

WEST FRONT STREET AND CLINTON AVENUE REDEVELOPMENT PLAN



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CITY OF PLAINFIELD, NEW JERSEY

West Front Street and Clinton Avenue Redevelopment Plan

City of Plainfield, Union County, New Jersey

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Prepared for:



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

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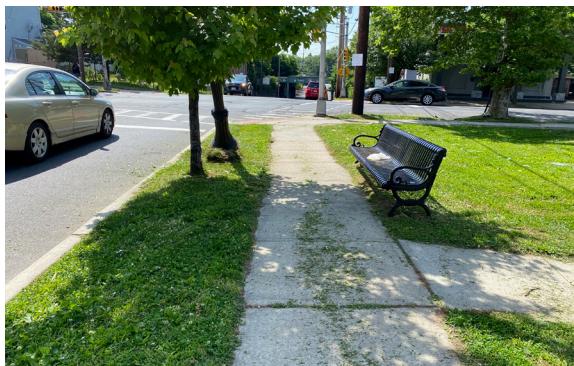


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1.0 INTRODUCTION

On June 13, 2022, the City Council adopted Resolution 220-22 directing the Planning Board to study City Tax Block 218, Lots 24, 25, 26, 27, 28, and 29 (the “Redevelopment Area”) to determine if it met the criteria to be designated a non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law (the “LRHL”), N.J.S.A. 40A:12A-5. Resolution 220-22 also directed the Planning Board to prepare a redevelopment plan for the Redevelopment Area should the Planning Board recommend that the Redevelopment Area be designated as an area in need of redevelopment.

This Plan includes the City’s vision for the Redevelopment Area and provides a framework for development and redevelopment. The Redevelopment Area is located along West Front Street to the north and Clinton Avenue to the west. It consists of approximately 4.54 acres in the 4th Ward of the City of Plainfield (the “City”).

The findings of the “Area in Need of Redevelopment” Investigation found that the Redevelopment Area demonstrates a variety of issues, including vacancy, underutilization and negligence of maintenance. Consequently, these issues present an overall need for revitalization. The intentions of this Redevelopment Plan are to address the existing site deterioration, ensure property utilization, and facilitate revitalization by activating the site with viable appropriate and complementary uses. The Plan envisions activating new uses to the West End community that will support existing and new residents.

This Redevelopment Plan satisfies the requirements of N.J.S.A. 40A:12A-7.

1.1 Statutory Requirements

The LRHL, N.J.S.A. 40A:12A-1 et seq. provides that a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - A. The master plans of contiguous municipalities;
 - B. The master plan of the County in which the municipality is located; and
 - C. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c. 398(N.J.S.A. 52:18A-196, et seq.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units; affordable to low- and moderate- income households, as

defined pursuant to section 4 of P.L. 1985 c. 222 (N.J.S.A. 52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This Plan provides the statutory framework for redevelopment within the Redevelopment Area. There are no existing affordable housing units identified as to be removed as a result of the implementation of this Plan.

2.0 DISTRICT OVERVIEW

2.1. Redevelopment Area Boundary

According to the 2020 American Community Survey, the Redevelopment Area is located in Census Tract 392, which has a total population of 6,137 residents. As depicted on Map 1, the Redevelopment Area is located at the northwestern corner of West Front Street and Clinton Avenue, specifically along the northern side of West Front Street and the western side of Clinton Avenue. The Redevelopment Area consists of six tax parcels, as shown on

Map 2.

The Redevelopment Area is the ideal location for redevelopment related to industrial, manufacturing, and similar uses because a cluster of these uses already exists and they are anticipated to continue to grow in the City.

2.2. Existing Land Use

The existing land uses within the Redevelopment Area are detailed on Map 3 and Table 1. Lot 24 is a vacant property used as a driveway. Lot 25 is a residential dwelling containing two units. Lot 26 contains a commercial establishment, specifically a drive-through restaurant. Lot 27 has a commercial building which is unoccupied. Lot 28 contains a parking lot and Lot 29 has a commercial building occupied by a woodworking company.

Table 1: Existing Land Use

| Block | Lot | Address | Existing Land Use |
|-------|-----|-----------------------------|-------------------|
| 218 | 24 | 21 Clinton Avenue | Vacant land |
| 218 | 25 | 17-19 Clinton Avenue | Residential |
| 218 | 26 | 1-15 Clinton Avenue | Commercial |
| 218 | 27 | 1314-1320 West Front Street | Commercial |
| 218 | 28 | 1322-1334 West Front Street | Vacant land |
| 218 | 29 | 1336-1346 West Front Street | Commercial |

Source: MOD-IV

WEST FRONT STREET AND CLINTON AVENUE REDEVELOPMENT PLAN



Map 1: Redevelopment Area

WEST FRONT STREET AND CLINTON AVENUE REDEVELOPMENT PLAN



Source: City of Plainfield Tax Map 151

Map 2: Tax Map

2.3. Existing Zoning

As shown on Map 4, there is a diversity of zoning district designations within the Redevelopment Area, which consists of the following:

The zoning district designations for all of the Redevelopment Area properties is depicted on Map 3. The Redevelopment Area properties are located within three zoning districts: Mixed Use Zoning District (MU), Moderate Density Residential Zoning District (R-4), and Neighborhood Commercial (NC) Zoning District. The following is the breakdown of the existing zoning district designation for each of the Redevelopment Area properties (as shown in Table 2):

