207 South Second Street								No
131	4	1199-1201 South Second Street								No
131	5	1195-1197 South Second Street								No
131	6	1191-1193 South Second Street								No
131	7	1187-1189 South Second Street								No
131	8	1179-1185 South Second Street								No
131	9	1175-1177 South Second Street								No
131	10	1167-1173 South Second Street								No
131	11	1163-1165 South Second Street								No
131	12	1159-1161 South Second Street								No
131	13	1153-1157 South Second Street								No
131	14	1151 South Second Street			Х					Yes
131	15	1147-1149 South Second Street			Х					Yes
131	16.01	1145 South Second Street							Χ	Yes
131	16.02	1141-1143 South Second Street							Х	Yes
131	17	1133-1139 South Second Street				Х				Yes
131	18	1125-1131 South Second Street				Х				Yes
131	19	1101-1123 South Second Street				Х				Yes
137	1	1300-1598 South Second Street	Х			Х		Х		Yes
137	2	1600-1612 South Second Street		Х		Х		Х		Yes
137	3	1614 South Second Street				Х		Х		Yes
137	4	1620-1642 South Second Street				Χ		Х		Yes
137	5	1644-1666 South Second Street				Х		Х		Yes
138	1	1437 South Second Street			Х					Already designated
138	2.01	203-207 View Avenue				Х				Already designated
138	3	1415-1423 South Second Street				Х				Yes



138	4.01	1405-1413 South Second Street				No
138	6	1357-1403 South Second Street				No
138	7.01	1351-1355 South Second Street	Х			Already designated
138	11	1349 South Second Street				No
138	12	1347A South Second Street				No
138	13	1347 South Second Street				No
138	14	1345 South Second Street				No
138	15.01	1341-1343 South Second Street				No
138	17	1339 South Second Street				No
138	18	1335-1337 South Second Street				No
140	1	1327 South Second Street				No
140	2	1325 South Second Street				No
140	3	1323 South Second Street				No
140	4.01	1317-1319 South Second Street				No
140	6 & 6X	1301-1315 South Second Street				No
140	7	206-208 Evona Avenue				No
140	26	207-209 Rushmore Avenue				No
140	27	205 Rushmore Avenue				No
140	28	201-203 Rushmore Avenue				No
147	1	1535-1537 South Second Street				No
147	2	1531-1533 South Second Street				No
147	3	1525-1529 South Second Street				No
147	4	1521-1523 South Second Street				No
147	5	1517-1519 South Second Street				No
147	6	1513-1515 South Second Street				No
147	7	1509-1511 South Second Street				No
147	8	1505-1507 South Second Street				No
147	9	1501-1503 South Second Street				No

WEST E	END INDUSTRI	IAL CORRIDOR AREA IN NEED OF REDEVELOPM	MENT PRE	ELIN	/IN/	ARY	INV	'EST	'IGA	IOIT	V	
148	1	1621-1623 South Second Street										No
148	2	1617-1619 South Second Street										No
148	3	1613-1615 South Second Street										No
148	4	1609-1611 South Second Street										No
148	5	1605-1607 South Second Street										No
148	6	1601-1603 South Second Street			Х							No
152	1	1659 South Second Street				Х						Yes
152	2	1655-1657 South Second Street									Χ	Yes
152	3	1651-1653 South Second Street									Χ	Yes
152	4	1647-1649 South Second Street									Χ	Yes
152	5	1643-1645 South Second Street			Х							Yes
152	6	1637-1641 South Second Street				Х						Yes
152	7	1629-1635 South Second Street									Χ	Yes
152	24	207 Rock Avenue							Х		Χ	Yes
152	25	203-205 Rock Avenue							Х		Χ	Yes
152	26	201 Rock Avenue							Х		Χ	Yes
153	1	202-206 Rock Avenue							Х		Χ	Yes
153	2	208-210 Rock Avenue					Х		Х			Yes
153	3	212 Rock Avenue			Х		Х					Already designated
153	4	1709-1715 South Second Street					Х					Yes
154	1	1700-1722 South Second Street				Х			Х			Yes
202	1.1	1763-1821 West Front Street				Х			Х			Yes
202	1.2	R1763-1821 West Front Street				Х			Х			Yes
202	1.02	1701-1761 West Front Street				Х			Х			Yes
210	1	1301-1307 West Front Street				Х			Х			Yes
210	2	1309-1645 West Front Street				Х			Х			Yes
210	3	1659-1665 West Front Street		Χ		Х			Х			Yes
210	4.01	109-115 Rock Avenue				Х			Х			Yes







## 5.0 CONCLUSION

The foregoing investigation report has been prepared to determine whether properties along the study area meet the statutory criteria for designating an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 ("LRHL"). The Applicable Study Area demonstrates vacancy; faulty arrangement and design; excessive land coverage; underutilization; and obsolete layout in addition to opportunities for new and appropriate development. Additionally, Block 116, Lot 13; Block 117, Lots 1.01, 1.02, 1.03 and 2; Block 137, Lots 1, 2, 3, 4, and 5; Block154, Lot 1; Block 202, Lots 1.1, 1.2, and 1.02; and Block 210, Lots 1, 2, 3, and 4.01 are located within the City's Urban Enterprise Zone. The existing conditions do not support the development goals and objectives of the Master Plan and the existing zoning designations for the Applicable Study Area.

