

Area in Need of Redevelopment Investigation

TODD-South Study Condemnation
City of Plainfield, New Jersey

September 5, 2019

Prepared by



Nishuane Group, LLC, 105 Grove Street, Suite 1 Montclair, NJ 0704

Preliminary Investigation for a Determination of Area in Need of Redevelopment: Condemnation

TODD-South Study

City of Plainfield, New Jersey

September 5, 2019

Prepared for:



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Prepared by:

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



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1.0 INTRODUCTION

Under statutory powers instituted by the State of New Jersey (C.40A:12A-5) and City Council Resolution _____ dated _____, City Council authorized a preliminary investigation of Block 835, Lots 4, 5; Block 836, Lots 1, 9, 10-14, 17, 18; Block 839, Lots 1-8, 11-13, 15, 16, 19, 20; and Block 840, Lots 1, 4, 9-12, 14, 15.01 (the “Study Area”) to determine if the property meets the criteria for condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et. seq. (the “LRHL”). The Study Area is bound by the NJ Transit train tracks to the west; Park Avenue and Cleveland Avenue to the south; East Fifth Street and East Sixth Street to the east; and Watchung Avenue to the north.

HISTORY

The Study Area is an example of the City of Plainfield’s transition from a 19th century suburb to a city. According to the historic Sanborn maps of New Jersey, the Study Area consisted of uses that either supported the Plainfield train station or the surrounding residential neighborhood. In the late 1800’s, the blocks closer to the train tracks consisted of light industrial uses such as lumber yards, coal sheds, livery, etc. Moving east from the train station after West 4th Street two story, single family houses were present. The early 1900s witnessed a transition in land uses along the train tracks and West 4th Street. More specifically, the land uses changed from light industrial to neighborhood commercial uses such as bakeries, repair stores, tailors, concession stores, etc. Additionally, Watchung Avenue, formerly known as Peace Street and Broadway, changed from primarily residential to neighborhood retail uses. Today, the section of the Study Area closest to the train station includes auto related uses such as servicing and repair shops.

The Study Area also includes a portion of the Plainfield Civic Historic

District. The Study Area contains one out of the five historic resources, Plainfield Young Men’s Christian Association (YMCA), that contribute to the historic district. The historic district was designated as a local, state and national historic district in 1993. The YMCA was constructed between 1922 and 1923.

METHODOLOGY

Several site visits (February 19, 2019; April 23, 2019; and April 30, 2019) to the Study Area and the surrounding neighborhood were conducted in order to examine the existing conditions of the area. Letters requesting access for interior inspections were mailed to all property owners on April 8, 2019 and site visits were scheduled and conducted with those who responded. A photo survey of the Study Area was completed to illustrate and inventory the structural/physical issues of the Study Area. Additionally, the following records and documents were reviewed:

- Official tax maps of the City Plainfield;
- Tax records of parcels located in the Study Area;
- City of Plainfield Master Plan & Re-examination Report;
- City of Plainfield Zoning Map and land use ordinance;
- Police, fire and municipal violations issued for properties located within the Study Area; and
- One year of ownership and sales information for the properties located within the Study Area.

Subsequently, meetings with select department heads and key staff members were held to collect recent data and obtain feedback on parcel related matters (i.e. permit requests, valuations, violations, etc.). Additionally, information from the Plainfield Public Library and the State Historic Preservation Office were utilized to better understand the historic background of the Study Area. To this end, this study includes a comprehensive assessment and findings of the Study Area.

1.1 STUDY AUTHORIZATION

On _____, the City Council adopted Resolution _____

Map 1: Study Area Blocks and Lots



which rescinded and replaced Resolutions 076-19 and 126-19 and authorized the Planning Board to investigate Block 835, Lots 4, 5; Block 836, Lots 1, 9, 10-14, 17, 18; Block 839, Lots 1-8, 11-13, 15, 16, 19, 20; and Block 840, Lots 1, 4, 9-12, 14, 15.01 to determine if the area is “in need of redevelopment” with condemnation in accordance with criteria cited in the LRHL.

This report is written pursuant to Section 6 of the LRHL (NJSA 40A:12A-6) that 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 N.J.S.A 40A:12A-5. The governing body of a municipality shall assign the Planning Board to conduct an investigation of the study area and hold a hearing to present their findings.
2. Before proceeding to 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.

The planning board shall establish a hearing date and provide legal notice of the hearing to 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 revitalization opportunities through redevelopment planning, which involves the following steps:

- Conduct an inventory of the properties included within the Study Area and physical characteristics of the same;
- Depict to what extent the existing characteristics and conditions meet the criteria to determine the need for redevelopment, as outlined within the LRHL;
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the Study Area.