Table 2: Existing Zoning

| Block | Lot | Address | Zoning District |
|-------|-----|-----------------------------|------------------------|
| 218 | 24 | 21 Clinton Avenue | NC |
| 218 | 25 | 17-19 Clinton Avenue | NC |
| 218 | 26 | 1-15 Clinton Avenue | NC |
| 218 | 27 | 1314-1320 West Front Street | NC |
| 218 | 28 | 1322-1334 West Front Street | MU (front); R-4 (rear) |
| 218 | 29 | 1336-1346 West Front Street | MU (front); R-4 (rear) |

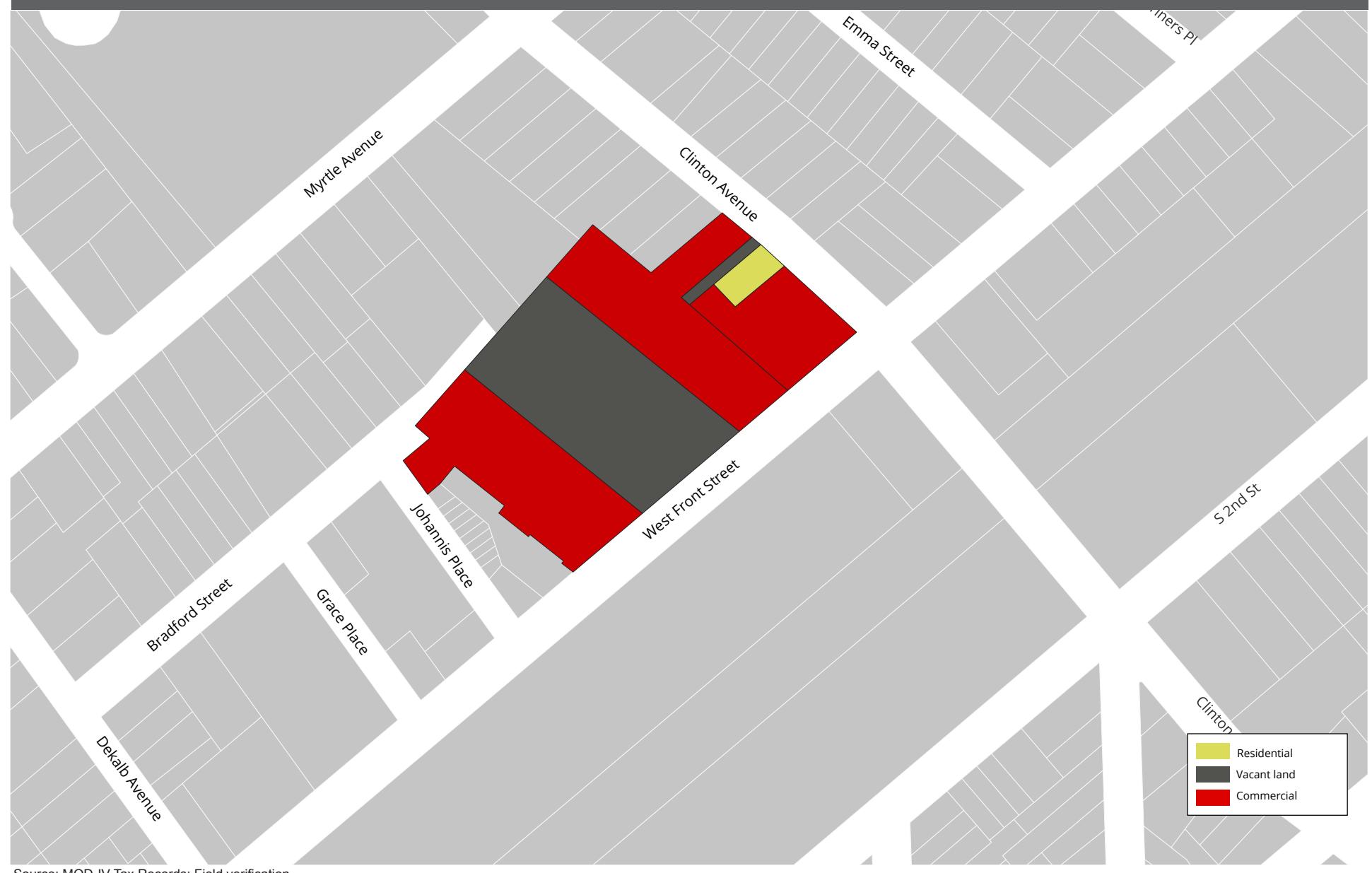
Source: City of Plainfield Zoning Map

Moderate Density Residential (R-4)

As noted in Section 17:9-8.A. of the City's Land Use Ordinance, 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." . The uses permitted in the R-4 zone consist of: Single-family dwellings; two-family dwellings and community residences as per N.J.S.A. 40:55D-66.1. Accessory uses permitted consist of home occupations and family day care homes per N.J.S.A. 40:55b-66.5b.