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 designate the following properties as a Non-Condemnation Redevelopment Area:

- Block 116, Lots 7, 8, 9, 10, 11, 12 and 13;
- Block 117, Lots 1.01 & Lot C0001, 1.02, 1.03 and 2;
- Block 131, Lots 14, 15, 16.01, 16.02, 17, 18, and 19;
- Block 137, Lots 1, 2, 3, 4 and 5;
- Block 138, Lot 3;
- Block 152, Lots 1, 2, 3, 4, 5, 6, 7, 24, 25, and 26;
- Block 153, Lots 1, 2 and 4;
- Block 154, Lot 1;
- Block 202, Lots 1.1, 1.2, and 1.02; and
- Block 210, Lots 1, 2, 3, and 4.01.

Once designated as a Non-Condemnation Redevelopment Area, a redevelopment plan can be prepared and implemented to ensure its proper utilization and development.





# 6.0 APPENDICES

- Police Division records (Crime Incidents)
- Fire Department records
- Existing Zoning Regulations
  Summary of Land Use Board Application records
  Code Enforcements and Inspections records
- Tax Maps
- Resolution R 294-20



Crime Incident Re	cords	(as of C	Octobe	r 12, 20	)20)		Theft 1 4 2 0 Theft of MV 0 0 0		0 0	0 0	7 0	0	
Block 116							Rape/Sexual Assault 0 Control 2 5 4 Control 2 5 Control 2 Control	0	0 0	0 1	0 12	0	0
Crime Incidents Incident Type 2015 Robbery 0 Homicide 0 Aggravated Assault Burglary 0 Theft 0 2 Theft of MV 0 Rape/Sexual Assault Total 1 2  Block 117	2016 0 0 1 0 0 0 0 0	2017 3 0 0 2 0 0 0 0 2	2018 0 0 0 0 0 0 1	2019 1 0 2 0 1 0 0 2	2020 0 0 0 0 3 1 0 14	Total by Type 4 0 0 2 1 1 1	Robbery 0 1 0	0 0 0 0 0 0 1	2018 0 0 0 1 0 0 0	2019 0 0 0 0 0 0 0	2020 0 0 0 0 0 5 0 0	Total b 1 0 0 1 1	y Type 3 0
Crime Incidents Incident Type 2015 Robbery 1 Homicide 0 Aggravated Assault Burglary 1 Theft 6 6 Theft of MV 0 Rape/Sexual Assault Total 11 9  Block 118  Crime Incidents	2016 0 0 3 1 9 2 0 16	2017 4 0 0 2 3 1 0 5	2018 0 0 0 0 7 0 0 11	2019 1 0 2 2 2 0 0 6	2020 0 0 1 0 33 3 0 58	Total by Type 6 0 1 7 6 0 0	Robbery 0 0 0 Homicide 0 0 0 Aggravated Assault 0 Burglary 0 0 0 Theft 0 0 1 0 Theft of MV 0 1 1 Rape/Sexual Assault 0	0 0 0 0 0 0 1	2018 0 0 0 0 0 0 0	2019 0 0 2 1 1 0 0	2020 0 0 0 0 2 1 0 8	Total b 0 0 0 1 3	y Type 2 0
Incident Type 2015 Robbery 0 Homicide 0 Aggravated Assault Burglary 0	2016 0 0 1 1	2017 0 0 0 0	2018 0 0 2 0	2019 0 0 0 0	2020 0 1 0 0	Total by Type 0 1 0 3	Block 125  Crime Incidents Incident Type 2015 2016 2 Robbery 0 0 0		2018 0	2019 0	2020 0	Total b	у Туре



