

**RESOLUTION OF THE CITY OF PLAINFIELD PLANNING BOARD
RECOMMENDING THAT PROPERTIES IDENTIFIED AS
BLOCK 116, LOTS 7, 8, 9, 10, 11, 12 AND 13;
BLOCK 117, LOTS 1.01, 1.01 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
ON THE TAX MAP OF THE CITY OF PLAINFIELD
BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA.**

WHEREAS, pursuant to the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et seq., and Resolution R 294-20 of the City Council of the City of Plainfield (hereinafter the "Council"), the Planning Board of the City of Plainfield (hereinafter the "Board") authorized a preliminary investigation of Block 116, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 33 and 34; Block 117, Lots 1.01, 1.01 C0001, 1.02, 1.03 and 2; Block 118, Lots 1, 2, 3, 4, 5, 6, 7 and 8; Block 119, Lots 1, 2 and 19.01; Block 120, Lots 1, 2, 19 and 20; Block 125, Lots 1, 2, 3, 4, 5 and 6; Block 126, Lots 1, 2.01, 17, 18 and 19; Block 127, Lots 1, 2, 3, 4 and 5; Block 131, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.01, 16.02, 17, 18 and 19; Block 137, Lots 1, 2, 3, 4 and 5; Block 138, Lots 1, 2.01, 3, 4.01, 6, 7.01, 11, 12, 13, 14, 15.01, 17 and 18; Block 140, Lots 1, 2, 3, 4.01, 6, 6X, 7, 26, 27 and 28; Block 147, Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9; Block 148, Lots 1, 2, 3, 4, 5, and 6; Block 152, Lots 1, 2, 3, 4, 5, 6, 7, 24, 25 and 26; Block 153, Lots 1, 2, 3 and 4; Block 154, Lot 1; Block 202, Lot 1.1, 1.2 and 1.02; and

Block 210, Lots 1, 2, 3 and 4.01, on the Tax Map of the City of Plainfield (hereinafter the "Study Area"), to determine whether the Study Area meets the criteria set forth in the LRHL, N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, Resolution R 294-20 indicated that the properties in the Study Area may be deemed a Non-Condensation Redevelopment Area, in the event that the Board determines that the Study Area constitutes an area in need of redevelopment under the LRHL, N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board received and reviewed the "Preliminary Investigation for Area in Need of Redevelopment Determination West End Industrial Corridor," prepared by Nishuane Group, LLC, dated April 7, 2022 (hereinafter the "Initial Study"), relating to the Study Area; and

WHEREAS, on April 7, 2022, the Planning Board conducted a public hearing and reviewed the Initial Study (hereinafter the "Initial Hearing"); and

WHEREAS, the Board caused to be published advance notice of the Initial Hearing in the Courier News on two (2) occasions and served notice of said public meeting on all owners of property within the Study Area, said publication and service having been

completed at least ten (10) days in advance of the public hearing date; and

WHEREAS, at the Initial Hearing, the Board heard the testimony of Steven Martini, P.P., A.I.C.P., a New Jersey Licensed Planner, Nishuane Group, LLC; and

WHEREAS, at the Initial Hearing, members of the Board were present and considered the testimony of Mr. Martini; and

WHEREAS, it is the conclusion of the Initial Study, as presented by Mr. Martini, that each of the following lots in the Study Area meet one or more criteria to be considered an area in need of redevelopment. More specifically, the Study concludes that Block 137, Lot 1, qualifies for designation as an area in need of redevelopment under Criterion A (N.J.S.A. 40A:12A-5(a)); Block 137, Lot 2; and Block 210, Lot 3, qualify for designation as an area in need of redevelopment under Criterion B (N.J.S.A. 40A:12A-5(b)); 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, qualify for designation as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)); Block 117, Lots 1.01, 1.01 C0001 and 1.03; Block 118, Lot 3; Block 131, Lots 17, 18 and 19; Block 137, Lots 1, 2, 3, 4 and 5; Block 138, Lots 2.01 and 3; Block

152, Lots 1 and 6; Block 154, Lot 1; Block 202, Lots 1.1, 1.2 and 1.02; and Block 210, Lots 1, 2, 3 and 4.01, qualify for designation as an area in need of redevelopment under Criterion D (N.J.S.A. 40A:12A-5(d)); Block 153, Lots 2, 3 and 4, qualify for designation as an area in need of redevelopment under Criterion E (N.J.S.A. 40A:12A-5(e)); and Block 116, Lot 13, Block 117, Lots 1.01, 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, qualify for designation as an area in need of redevelopment under Criterion G (N.J.S.A. 40A:12A-5(g)); and