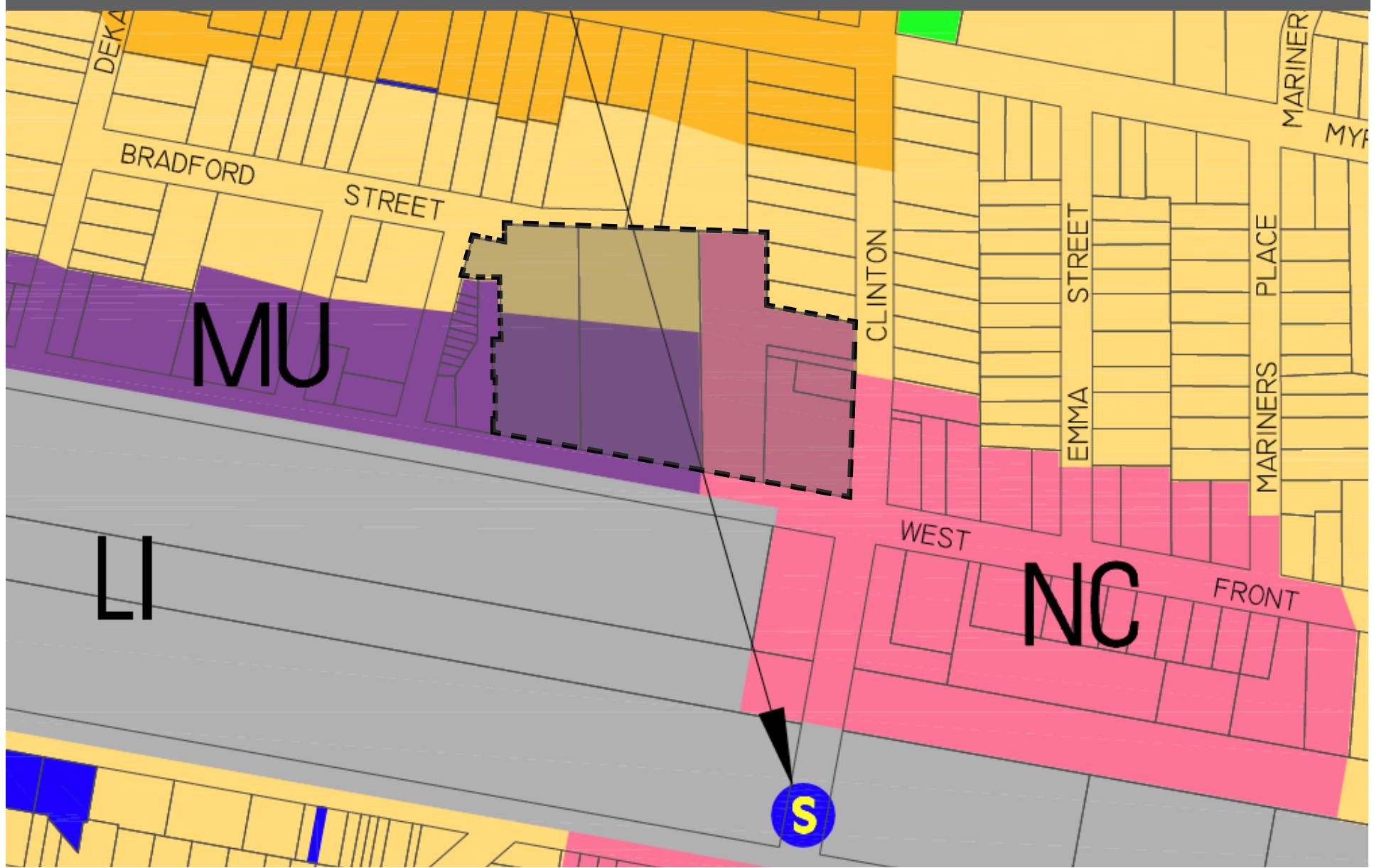
The bulk and area standards of the R-4 Zoning District is summarized in Table 2 below.

WEST FRONT STREET AND CLINTON AVENUE REDEVELOPMENT PLAN



Map 3: Existing Land Use

WEST FRONT STREET AND CLINTON AVENUE REDEVELOPMENT PLAN



Source: City of Plainfield Zoning Map

Map 4: Existing Zoning

Table 2: Bulk Table of R-4 Zoning 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) | 6 | 6 |
| Combined Side Yard Setbacks (feet) | 15 | 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) | 1,700 | 2,400 |
| MIA- Diameter of Circle | 29 | 34 |

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

Mixed Use (MU)

The MU zone is “intended to recognize areas within the City that are developed with retail/commercial uses on the first floor with apartment units above. It also includes many transition areas within the City, and aims to foster redevelopment by permitting a broad palette of compatible uses. This zone will also serve as a buffer between commercial districts and lower density residential neighborhoods.” The following uses are permitted in the MU zone: Mixed-use residential dwellings; Apartments, Townhouses, Retail; Personal service establishments; Laundromats; Offices, including medical offices; Nursing homes, Senior citizen housing; Restaurants, Banquet halls; Banks, Funeral homes; Health and fitness clubs; Car Wash, Assisted living facility, Theater; Adaptive reuse of existing residential dwellings; Telecommunication facilities on existing buildings and structures; Taverns, Nightclubs; Automobile service stations; Houses of worship; Recording studios; and Repair Shops. Accessory uses permitted include outdoor dining.

The bulk and area standards of the MU Zoning District is summarized in Table 3 below.