Homicide	0	0	0	0	0	1	1	2	Block 131								
Aggravated As		1	0	2	0	0	0	3									
Burglary	1	1	0	0	0	0	2		Crime Incident		0047	0047	0040	0040	0000	<b>.</b>	<del>-</del>
Theft 3	2	2	3	3	0	13	4		Incident Type	2015	2016	2017	2018	2019	2020		у Туре
Theft of MV	0	0	1	0	0	0	1	•	Robbery	2	0	0	0	0	0	2	
Rape/Sexual A		0	0	0	0	0	0	0	Homicide	0	0	0	0	0	0	0	0
Total 5	3	5	3	3	1	20			Aggravated As		2	0	0	0	0	0	2
DI 1404									Burglary	2	1	0	0	0	0	3	
Block 126									Theft 5	1	1	0	4	0	11	_	
									Theft of MV	1 .	0	0	0	0	1	2	
Crime Incident								_	Rape/Sexual A		0	0	0	0	0	0	0
Incident Type	2015	2016	2017	2018	2019	2020		ру Туре	Total 12	2	1	0	4	1	20		
Robbery	0	0	0	0	0	0	0										
Homicide	0	0	0	0	0	0	0		Block 137								
Aggravated As	ssault	2	0	0	0	0	1	3									
Burglary	1	0	0	0	0	0	1		Crime Incident								
Theft 3	1	2	5	5	0	16			Incident Type	2015	2016	2017	2018	2019	2020		у Туре
Theft of MV	0	0	0	0	1	1	2		Robbery	1	0	0	0	0	1	2	
Rape/Sexual A	ssault	0	0	0	0	0	0	0	Homicide	0	0	0	0	0	0	0	
Total 6	1	1	5	6	2	22			Aggravated As	sault	2	0	1	0	0	0	3
									Burglary	2	2	1	1	1	0	7	
Block 127									Theft 3	3	4	4	6	1	21		
									Theft of MV	0	1	0	0	0	0	1	
Crime Incident	ts								Rape/Sexual A	ssault	0	0	0	0	0	0	0
Incident Type	2015	2016	2017	2018	2019	2020	Total b	у Туре	Total 8	6	6	5	7	2	34		
Robbery	0	0	0	0	0	0	0	, ,,									
Homicide	0	0	0	0	0		0		Block 138								
Aggravated As	ssault	0	0	0	0	0	0	0									
Burglary	0	1	0	0	0	0	1		Crime Incident	:S							
Theft 0	2	3	2	0	1	8			Incident Type	2015	2016	2017	2018	2019	2020	Total b	у Туре
Theft of MV	1	0	0	0	1	2	4		Robbery	0	0	0	0	0	0	0	., .,
Rape/Sexual A	.ssault	0	1	1	0	0	0	1	Homicide	0	0	0	0	0	· ·	0	
Total 1	4	3	2	1	3	14	· ·	•	Aggravated As		2	0	0	0	0	0	2
	•	· ·	_		· ·				Burglary	0	1	0	1	1	0	3	_
									Theft 0	0	0	1	3	1	5	Ü	
									Theft of MV	0	1	Ö	0	Ö	0	1	
									Rape/Sexual A	-	Ö	0	0	0	0	Ö	0
									Total 2	2	0	2	4	1	11	J	J
									iolai Z	_	U	_	+	ı	1.1		



Block 140 Crime Incidents								Theft 0 Theft of MV Rape/Sexual A Total 0	0 0 ssault 0	1 0 0 2	0 0 0 0	0 0 0 1	0 0 0	1 0 0 3	0	0
Incident Type 2015 Robbery 1 Homicide 0	2016 0 0	2017 0 0	2018 0 0	2019 0 0	2020 0 0	Total 1 0	by Type	Block 152								
Aggravated Assault Burglary 2 Theft 3 0	0 1 1	0 0 0	0 0 2	0 1 0	0 0 6	0 4	0	Crime Incident Incident Type Robbery	2015 0	2016 0	2017 3	2018 0	2019 1	2020 0	4	у Туре
Theft of MV 0 Rape/Sexual Assault Total 6 1	0 0 1	0 0 0	0 0 3	0 0 0	0 0 11	0	0	Homicide Aggravated As Burglary Theft 0	0 ssault 0 2	0 1 0 0	0 0 2 0	0 0 0	0 2 0 1	0 0 3	0 0 2	3
Block 147 Crime Incidents								Theft of MV Rape/Sexual A Total 1	0 ssault 2	0 0 6	0 0 2	0 1 1	0 0 2	1 0 14	1 0	1
Incident Type 2015 Robbery 0 Homicide 0	2016 0 0	2017 0 0	2018 0 0	2019 0 0	2020 0	Total 0 0	by Type	Block 153								
Aggravated Assault Burglary 0 Theft 0 1	0 0 1	0 0 2	0 1 0	0 1 0	0 0 4	0 2	0	Crime Incident Incident Type Robbery	2015 0	2016	2017	2018	2019	2020 0	4	у Туре
Theft of MV 0 Rape/Sexual Assault Total 0 1	0 0 1	0 0 6	3 0 1	0 0 0	0 0 9	3	0	Homicide Aggravated As Burglary Theft 0	0 ssault 0 2	0 1 0 0	0 0 2 0	0 0 0	0 2 0 1	0 0 3	0 0 2	3
Block 148								Theft of MV Rape/Sexual A Total 1	0 .ssault 2	0 0 6	0 0 2	0 1 1	0 0 2	1 0 14	1	1
Crime Incidents Incident Type 2015 Robbery 0 Homicide 0	2016 0 0	2017 3 0	2018 0 0	2019 0 0	2020 0	Total 0 0	by Type									
Aggravated Assault Burglary 0	0	0	1 0	0	0 0	0	1									