WHEREAS, it is the further conclusion of the Initial Study, as presented by Mr. Martini, that the inclusion of the following lots are necessary for the effective redevelopment of the Study Area and can, therefore be included in the Study Area: 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; and

WHEREAS, it is the further conclusion of the Initial Study and presented by Mr. Martini, that Block 116, Lot 1; Block 118, Lots 2 and 3; and Block 148, Lot 6 should not be designated as

an area in need of redevelopment, as no lots adjacent to each lot meets one or more of the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, it is the further conclusion of the Initial Study and presented by Mr. Martini, that Block 119, Lots 1, 2 and 19.01; should not be designated as an area in need of redevelopment, as each of the lots has been previously designated as an area in need of redevelopment as part of the "South Second Street Youth Center Area in Need of Redevelopment Investigation," adopted by the Council on August 10, 2020; and

WHEREAS, it is the further conclusion of the Initial Study and presented by Mr. Martini, that Block 138, Lots 1, 2.01 and 7.01; and Block 153, Lot 3; should not be designated as an area in need of redevelopment, as each of the lots has been previously designated as an area in need of redevelopment as part of the "Citywide in Need of Redevelopment Study of City-Owned, Foreclosure and Bankrupt Properties," adopted by the Council on September 13, 1999;

WHEREAS, at the Initial Hearing, the public was given the opportunity to be heard at the public hearing; and

WHEREAS, subsequent to the Initial Hearing, it was determined that certain revisions to the Initial Study were

needed in order to resolve internal inconsistencies within the Initial Study; and

WHEREAS, the Planning Board received and reviewed the "Preliminary Investigation for Area in Need of Redevelopment Determination West End Industrial Corridor," prepared by Nishuane Group, LLC, dated April 7, 2022 and July 21, 2022 (hereinafter the "Revised Study"), relating to the Study Area; and

WHEREAS, on July 21, 2022, the Planning Board conducted a public hearing and reviewed the Revised Study (hereinafter the "Supplemental Hearing"); and

WHEREAS, the Board caused to be published advance notice of the Supplemental Hearing in the Courier News on two (2) occasions and served notice of said public meeting on all owners of property within the Study Area whose properties were implicated by the internal inconsistencies in the Initial Study, said publication and service having been completed at least ten (10) days in advance of the public hearing date; and

WHEREAS, at the Supplemental Hearing, the Board heard the testimony of Steven Martini, P.P., A.I.C.P., a New Jersey Licensed Planner, Nishuane Group, LLC; and

WHEREAS, at the Supplemental Hearing, members of the Board were present and considered the testimony of Mr. Martini; and

WHEREAS, at the Supplemental Hearing, Mr. Martini identified the revisions to the Initial Study needed to address internal inconsistencies and which revisions were contained in the Revised Study; and

WHEREAS, at the Supplemental Hearing, Mr. Martini confirmed that the revisions of the Initial Study required to address the internal inconsistencies therein (and encompassed in the Revised Study) did not change the recommendations and conclusions contained in the Initial Study; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Plainfield hereby incorporates the forgoing recitals as though fully set forth at length herein; and

NOW, THEREFORE, be it further resolved that the Planning Board of the City of Plainfield hereby finds and concludes, and further recommends to the Plainfield Mayor and City Council, that Block 116, Lots 7, 8, 9, 10, 11, 12 and 13; Block 117, Lots 1.01, 1.01 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 on the Tax Map of the City of Plainfield in the Study Area be designated as a Non-Condemnation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots meets one or more of the criteria set forth in N.J.S.A. 40A:12A-5, or is necessary for an effective redevelopment of the Study Area; and

NOW, THEREFORE, be it further resolved that a copy of this resolution be forwarded to the Clerk of the City of Plainfield for distribution to the Mayor and Council within five (5) days of the date of the adoption of this Resolution.

ROLL CALL ON MOTION JULY 21, 2022:

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

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

ROLL CALL ON MEMORIALIZATION

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

I hereby certify that the foregoing is a true copy of a Resolution of the City of Plainfield Planning Board memorialized on _____, 2022.

Maximo Vazquez
Planning Board Secretary