Table 3: Bulk Table of Mixed Use Zoning District

| Requirement | Mixed Use | Commercial Uses | Apartments | Townhouses |
|---|-----------|-----------------|------------|------------|
| Area (square feet) | 5,000 | 5,000 | 22,000 | 43,560 |
| Maximum Density (d.u. per acre) | 25 | N/A | 12 | 10 |
| Minimum Lot Width (feet) | 50 | 50 | 150 | 150 |
| Minimum Lot Frontage (feet) | 50 | 50 | 150 | 150 |
| Minimum Lot Depth (feet) | 100 | 100 | 100 | 150 |
| Front Yard Setback (feet) | 10 | 10 | 30 | 25 |
| Side Yard Setback (feet) | 5 | 5 | 25 | 30 |
| Combined Side Yard Setbacks (feet) | 10 | 10 | 50 | 60 |
| Rear Yard Setback (feet) | 15 | 15 | 30 | 30 |
| Maximum Floor Area Ratio (FAR) | 1.8 | 1.8 | N/A | N/A |
| Maximum Percent Building Cover | 60% | 60% | 30% | 30% |
| Maximum Percent Total Lot Cover | 70% | 80% | 40% | 45% |
| Minimum Number of Stories | N/A | N/A | N/A | N/A |
| Maximum Number of Stories | 3 | 3 | 3 | 2.5 |
| Maximum Building Height (feet) | 35 | 3.5 | 40 | 35 |
| Minimum Improvable Area (MIA) (square feet) | 2,100 | 1,500 | 5,300 | 11,800 |
| MIA- Diameter of Circle | 32 | 27 | 51 | 76 |

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

Neighborhood Commercial (NC)

As discussed in the City's Zoning Ordinance (Section 17:9-12), the purpose of the Neighborhood Commercial Zoning District 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 the NC Zoning District is summarized in Table 4 below.

Table 4: 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.

3.0 THE REDEVELOPMENT PLAN

3.1 Purpose

This Plan serves as a guide for future development and redevelopment within the Redevelopment Area. It sets forth a framework for design standards and statutory guidelines that will enhance and improve the Redevelopment Area. The zoning and design standards in this Plan shall supersede the City's Land Use Ordinance.

The main goal of this Plan is to attract redevelopment projects and bring economic activity to the Redevelopment Area, while integrating new projects into the existing residential and neighborhood commercial land use pattern in a harmonious manner.

3.2 Goals and Objectives

This Redevelopment Plan intends to promote redevelopment of industrial and related uses in efforts to achieve a robust industrial district in the West End neighborhood of the City. This Plan proposes to achieve the following policy goals and objectives:

Contribute to the Catalytic Transformation of the West End neighborhood

- o Bolster the corridor with newly introduced Industrial and commercial uses
- o Provide opportunities to create new jobs for a contemporary workforce
- o Supportive uses for the viable of the West End Industrial Corridor

Eliminate Existing Conditions of Deterioration, Faulty Arrangement and Obsolete Layout

- o Allow for a flexible regulatory framework to complement the Area's industrial character while reinforcing neighborhood stability and safety
- o Establish standards to reflect modern and contemporary uses and realistic bulk and area regulations

Design for Safe Circulation, Parking and Accessibility

- o Improve circulation via safety among vehicles, cyclists and pedestrians alike
- o Support the usage of alternative modes of transportation, including public transportation, bicycle or scooter
- o Encourage pedestrianism through the implementation of streetscape standards

Implement Principles of Sustainability into the Redevelopment Area

- o Reduce the heat island effect through the planting of street trees and vegetated corridors
- o Encourage the implementation of energy efficient building standards and features in new construction
- o Encourage use and reuse of energy efficient materials
- o Incorporate elements of Smart Cities, such as solar-powered trash compactor bins and smart lighting on streetscapes

3.3. Compatibility with State and Local Plans

State Development and Redevelopment Plan

This Plan is consistent with the goals and policies set forth in the State Development and Redevelopment Plan (the "SDRP") in

promoting planned development within a Metropolitan Planning Area (PA1); an area that is targeted for growth in compact form. It is further consistent through its emphasis on promoting economic development by encouraging infill development, public-private partnerships and infrastructure improvements. It also fulfills the SDRP's intention in the Metropolitan Planning Area of revitalizing cities and towns and providing much of the State's future redevelopment.

Union County Master Plan

Generally, the Redevelopment Plan is compliant with the Union County Master Plan. The objectives and policies of this Redevelopment Plan are consistent with the goals and objectives outlined in the 1998 Union County Master Plan. The Land Use Element of the County Master Plan serves as a guide to the extent and intensity of future development within the County. As it relates to redevelopment, one of the objectives is to promote new development and redevelopment that is consistent and compatible with existing settlement patterns. This Redevelopment Plan ensures that all new development functions and operates within the framework of the neighborhood while being mindful of the existing buildings and structures to provide a cohesive development pattern.