#### Block 154

Crime Incident	S							
Incident Type	2015	2016	2017	2018	2019	2020	Total	оу Туре
Robbery	0	0	0	0	0	0	0	, ,,
Homicide	0	0	0	0	0		0	
Aggravated As	sault	0	0	0	0	0	0	0
Burglary	0	0	0	0	0	0	0	
Theft 0	1	0	0	0	1	2		
Theft of MV	0	0	0	0	0	0	0	
Rape/Sexual A	ssault	0	0	0	0	0	0	0
Total 0	1	0	0	0	1	2		



## **Fire Division Records**

Incident and Report Number	Date	Type/Offense	Location
21000190-0	1/22/2021	Overheated motor	203 Evona Avenue
19002282-0	8/27/2019	Gas leak (natural gas or LPG)	208 Evona Avenue
190001028-0	4/20/2019	Lock-out	206 Evona Avenue
19001300-0	5/17/20219	Gas leak (natural gas or LPG)	200 Grant Avenue
19001094-0	4/29/2019	Gas leak (natural gas or LPG)	200 Grant Avenue
18000174-0	1/12/2018	Central station, malicious false alarm	200 Grant Avenue
18000171-0	1/6/2018	Alarm system sounded, no fire-uni	200 Grant Avenue
1800039-0	1/2/2018	Smoke detector activation, no fire	200 Grant Avenue
17002652-0	11/11/2017	Smoke scare, odor of smoke	200 Grant Avenue
17002423-0	10/21/2017	Smoke scare, odor of smoke	200 Grant Avenue
17002376-0	10/15/2021	Smoke detector activation, no fire	200 Grant Avenue
17002372-0	10/15/2021	Smoke detector activation, no fire	200 Grant Avenue
17002092-0	9/16/2021	Central station, malicious false alarm	200 Grant Avenue
17002091-0	9/16/2021	Central station, malicious false alarm	200 Grant Avenue
17001702-0	8/2/2017	Alarm system sounded, no fire-uni	200 Grant Avenue
17001685-0	8/1/2017	Smoke detector activation, no fire	200 Grant Avenue
17001680-0	8/1/2017	Smoke detector activation, no fire	200 Grant Avenue

	1	Ī	I
17001637-0	7/27/2017	Central station, malicious false alarm	200 Grant Avenue
15003100-0	12/17/2015	Service call, other	207 Lee Place
18002552-0	8/8/2018	Electrical wiring/equipment problem	200 Monroe Avenue
19003226-0	11/28/2019	Building fire	202 Manson Place
20002412-0	9/25/2020	Hazardous condition, other	213 Morris Street
19000812-0	3/28/2019	Power line down	200 Morris Street
20001692-0	7/22/2020	Water and ice related rescue, other	127 Rock Avenue
19001894-0	7/17/2019	Assist police or other governmental	1300 Rock Avenue
19001864-0	7/13/2019	Assist police or other governmental	1275 Rock Avenue
17002056-0	9/13/2017	Vehicle accident, general cleanup	200 Rock Avenue
15001674-0	7/20/2015	Assist police or other governmental	1275 Rock Avenue
20001757-0	7/29/2020	Dispatched and cancelled en route	207 Stebbins Place
19001992-0	7/27/2019	Lock-out	201 Stebbins Place
21000365-0	2/12/2021	Road freight or transport vehicle	1630 South Second Street
21000003-0	1/1/2021	Rail vehicle fire	833 South Second Street
20003318-0	12/31/2020	Carbon monoxide detector activation	1349 South Second Street
20003295-0	12/29/2020	Carbon monoxide detector activation	1307 South Second Street
20003256-0	12/24/2020	Motor vehicle accident with no injury	1179 South Second Street



20003138-0	12/11/2020	Gas leak (natural gas or LPG)	1507 South Second Street
20002958-0	11/25/2020	Gas leak (natural gas or LPG)	951 South Second Street
20002667-0	10/25/2020	Gas leak (natural gas or LPG)	1327 South Second Street
20002565-0	10/13/2021	Gas leak (natural gas or LPG)	1347 South Second Street
20002527-0	10/9/2021	Carbon monoxide incident	1147 South Second Street
20002084-0	8/20/2020	Gas leak (natural gas or LPG)	1605 South Second Street
20001954-0	8/8/2020	Dispatched and cancelled en route	1129 South Second Street
20001943-0	8/7/2020	Smoke detector activation, no fire	1207 South Second Street
20001922-0	8/5/2020	Alarm system sounded, no fire-uni	1630 South Second Street
20001652-0	7/18/2020	Lock-out	1139 South Second Street
20001646-0	7/18/2020	Smoke detector activation, no fire	1630 South Second Street
20001633-0	7/16/2020	Alarm system sounded, no fire-uni	1630 South Second Street
20001607-0	7/13/2020	Gasoline or other flammable liquid	950 South Second Street
20001072-0	5/13/2020	Motor vehicle accident with no injury	1651 South Second Street
19003322-0	12/11/2019	Medical assist, assist EMS crew	1041 South Second Street
19002868-0	10/24/2019	Attempted burning, illegal action	1319 South Second Street