1.3 REDEVELOPMENT PROCESS

According to the Redevelopment Handbook, “A Guide to Rebuilding New Jersey’s Communities”, redevelopment is defined as, “A process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. A particular parcel or area qualifies for redevelopment if it meets at least one criterion listed in Section 3.0 of this report.

Redevelopment Process

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an “area in need of redevelopment”; preparing and adopting redevelopment plan’s, and implementing redevelopment projects. 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 without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

As such, the City can utilize the powers granted to municipalities under

the LRHL to improve the existing conditions within 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, which accrue as a result of employment of redevelopment planning. The steps required to declare an area in need of redevelopment must be 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.

1.4 REPORT SECTIONS

This Report contains five sections: Introduction, Study Area Characteristics, LRHL Statutory Criteria, Study Area Evaluation, and Conclusion. The second section describes the Study Area in terms of its location, existing zoning, physical, regulatory, fiscal and environmental conditions. The third section reviews and applies the statutory criteria and sets forth the findings based upon the observed and analyzed characteristics and conditions of the Study Area. The fourth section provides an overview and evaluation of the properties within the Study Area, based upon the property tax assessments, field observations, building conditions and photo surveys. The fifth section provides recommendations to the City of Plainfield's Planning Board relative to determining the redevelopment needs of the area.

Condemnation Redevelopment Areas and Non-condemnation Redevelopment Areas

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

2.0 STUDY AREA CHARACTERISTICS

2.1 LOCATION

According to the 2010 U.S. Census, the Study Area is comprised of tract 39300, blocks 1004, 1005, 1006, and 1010 which has a combined population of 424 people. The Study Area is located in the central portion of the City and occupies an area of approximately 5.8 acres. The boundaries are NJ Transit train tracks to the west; Park Avenue and Cleveland Avenue to the south; East Fifth Street and East Sixth Street to the east; and Watchung Avenue to the north.

There are a total of 34 parcels within the Study Area. The report relies upon the Plainfield Tax Assessor's list as the basis for identifying the Study Area's block and lots as well as ownership information. Tax block and lot numbers for the properties studied in this report are included herein within Table 1.

Table 1: Tax Block and Lot for the Study Area

Block	Lots
835	4, 5
836	1, 9-14, 17, 18
839	1-8, 11-13, 15, 16, 19, 20
840	1, 4, 9-12, 14, 15.01

Map 2: Study Area Zoning Map



2.2 REGIONAL SETTING/TRANSPORTATION

The City of Plainfield contains a total area of 6 square miles and is located in northeastern New Jersey in the westernmost portion of Union County approximately 31.4 miles from New York City (*Plainfield City Hall to New York Penn Station*). Seven municipalities border Plainfield: Scotch Plains to the northeast; Watchung to the northwest; North Plainfield to the west; Green Brook and Dunellen to the southwest; Piscataway and South Plainfield to the south and; Scotch Plains and Fanwood to the east. The Study Area is readily accessible from County Road 531/Park Avenue. The Plainfield Train Station is less than a quarter mile from the Study Area.

2.3 EXISTING ZONING

Plainfield is currently zoned into 31 separate districts. The Study Area is located in the TODD Central Business, TODD Civic Historic, TODD Cleveland Arts, and TODD Transition zones.

TODD Central Business District (TODD-CBD)

This zone serves as the main pedestrian shopping district. Higher intensity commercial/industrial uses are not permitted in the zone. Block 836, Lot 1; Block 839, Lots 8, 11-13, 15, 16; and Block 840, Lots 1, 4, 9-11, 12, 14, 15.01 are located within this zone.

The TODD-CBD currently permits mixed-use structure; childcare center; retail sales; personal service establishment; office; restaurants; taverns; nightclub; banking, excluding drive through facility; health and fitness club; theater; hotel; banquet hall; parking lot; adult daycare facility; wireless communication facility; fraternal organization; and open space. Any other uses are not permitted.

The required minimum lot area is 5,000 square feet. The minimum lot width requirement is 50 feet. The minimum front yard setback

is zero. The minimum side yard setback is zero. The rear yard setback requirement is 10 feet. The maximum floor area ratio is 4.5. The maximum building coverage is 75% and lot coverage is 90%. The height requirement for buildings is a minimum of 4 stories and maximum of 6 stories, in which buildings should not exceed a height of 65 feet.

TODD Civic Historic District(TODD-CHD)

This district preserves the character of the existing Civic Historic District composed of City Hall, the City Hall Annex, the YMCA building and the War Memorial monument within the larger TODD. Block 835, Lot 4 are located within this district.

The TODD-CHD currently permits office, museum and open space. Any other uses are not permitted.