Plainfield's 2020 Master Plan

This Redevelopment Plan is consistent with the City's 2020 Master Plan. Specifically, the following goals, objectives and excerpts are applicable to the Redevelopment Plan:

- Continue to further the goals from the 2009 Master Plan:

Revitalize/redevelop underutilized areas. (Land Use Element, pg. 20)

- Promote the redevelopment of vacant, abandoned and underutilized properties. (Economic Development, pg. 66)
- The lack of other services, including banks, restaurants and entertainment was a frequently expressed as a concern by residents who want and need viable neighborhood commercial areas, especially located in the City's western part. (Land Use Element, pg. 24)
- The NC land use pattern is composed of uses that principally serve the specific surrounding neighborhoods. Neighborhood commercial development is intended to permit uses necessary to meet daily needs of residents, such as personal services, grocery stores, drug stores and convenience stores that primarily serve neighborhoods nearby. Higher intensity commercial uses are not permitted. The scale and intensity of development should not intrude into but rather complement the character of the residential neighborhoods they serve. Neighborhood commercial land use patterns are principally designated to serve the South Avenue, East Second Street, Plainfield Avenue and Clinton Avenue neighborhoods. (Land Use Element, pg. 27)

• "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. (Land Use Element, pg. 24)

• Despite the ongoing transition, there are several areas along the railroad ROW where light industry remains viable. This includes the northeastern ends of the City, on North Avenue south of Terrill Road and on the southwestern end at West Front Street between the Piscataway and Dunellen municipal border and Clinton Avenue and South Second Street to Grant/West End Avenues. The latter

is being looked at for targeted revitalization, with an innovative mixed use industrial/educational/light manufacturing facility at the core. (Land Use Element, pg. 24)

- The existing industrial areas, which offer a good opportunity for continued industrial use, should be assessed to ensure that they remain viable. Notwithstanding this, however, the City recently received an Innovation Grant to implement an initiative that would revitalize and re-purpose the West End Industrial Corridor located in the western end of the City abutting the railroad ROW. (Land Use Element, pg. 28)

The Redevelopment Area is ready for redevelopment activities to take place for several reasons. With the resurgence of industrial businesses along the south side of West Front Street, the northern side should also take advantage of this opportunity, establishing a cohesive corridor. This makes the Redevelopment Area uniquely suited for new development that will complement the existing West End neighborhood while attracting new employers and employees.

Other Redevelopment Areas 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.

Relation to Adjacent Municipalities

The Redevelopment Area is located approximately 1,560 feet east of the Township of North Plainfield. Given this separation, there will be no substantial negative impact to the Township. In fact, any impacts deriving from the Redevelopment Area will be positive, as any spillover, such as job creation and complementary land uses.

3.4. Statutory Basis for the Redevelopment Plan

On June 13, 2022, the City Council adopted Resolution R 220-22 authorizing the Planning Board to prepare a Redevelopment Plan. The purpose of this Plan is to provide guidance for new development and redevelopment within the Redevelopment Area. It also sets forth a framework for design standards in appropriately specializing redevelopment among the existing and future schools and the surrounding residential community. Upon Plan adoption, the regulatory and design standards in this Plan shall supersede the City's Land Use Ordinance.

3.5. Definitions

This Plan sets forth standards for land uses, structures, site design and parking. Except as otherwise provided below, terms that appear in this Redevelopment Plan shall be interpreted in accordance with the Definitions section of the City's Land Use Ordinance as set forth in Section 17:1-6.

- *Data or technology center* – A facility consisting of networked computers, servers and related storage that businesses and other organizations utilize to organize, process and disseminate large amounts of data.
- *Industrial* – Operations and facilities related to more intense uses than that of light industrial activities, including fabrication, manufacturing, packaging, assemblage, and processing/production of materials/goods.
- *Light Industrial* – Operations and facilities related to warehousing, distribution, research and development but shall not include activity involving heavy industry such as manufacturing and automobile-related uses.
- *Microbrewery, Microdistillery or Winery* – An establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is considered a retail establishment.