19002420-0	9/11/2019	Gas leak (natural gas or LPG)	1305 South Second Street
19002265-0	8/26/2019	Dumpster or other outside trash rec.	1630 South Second Street
19002170-0	8/16/2019	Motor vehicle accident with no injuries	961 South Second Street
19001506-0	6/7/2019	Hazardous condition, other	1155 South Second Street
19001435-0	5/31/2019	Power line down	1207 South Second Street
19000764-0	3/21/2019	Lock-out	1630 South Second Street
19000718-0	3/15/2019	Unauthorized burning	1155 South Second Street
19000398-0	2/5/2019	Gas leak (natural gas or LPG)	1189 South Second Street
19000396-0	2/5/2019	Gas leak (natural gas or LPG)	1203 South Second Street
19000388-0	2/4/2019	Lock-out	1348 South Second Street
18003887-0	12/12/2018	Hazardous condition, other	935 South Second Street
18003724-0	11/25/2018	Water or steam leak	1348 South Second Street
18003438-0	10/26/2018	Unauthorized building	1163 South Second Street
18003087-0	9/26/2018	Smoke detector activation due to ma.	965 South Second Street
18002848-0	9/5/2018	Power line down	1189 South Second Street
18002605-0	8/12/2018	Gas leak (natural gas or LPG)	1507 South Second Street



18002602-0	8/12/2018	Motor vehicle accident with no injuries	1345 South Second Street
18001859-0	6/1/2018	Gas leak (natural gas or LPG)	1605 South Second Street
18001534-0	5/2/2018	Natural vegetation fire, other	1630 South Second Street
18001466-0	4/26/2018	Medical assist, assist EMS crew	1041 South Second Street
18001362-0	4/15/2018	Smoke scare, odor of smoke	1365 South Second Street
18001344-0	4/13/2018	Overheated motor	1630 South Second Street
18001200-0	3/27/2018	Alarm system sounded, no fire-uni	935 South Second Street
18001081-0	3/16/2018	Power line down	1161 South Second Street
18000820-0	3/7/2018	Power line down	820 South Second Street
18000655-0	2/28/2018	Alarm system sounded, no fire-uni	1630 South Second Street
18000481-0	2/14/2018	Service call, other	935 South Second Street
17002909-0	12/6/2017	Service call, other	935 South Second Street
17002641-0	11/10/2017	Carbo monoxide incident	1650 South Second Street
17002341-0	10/12/2017	Lock-out	935 South Second Street
17002126-0	9/19/2017	Extrication of victim(s) from vehc.	1197 South Second Street

17002036-0	9/11/2017	Power line down	1207 South Second Street
17001850-0	8/22/2017	Accident, potential accident, other	1163 South Second Street
17001785-0	8/14/2017	Attempted burning, illegal action	1041 South Second Street
17001280-0	6/16/2017	Gas leak (natural gas or LPG)	935 South Second Street
17001040-0	5/18/2017	Central station, malicious false alarm	950 South Second Street
17000596-0	3/20/2017	Vehcile accident with injuries	1348 South Second Street
17000542-0	3/11/2017	Water or steam leak	935 South Second Street
1700398-0	2/20/2017	Brush, or brush and grass mixture f.	813 South Second Street
1700296-0	2/7/2017	Gas leak (natural gas or LPG)	1319 South Second Street
16002750-0	11/16/2016	Smoke scare, odor of smoke	1033 South Second Street
16001894-0	7/29/2016	Arcing, shorted electrical equipment	905 South Second Street
16001654-0	7/6/2016	Lock-out	1179 South Second Street
16001526-0	6/18/2016	Vehicle accident, general cleanup	965 South Second Street
160012144-0	5/19/2016	Vehicle accident, general cleanup	963 South Second Street
16000900-0	4/8/2016	Flammable gas or liquid condition	1207 South Second Street
16000753-0	3/24/2016	Smoke detector activation due to ma.	1207 South Second Street



16000752-0	3/24/2016	Smoke detector activation, no fire	1207 South Second Street
16000637-0	3/8/2016	Carbon monoxide incident	829 South Second Street
15002623-0	11/5/2015	Service call, other	1537 South Second Street
15002547-0	10/28/2015	Gas leak (natural gas or LPG)	935 South Second Street
15002489-0	10/19/2015	Smoke detector activation, no fire	963 South Second Street
15002042-0	8/29/2015	Cover assignment, standby, moveup	1776 South Second Street
15001590-0	7/11/2015	Power line down	1041 South Second Street
15000686-0	3/24/2015	Assist police or other governmental	1647 South Second Street
15000341-0	2/12/2015	Lock-out	1177 South Second Street
15000287-0	2/5/2015	Alarm system sounded, no fire-uni	1630 South Second Street
15000038-0	1/6/2015	Assist police or other govern- mental	937 South Second Street

