

**RESOLUTION OF THE CITY OF PLAINFIELD PLANNING BOARD
RECOMMENDING THAT THE CITY COUNCIL
ADOPT THE WEST FRONT STREET AND CLINTON AVENUE
REDEVELOPMENT PLAN**

WHEREAS, the Planning Board of the City of Plainfield (hereinafter referred to as "Board") has received and reviewed the "West Front Street and Clinton Avenue Redevelopment Plan" (hereinafter the "Plan") prepared by the Nishuane Group, LLC (hereinafter "Nishuane"), dated August 18, 2022, relating to certain real property identified as: Block 218, Lots 24, 25, 26, 27, 28 and 29, on the Tax Map of the City of Plainfield on the Tax Map of the City of Plainfield (hereinafter the "Redevelopment Area"); and

WHEREAS, the Board previously adopted a Resolution on August 4, 2022, recommending that the Redevelopment Area meets the statutory requirements to be considered a non-condemnation area in need of redevelopment, as each of the lots satisfies one or more of the criteria set forth in N.J.S.A. 40A:12A-5; or was necessary for an effective redevelopment of the Redevelopment Area; and

WHEREAS, the City Council of the City of Plainfield (hereinafter the "Council") concurred in said recommendation that the Redevelopment Area constitutes a non-condemnation area in need of redevelopment, by City Council Resolution Number R 288-22 on August 15, 2022; and

WHEREAS, the Council also authorized and directed the Board to prepare a redevelopment plan for the Redevelopment Area; and present same to the Council; and

WHEREAS, N.J.S.A. 40A:12-4(b)(2) empowers the Board to prepare a redevelopment plan if authorized to do so by the Council; and

WHEREAS, at the direction of the Board, Nishuane thereafter prepared the Plan; and

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

WHEREAS, the Board conducted a public hearing on August 18, 2022, at which meeting the Plan was reviewed by the Board; and

WHEREAS, at the public hearing the Board considered the testimony of Steven Martini, P.P., A.I.C.P., of Nishuane; and

WHEREAS, it is the opinion of Mr. Martini that the Plan will: contribute to the catalytic transformation of the West End neighborhood; eliminate existing conditions of deterioration, faulty arrangement and obsolete layout; design for safe circulation, parking and accessibility; and implement principles of sustainability into the Redevelopment Area; and

WHEREAS, it is the further opinion of Mr. Martini, that the Plan is generally consistent with, and certainly not inconsistent with any of, the goals and objectives of the City

of Plainfield Master Plan; the Master Plans of Plainfield's contiguous municipalities; as well as the Union County Master Plan; and the State Development and Redevelopment Plan, as set forth in the Plan; and

WHEREAS, the public was given the opportunity to be heard with respect to the Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Plainfield makes the following findings and conclusions:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Plan will: contribute to the catalytic transformation of the West End neighborhood; eliminate existing conditions of deterioration, faulty arrangement and obsolete layout; design for safe circulation, parking and accessibility; and implement principles of sustainability into the Redevelopment Area.

3. The goals and objectives contained in the Plan are consistent with the City's existing Master Plan; the Master Plans of Plainfield's contiguous municipalities; as well as the Union County Master Plan; and the State Development and Redevelopment Plan.

NOW, THEREFORE, be it further resolved that the Planning Board of the City of Plainfield hereby recommends the adoption of the Plan by the Plainfield City Council; and

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

ROLL CALL ON MOTION AUGUST 18, 2022:

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

This Resolution adopted this ____ day of _____ 2022 memorializes the action taken at a meeting of the City of Plainfield Planning Board on August 18, 2022, with the roll call vote on the memorialization as follows:

ROLL CALL ON MEMORIALIZATION

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

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

Maximo Vazquez,
Planning Board Secretary