4.0 PROPOSED LAND USE PLAN

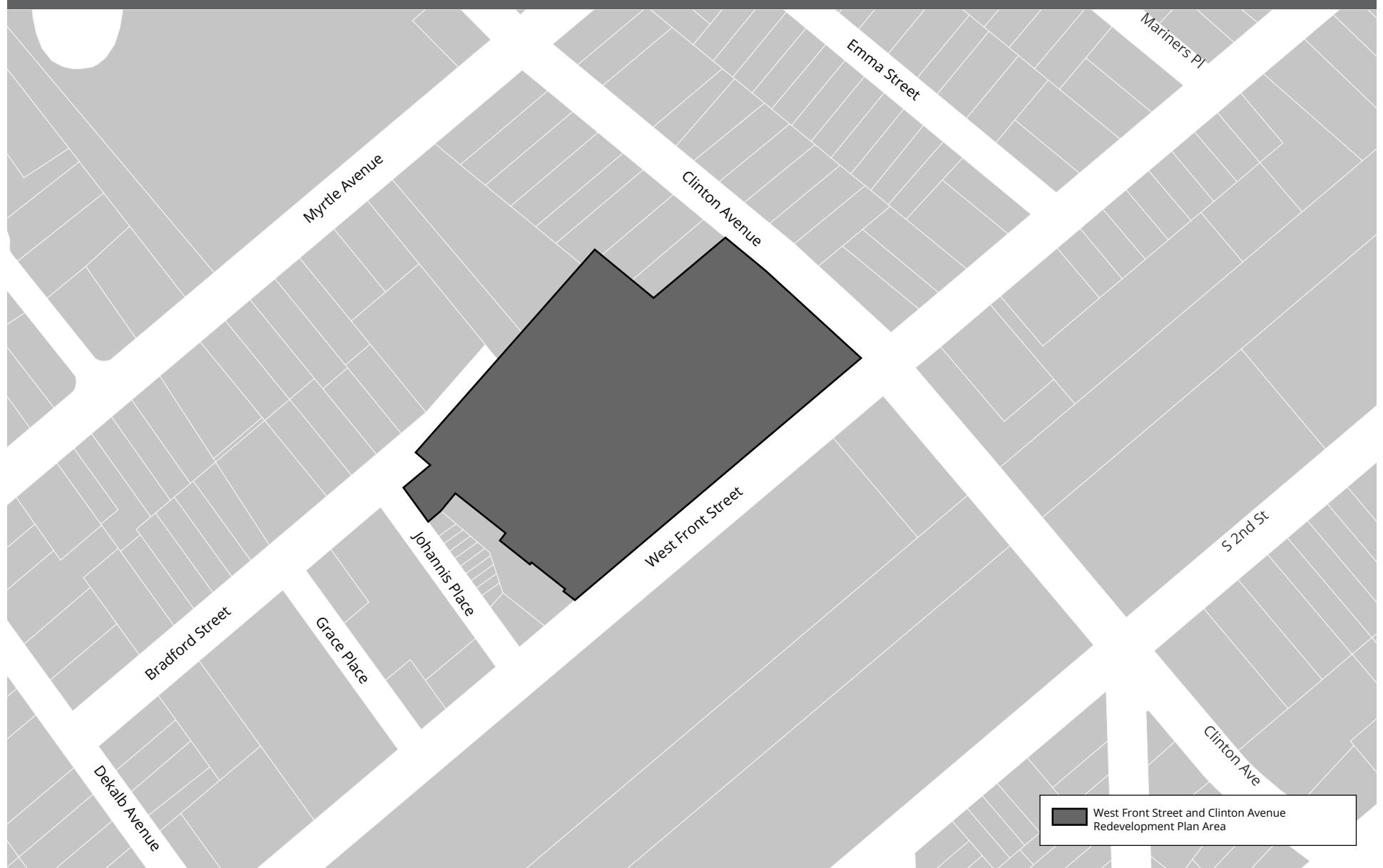
4.1. Land Use Plan

This section describes the proposed land use plan and provides a framework to implement the City's vision for the Redevelopment Area. The zoning regulations established in this Plan provide a foundation and guidelines for any development that occurs in the Redevelopment Area.

4.2. Standards

The proposed standards reflect the vision for this Plan. These standards include permitted, accessory, and prohibited uses, bulk and area standards, and other requirements which specifically define the Redevelopment Area. Design standards specific to the Redevelopment Area will also provide guidelines regarding the physical form of redevelopment projects. Buffering and screening (Section 17:9-24), parking lot landscaping (Section 17:9-43), lighting (Section 17:11-12) and parking standards (Section 17:11-15) shall comply with the City's Land Use Ordinance (unless otherwise noted in this Plan).

WEST FRONT STREET AND CLINTON AVENUE REDEVELOPMENT PLAN



Map 5: Proposed Land Use Plan

WEST FRONT STREET AND CLINTON AVENUE LAND USE PLAN

Purpose: Support the revitalization of the West End neighborhood with complementary uses at this critical area of the City.

Bulk and Area Standards

| Regulation | Requirement |
|--|-----------------------------------|
| Minimum Lot Area | 10,000 square feet |
| Minimum Lot Width | 50 feet |
| Minimum Front Yard Setback | 10 feet |
| Minimum Side Yard Setback | 10 feet |
| Minimum Combined Side Yard Setback | 20 feet |
| Minimum Rear Yard Setback | 20 feet |
| Maximum Building Coverage (percentage) | 80% |
| Maximum Lot Coverage (percentage) | 90% |
| Maximum Building Height (feet) | 60 feet |
| Maximum Building Height (stories) | 4 stories |
| FAR | 2.0 |
| Open Space (percentage) | 10% |
| Maximum Density | 75 dwelling units per acre |

Permitted Uses

- Child care center
- Industrial
- Light industrial
- Manufacturing and/or assembly
- Microbreweries, Microdistilleries or Wineries
- Office, including medical
- Personal service establishments
- Research facilities
- Restaurants (including drive-through facilities)
- Retail sales
- Surface parking
- Technology and data centers
- Warehouse and/or distribution facility
- Wireless communication facilities
- **Mixed-use structures containing commercial uses on the ground floor and residential or office uses on the upper floors**
- **Apartments or multifamily dwellings (excluding ground floor)**

Accessory Uses and Structures

- Electric vehicle charging stations
- Surface parking
- Any other use customarily incidental to a permitted principal use

Parking Standards

- a) Unless otherwise noted, parking ratios for all uses shall be in accordance with the regulations included in the City's Land Use Ordinance.
- b) Parking requirements for the following permitted uses apply:
 - i. Retail sales or personal service establishments: 1 space per 500 square feet of gross floor area
 - ii. Restaurants: 1 space per 4 seats
 - iii. Industrial, light industrial, manufacturing, assembly and warehouse/distribution facility: 1 space per 4,000 square feet of gross floor area
 - iv. Microbrewery, microdistillery or winery: 1 space per 1 space per 1,500 square feet of gross floor area
 - v. **Residential dwellings: 1 space per unit**
 - c) The State electric vehicle ordinance regarding parking requirement reduction shall be applicable if the State requirement is fulfilled.