<sup>\*</sup>Source: Plainfield Fire Division Records provided in April 2021



# Existing Zoning Regulations: Moderate Density Residential (R-4), Neighborhood Commercial (NC), and Light Industrial (LI)

Moderate Density Residential (R-4)

As shown on Map 3, the Study Area parcels are located within the R-4 Moderate Density Residential District. As noted in the City's Land Use Ordinance, the R-4 District is "designed for single-family and two-family development at a density not to exceed 5.8 dwelling units per acre for single-family dwelling units and 8.7 dwelling units per acre for two-family dwelling units. This district permits single-family dwellings; two-family dwellings; and community residences (as per N.J.S.A. 40:55D-66.1).

Table A.1: Bulk Table of Moderate Density Residential (R-4) District

Requirement	Single-Family	Two-Family		
Area (square feet)	7,500	10,000		
Maximum Density (d.u. per acre)	5.8	8.7		
Minimum Lot Width (feet)	50	80		
Minimum Lot Frontage (feet)	50	80		
Minimum Lot Depth (feet)	100	100		
Front Yard Setback (feet)	25	25		
Side Yard Setback (feet)	10	10		
Combined Side Yard Set- backs (feet)	20	25		
Rear Yard Setback (feet)	30	30		
Maximum Floor Area Ratio (FAR)	N/A	N/A		
Maximum Percent Building Cover	25%	25%		
Maximum Percent Total Lot Cover	40%	40%		
Minimum Number of Stories	N/A	N/A		
Maximum Number of Stories	2.5	2.5		
Maximum Building Height (feet)	35	35		
Minimum Improvable Area (MIA) (square feet)	2,000	2,400		
MIA- Diameter of Circle	31	34 – Bulk Zonina Requirements.		

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



#### Neighborhood Commercial (NC)

As shown on Map 3, the Study Area is located within the Neighborhood Commercial (NC) Zoning District. 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:

- Mixed-use residential dwellings
- Child care center per N.J.S.A 40:55D-66.6
- Retail
- Persona service establishments
- Laundromats
- Offices
- Banks
- Funeral homes/mortuary
- Restaurants
- Commercial centers, public and non-profit
- Nursing homes
- Houses of worship
- Assisted living facilities
- Senior citizen housing
- Adult day care facilities
- Recording studios
- Repair Shops

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

Table A.2: Bulk Table of Neighborhood Commercial Zone District

Requirement	Requirement
Area (square feet)	5,000
Maximum Density (d.u. per acre)	25
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)	1.8
Maximum Percent Building Cover	60%
Maximum Percent Total Lot Cover	80%
Minimum Number of Stories	N/A
Maximum Number of Stories	3
Maximum Building Height (feet)	35
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.



#### Light Industrial (LI)

The zoning district designations for all of the Study Area properties is depicted on Map 3. The Study Area property falls within the Light Industrial (LI) Zoning District.

As discussed in the City's Zoning Ordinance, the purpose of LI "calls for industrial and economic development activities." The uses permitted in the LI zone consist of: Child care centers per N.J.S.A. 40:55D-66.6; Manufacturing; Assembly; Automobile repair shop; Warehouse and/or distribution facility; Offices; Print shops; Health and fitness clubs; Banquet halls; Research facilities; Automobile body shop; Telecommunications facilities on existing buildings and structures; Taverns. The following are MRC uses: Large scale retail and entertainment as follows: Supermarket; Community shopping center; Full service restaurant, other than drive-in, drive-thru and/or fast food establishments; Indoor amusement facilities; Bars and cocktail lounges without live entertainment or dancing as part of indoor amusement facilities, including theaters, bowling alleys, and skating rinks. There are no accessory uses listed as permitted in this zoning district.

The bulk and area standards of each of these zoning districts are summarized in Table A.3 below.

Table A.3: Bulk Table of Study Area Zoning District Light Industrial (LI)

10		

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



# **Summary of Land Use Boards Applications** (since 2014)

Address	Date	Proposed Action	Land Use Board
1644-1666 South Second Street (Block 137, Lot 5)	10/30/2014	Waivers requested and site plan ap-proval for conversion of a warehouse space to an automobile repair facility and body shop	Planning Board
1214-1244 South Second Street (Block 117, Lot 2)	5/1/2014	Use variance and other relief from bulk and area and supplementary requirements, waiv-ers, site plan approval for reconfig- uration and upgrade of PSE&G's Plainfield Substation on South Second Street	Zoning Board of Adjustment
813-815 South Second Street (Block 116, Lot 11)	7/17/2018	Relief from bulk and area requirements and supplementary zoning requirements to construct a two-family dwelling	Zoning Board of Adjustment
800-1000 South Second Street (Block 117, Lot 1.01)	3/20/2020	Use variance to permit storage of tractor trailers not associated with the principal use	Zoning Board of Adjustment

<sup>\*</sup>Records provided by the Division of Planning in March 2022.