4.3. Design Standards

The City recognizes that a number of urban design standards and improvements are necessary in order to achieve vibrant and safe neighborhoods. These standards are especially important in neighborhood commercial nodes where walkability and access are vital. The key elements and the design standards are listed below.

Building, Mass and Form

- a) Variation in architectural massing is encouraged. Architectural massing is the arrangement of forms of a building. Massing refers to the structure in a three-dimensional form.
- b) Buildings should include, at the ground level, design elements that promote health and safety of schools as clear signage/wayfinding, installation of surveillance systems, large windows for daylighting and 'safe zones' which are areas that are out of the exterior sight line.
- c) Building entries shall include covered areas, allowing students and staff to be sheltered from inclement weather.
- d) All commercial uses on the ground floor shall have street frontage.

Architectural Standards and Façade Treatments

- a) Structures should be designed to encourage architectural variety within an overall framework of design continuity.
- b) A 'human scale' of development shall be achieved at grade

and along street frontages through the use of building elements such as enhanced entrances, corners, display windows, doors, columns, awnings, canopies and graphic panels. These are encouraged to provide a visually attractive environment.

c) Architectural features such as bay windows, balconies, etc. may be permitted to project over pedestrian sidewalks, with a minimum clearance of 15 feet in height and within 6 feet of the sidewalk's curb line.

a) Architectural features are to be provided when using a flat roof. These features should include a parapet wall accented with a cornice and frieze. Capped roof or sloping roof structures are encouraged.

b) Side and rear yard elevations should receive architectural treatments comparable to the front facades when public access or public parking is provided next to the building.

c) The building design shall incorporate to the greatest extent practicable green design techniques and promote energy efficiency through the choice of materials and major systems.

d) Any front façade of a nonresidential structure within the Redevelopment Area must be visually permeable (i.e. it should contain windows or other openings at eye level). Blank and windowless walls shall be permitted only along the rear of buildings. Retail frontage should have display windows containing 40 to 60% of the façade's fenestration. Metal, roll-down security grills, curtains, gates, or bars are not permitted at the front façade.

e) Side and rear yard elevations should receive architectural

treatments comparable to the front facades when public access or public parking is provided next to the buildings.

f) Multi-tenant buildings shall provide varied storefronts. Upper floors may be coordinated with ground floors through common materials and colors.

g) If a parking deck/structure is constructed, the façade elevations shall receive architectural treatment that complements the principal building.

a) Roof appurtenances may be excluded from the building height measurement; however, roof appurtenances shall not exceed a height of 10 feet.

Materials and Texture

a) A variety of materials shall be utilized. Masonry, which works well at the base of the building, can vary in size, color, and texture, and enable the provision of a decorative pattern or band. Above 12 feet, it can be substituted with other suitable materials.

b) The use of fabric or metal canopies is to be encouraged, especially over storefronts, at entrances or over display windows.

Buffering/Screening

a) Service areas, loading docks, solid waste and recycling facilities and other service areas are to be screened so as to not be visible from street view. Such facilities and areas shall also be appropriately screened with vegetation, a decorative wall or other materials.

- b) Unless otherwise noted, buffering and screening shall adhere to the regulations set forth in Section 17:9-24 and Section 17:9-43 of the City's Land Use Ordinance.
- c) Vegetative buffering must be provided along any residential property abutting the Redevelopment Area.
- d) A 6-foot board-on-board fence shall be constructed along the rear or side yard of the property abutting residential properties.
- e) Vinyl and chain link fences shall not be permitted.

Parking Area Landscaping and Circulation Design Standards

- a) Standards set forth in Section 17:9-42 of the City's Land Use Ordinance shall be applicable.
- b) Parking areas are encouraged to be located in the rear and/or side yards of the property. Parking areas may be located in the front yard, however, must be screened from street view through the use of: 1. Landscaping (i.e., vegetative buffer) and 2. decorative wall or ornamental fence. Walls or fences along the front yard shall have a maximum height of 4 feet.
- c) Parking facilities within the Redevelopment Area shall include at a minimum two electric car charging stations as well as the infrastructure necessary to support additional car charging facilities to accommodate future demand. The car charging facilities shall be the responsibility of the redeveloper.

Parking, Driveways and Loading

- a) Shared driveways and shipping and receiving points are encouraged to reduce the number of curb openings to enhance the streetscape and promote traffic and pedestrian safety.
- b) Driveway widths shall be sized to provide sufficient turning radius for the largest expected truck entering the site.

Lighting

- a) All lighting requirements set forth in Section 17:11-12 of the City's Land Use Ordinance shall be met.
- b) Streetlighting shall be installed along every 50 feet of street frontage. If street lighting cannot be installed, then building lighting shall be installed.

Shade Trees

- a) The requirements of Section 17:9-49C of the Land Use Ordinance shall be applicable.
- b) The adopted Streetscape Design Manual shall apply to all development within the Redevelopment Area.

Signage

- a) All signs shall be in accordance with the City's Signage Design Standards – Section 17:9-51(C) of the City's Land Use Ordinance.

Outdoor Storage

- a) The standards of Section 17:9-41 of the City's Land Use Ordinance shall be applicable.

Refuse and Recycling Storage Areas

- a) The standards of Section 17:11-16.A of the Land Use Ordinance shall be required.

Sidewalks

- a) Walkways and sidewalks shall be a minimum of four (4) feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).

- b) Sidewalks shall be repaired if damaged or replaced if missing.

- c) The standards of Section 17:11-18 of the City Land Use Ordinance shall apply.

Miscellaneous Design Standards

- a) Implementing sustainable design practices and energy efficient buildings standards are strongly encouraged for newly constructed/redeveloped buildings.

- b) The implementation of green infrastructure is highly encouraged.

- c) Street curb and sidewalk shall be replaced and/or repaired

where the existing curb and/or is noncompliant or damaged, as recommended by the City Engineer.

Residential Dwelling Units

- a) Dwelling Unit Sizes: The following minimum dwelling unit floor areas shall be applied to the dwelling unit types listed below:

- i. Studio/efficiency unit: 500 square foot minimum floor area
- ii. One-bedroom apartment: 750 square foot minimum floor area
- iii. Two-bedroom apartment: 1,000 square foot minimum floor area

5.0 PROJECT REVIEW PROCESS AND AMENDMENTS TO THE PLAN

5.1 Site Plan and Subdivision Applications

In the execution of this Plan, it should be noted that the development and subdivision within the Redevelopment Area shall be governed by the requirements set forth under the applicable development regulations of the City of Plainfield. Redevelopment activities shall be in conformance with this Redevelopment Plan which may be amended from time to time in accordance with law. If a standard does not exist in this Redevelopment Plan, then the City's Land Use Ordinance shall control.

Site plan and subdivision review, as may be required, shall be conducted by the Planning Board of the City of Plainfield, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. and Article XI (Site Plan and Submission and Performance Standards) of the City's Land Use Ordinance.

The redeveloper shall be responsible for the execution of offsite improvements associated with the redevelopment project as necessary (e.g., utility improvements to accommodate increase in capacity, etc.). These off-site improvements shall be specified in the Redevelopment Agreement.

The redeveloper must adhere to Article VIII (Required Development Approvals, Development Permits and Approval Process) and of the City's Land Use Ordinance.

5.2 Powers of the Planning Board

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a piece of property, the strict application or any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper of such property. The Board may also grant such relief in an application in relation to a specific property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would outweigh any detriments. An application for a deviation from the requirements of this Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A 40:55D-12a and b.

The Planning Board shall not grant any deviation from standards of this Redevelopment Plan that results in a "D" variance pursuant to N.J.S.A. 40:55D-70d. No deviations from this Redevelopment Plan are permitted which: 1. Deviate from permitted uses; 2. Expand a nonconforming use; 3. Deviate from standards with respect to conditional uses; 4. Increase the maximum floor area ratio; 5. Increase the maximum density; or 6. Increases the height of a principal structure by 10 feet or 10% of the permitted height.

No deviation from the requirements herein shall be cognizable by the Zoning Board of Adjustment.

In addition to granting or denying "C" variances for bulk standards,

the Planning Board shall have the authority to grant waivers from the Design Standards set forth in Section 4.3 of this Redevelopment Plan pursuant to N.J.S.A. 40:55D-51.

6.0 IMPLEMENTATION OF THE PLAN

6.1 Selection of Redeveloper

This Plan is to be implemented in accordance with the procedures of the Redevelopment Law. Only a redeveloper(s) formally designated by the City and which has entered into a redevelopment agreement with the City may undertake a redevelopment project within the Redevelopment Area. However, a potential redeveloper, which can demonstrate site control, may apply for and obtain site plan approval prior to being designated as a redeveloper and entering into a redevelopment agreement. .

6.2 Certification of Completion

Upon final inspection and issuance of a certificate of occupancy by the construction official for all buildings and the release of all performance and maintenance bonds for improvements by the City Council, the City will issue a certificate of completion to the redeveloper, which will release the redeveloper from any further obligation under the redevelopment agreement for that project.

6.3 Statutorily Permitted Actions

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A: 12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the

clearance, re-planning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 P.L. 1992, c. 79 (C. 40A: 12A-29) and issue bonds.
- 2) Acquire property pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C. 40A-12 through 22).
- 3) Clear any area owned or acquired and install or reconstruct infrastructure.
- 4) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
- 5) Arrange or contract with public agencies or redevelopers.
- 6) Lease or convey property or improvements without public bidding.
- 7) Enter upon building or property for conduction of investigations or surveys.
- 8) Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.
- 9) Request the designation of particular areas as areas in need of redevelopment or rehabilitation.

6.4 Agreements with Developers

Agreements with redevelopers shall be in accordance with the LRHL and note that only those uses established in the Redevelopment

Plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

6.5 Equal Opportunity

The land within the Redevelopment Area shall not be restricted on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex (from N.J.S.A. 10:5-31 et seq.) in the sale, use, lease, or occupancy thereof.

6.6 Period of Applicability

The provisions of this Plan, specifying the redevelopment plan for the Redevelopment Area and requirements and restrictions with respect thereto, shall be in effect for a period until such time as the purpose of the Plan has been satisfied and the designated district's need for redevelopment has been substantially alleviated.