## Code Enforcement and Inspections Records (Complaints and Construction Permits since 2016)

# Code Enforcement Complaints

Case Number	Case Record Type	▼ Case Status ▼	Date Reported  Primary Contact Name	▼ Property Record	Property Street Number	Property Street Addres ▼ (
2016-000790	Sale Certificate of Compliance	Open	3/23/16 FLEMING, MICHAEL & LINETTE	116 19	228-32	GRANT AVE
2016-001279	Code Enforcement Complaint	Open	5/11/16 AMAYA, ABEL E	116 18	224-26	GRANT AVE
2016-002028	Code Enforcement Complaint	Open	7/28/16 URGILEZ, EDNA	116 13	200-06	GRANT AVE
2016-002032	Code Enforcement Complaint	Open	7/29/16 S2 NJ LLC	116 16	216-18	GRANT AVE
2017-001446	Code Enforcement Complaint	Open	5/9/17 BOWE,MICHAEL JR	116 10	817	SO 2ND ST
2017-001915	Code Enforcement Complaint	Open	6/8/17 ADEYINKA, EBENEZER	116 11	813-15	SO 2ND ST
2017-002170	Rental Certificate of Compliance	Closed	6/23/17 XIMEJCAW LLC	116 13	200-06	GRANT AVE
2017-002874	Code Enforcement Complaint	Open	8/31/17 WANG, SHENG SHI	116 15	212-14	GRANT AVE
2017-003050	Code Enforcement Complaint	Open	9/20/17 WANG, SHENG SHI	116 15	212-14	GRANT AVE
2018-000010	Sale Certificate of Compliance	Closed	1/3/18 FLEMING, MICHAEL & LINETTE	116 19	228-32	GRANT AVE
2018-001366	Rental Certificate of Compliance	Closed	5/22/18 XIMEJCAW LLC	116 13	200-06	GRANT AVE
2020-001931	Code Enforcement Complaint	Open	9/23/20 XIMEJCAW LLC C/O EDNA URGILEZ	116 13	200-06	GRANT AVE
2020-001992	Code Enforcement Complaint	Closed	9/29/20 ADEYINKA, EBENEZER	116 11	813-15	SO 2ND ST
2020-002019	Sale Certificate of Compliance	Closed	10/1/20 BOWE,MICHAEL A. JR	116 10	817	SO 2ND ST
2021-000222	Certificate of Exemption	Closed	1/27/21 220 GRANT AVENUE HOLDINGSLLC	116 17	220-22	GRANT AVE
2021-001930	Code Enforcement Complaint	Closed	7/9/21 WANG, SHENG SHI	116 15	212-14	GRANT AVE
2021-002078	Sale Certificate of Compliance	Temporary Certificate	7/27/21 FLEMING, MICHAEL & LINETTE	116 19	228-32	GRANT AVE
2021-002329	Rental Certificate of Compliance	Open	8/20/21 Maria C Mancia	116 13	200-06	GRANT AVE
2022-000267	Code Enforcement Complaint	Open	2/10/22 FRONT STREET REALTY LLC	116 12	809-11	SO 2ND ST
2016-000764	Code Enforcement Complaint	Open	3/22/16 ARRINGTON,HENRY	1186	937A	SO 2ND ST
2017-000303	Registration of Boarded and Vacant	Struct Open	1/30/17 BANK OF NEW YORK MELLON C/O SHELLPOINT MORTGAGE SERVICES	1186	937A	SO 2ND ST
2017-000829	Exemption Foreclosure and Short Sa	ale Cer Closed	3/20/17 BANK OF NEW YORK MELLON TR	1186	937A	SO 2ND ST
2017-003462	Code Enforcement Complaint	Open	10/25/17 BANK OF NEW YORK MELLON TR	1186	937A	SO 2ND ST
2021-002360	Sale Certificate of Compliance	Closed	8/24/21 ARKAD RESIDENTIAL HOLDINGS XIV LLC	1186	937A	SO 2ND ST
2021-000300	Code Enforcement Complaint	Open	2/4/21 PERAZA, ARNALDO	118 2	947-49	SO 2ND ST
2019-003065	Sale Certificate of Compliance	Pending Fee Payment	11/18/19 937 SOUTH SECOND STREET LLC	1187	937	SO 2ND ST
2021-000695	Certificate of Exemption	Closed	3/18/21 ARKAD RESDEV IV LLC	1187	937	SO 2ND ST
2016-000923	Code Enforcement Complaint	Open	4/6/16 YGNAURO,ROBIN & RODRIGUES,POLANCO	1188	208-10	PRESCOTT PLACE
2017-000408	Code Enforcement Complaint	Open	2/10/17 YGNAURO,ROBIN & RODRIGUES,POLANCO	1188	208-10	PRESCOTT PLACE
2019-002856	Code Enforcement Complaint	Open	10/27/19 YGNAURO,ROBIN & RODRIGUES,POLANCO	1188	208-10	PRESCOTT PLACE

## **Construction Permits**

Application ID	▼ Permit Number	▼ Permit Type	Work Description	Permit Class	▼ Permit Status	Application Date •1	Applicant Name	Property ID	▼ Property Street Numb	er Property Street Addres
2017-000389	17-CP-000365	Construction Permit	INSTALL FIRE SUPPRESSIO	NF	Closed	2/24/17	EDNA URGILEZ	116 13	200-06	GRANT AVE
2017-000624	17-CP-000515	Construction Permit	INSTALL 6 WINDOW AWN	IN B	Closed	4/3/17	EDNA URGILEZ	116 13	200-06	GRANT AVE
2017-001166	16-CP-001080	Construction Permit Upda	at ELECTRICAL WORK AS PER	PE	Closed	6/29/17	EDNA URGILEZ	116 13	200-06	GRANT AVE
2017-002115	18-CP-000015	Construction Permit	1 100 AMP SERVICEADDIT	IC E	Permit Issued	12/20/17	XIMEJCAW LLC	116 13	200	GRANT AVE
2018-000101	18-CP-000169	Construction Permit	GFCI OUTLET IN BASEMEN	TIE	Permit Issued	1/19/18	FLEMING, MICHAEL & LIN	ET 116 19	228	GRANT AVE
2018-000510	18-CP-000560	Construction Permit	REPLACEMENT WATER HE	AT P	Permit Issued	4/10/18	FLEMING, MICHAEL & LIN	ET 116 19	228-32	GRANT AVE
2018-001562	18-CP-001340	Construction Permit	NEW CONSTRUCTION FOU	IN B E F P M	Closed	11/9/18	PARDO, JAIME & OSWAL	116 17	220-22	GRANT AVE
2019-000023	18-CP-000015	Construction Permit Upda	at 1 400 AMP SERVICE	E	Permit Issued	1/7/19	XIMEJCAW LLC	116 13	200-06	GRANT AVE
2020-DP-0560	2020-DP-0471	Development Permit	6' Solid Vinyl FenceSides of	of	Closed	12/7/20	220 GRANT AVENUE HOLD	N 116 17	220-22	GRANT AVE
2021-000060	18-CP-001340	Construction Permit Upda	at ELECTRICAL UPDATE	E	Closed	1/15/21	PARDO, JAIME & OSWAL	116 17	220-22	GRANT AVE
2021-000083	21-CP-000807	Construction Permit	1-21-2021 - NEED ZONING	6/BEFP	Permit Issued	1/21/21	ADEYINKA, EBENEZER	116 11	813-15	SO 2ND ST
2021-000701	21-CP-000581	Construction Permit	INSTALLATION OF ROOF M	10 B E F	Closed	6/14/21	LINDA RAMOS	116 17	220-22	GRANT AVE
2021-DP-0282	2021-DP-0238	Development Permit	Rooftop Solar Panels		Closed	6/14/21	PARDO CONSTRUCTION G	R( 116 17	220-22	GRANT AVE
2021-DP-0406	2021-DP-0340	Development Permit	Change of Tenancy - Cecel	ia	Closed	8/20/21	XIMEJCAW LLC	116 13	200-06	GRANT AVE
2016-000341	16-CP-000356	Construction Permit	ROOF	В	Pending Certificate Issue	3/10/16	WILLIAMS, GRISELDA	1185	939	SO 2ND ST
2017-000007	17-CP-000388	Construction Permit	BOILER & WATER HEATER	CHEFP	Permit Issued	11/21/16	GRISELDA WILLIAMS LIVIN	NG 118 4	941	SO 2ND ST
2019-001149	21-CP-000702	Construction Permit	REPLACE 1 STEAM BOILER	HEP	Closed	9/17/19	ARKAD RESIDENTIAL HOLD	1186	937A	SO 2ND ST
2019-001536	20-CP-000031	Construction Permit	RELINE MASONARY CHIMI	NE F	Permit Issued	12/6/19	GRISELDA WILLIAMS	1184	941	SO 2ND ST
2021-001212		Construction Permit	NEW CONSTRUCTION HON	ME B	Plan Approved	10/5/21	PERAZA, ARNALDO	118 2	947-49	SO 2ND ST
2021-DP-0486	2021-DP-0414	Development Permit	New Single Family Dwellin	ng	Closed	10/5/21	PERAZA, ARNALDO	118 2	947-49	SO 2ND ST



\*Records for Block 116 and 118 were provided on March 8, 2022.