The required minimum lot area is 5,000 square feet. The minimum lot width requirement is 50 feet. The minimum front yard setback is zero. The minimum side yard setback is zero. The rear yard setback requirement is 10 feet. The maximum floor area ratio is 4.5. The maximum building coverage is 75% and lot coverage is 90%. The height requirement for buildings is a maximum of 4 stories, in which buildings should not exceed a height of 45 feet.

TODD Cleveland Arts District (TODD-CLAD)

This district is intended to promote arts, culture, restaurant, entertainment immediately adjacent to the south of the train station. These facilities shall provide pedestrian connections to existing art-oriented activities and historic structures to the surrounding neighborhoods. Block 835, Lot 5; Block 836, Lots 9-14, 17-18; and Block 839, Lots 1-7, 19, 20 are located within this zone.

The TODD-CLAD currently permits mixed use structure; childcare center; retail sales; personal service establishment; office; art studio; museum; restaurants; tavern; nightclub; health

and fitness club; hotel; and open space. Any other uses are not permitted.

The required minimum lot area is 5,000 square feet. The minimum lot width requirement is 50 feet. The minimum front yard setback is 10 feet. The minimum side yard setback is zero. The rear yard setback requirement is 10 feet. The maximum floor area ratio is 3.5. The maximum building coverage is 90% and lot coverage is 90%. The height requirement for buildings is a minimum of 3 stories and maximum of 4.5 stories, in which buildings should not exceed a height of 56 feet.

2.4 RELEVANT PLANNING STUDIES

Master Plan

The 2009 Land Use Plan Element of the Master Plan sets forth the goals and objectives to guide future development in the City. Specific to the context of the Study Area, certain goals and objectives that support the redevelopment study are as follows:

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 to be implemented in a comprehensive city-wide manner and where appropriate to promote transit oriented design.

Policy 2.3 - Residential Density. Residential redevelopment should be of a scale that promotes increased neighborhood densities in the TOD areas while reinforcing existing neighborhood character in areas outside of designated TOD areas in accordance with the LUO.

Policy 2.5 - Transit Oriented Development Design. Design guidelines should be prepared for development within TOD areas to ensure that any proposed development is to a human scale, pedestrian friendly,

aesthetically pleasing, historically sensitive and architecturally creative.

Objective 4: The city's historically and architecturally significant buildings and neighborhoods will be preserved and protected in accordance with the Plan's Historic Preservation Element.

Policy 4.9 - Historic and Architecturally Significant Structures of Sound Construction within TOD Areas. The retention of architecturally significant structures within historic district will be a central theme of redevelopment activity in TOD Areas.

Objective 5: The city should promote a diverse and strong economy with opportunities for employment over a range of occupational classifications.

Policy 5.1 - 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, the various Neighborhood Commercial zones throughout the city, and where designated, in TOD areas, and areas along the Raritan Valley Line which connect them, so to enhance economic opportunity through the introduction of a range of permitted commercial uses.

Objective 20: Redevelopment activities undertaken by the city should be consistent with the Master Plan.

Policy 20.1 - Targeted Areas. Redevelopment initiatives should be employed throughout the city in areas manifesting conditions suggestive of economic and physical deterioration consistent with the criteria established under the LRHL and deemed appropriate for redevelopment by this master plan (N.J.S.A. 40A:12A-1 et seq.).

2.5 URBAN ENTERPRISE ZONE & SMART GROWTH CLASSIFICATION

UEZ Classification

The Study Area is located within one of 32 designated Urban Enterprise Zones (UEZ) 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.

Smart Growth Area Classification

Smart Growth commonly refers to growth that serves the environment, the economy, and the community equally. 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. 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:

1. Mixed land uses;
2. Take advantage of existing communities assets;

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

Opportunity Zones

The Opportunity Zones program is designed to drive long-term capital into low income rural and urban communities. The federal program provides opportunities for private investors to support investments in distressed communities through participation in Qualified Opportunity Funds. Eligible Opportunity Zones are low income census tracts with a poverty rate of 20 percent of a median family income. Within the State of New Jersey about 80 percent of the eligible low-income census tracts are designated as Opportunity Zones. There are 169 tracts that were approved by the US Department of Treasury for the State. The City of Plainfield has two Opportunity Zones. The entire Study Area is located in one of the City's Opportunity Zones.

2.6 EXISTING LAND USES

This section displays the existing uses of the parcels in the Study Area. It is accompanied by a land use map illustrating the location of existing residential, commercial and industrial parcels as well as those lands that are vacant and set aside for municipal use. The importance of this section is to understand the zoning for the Study Area, as described in Section 2.3, and compare it to what is actually observed on the lot during the site visits.

Map 3: Study Area Land Use Map

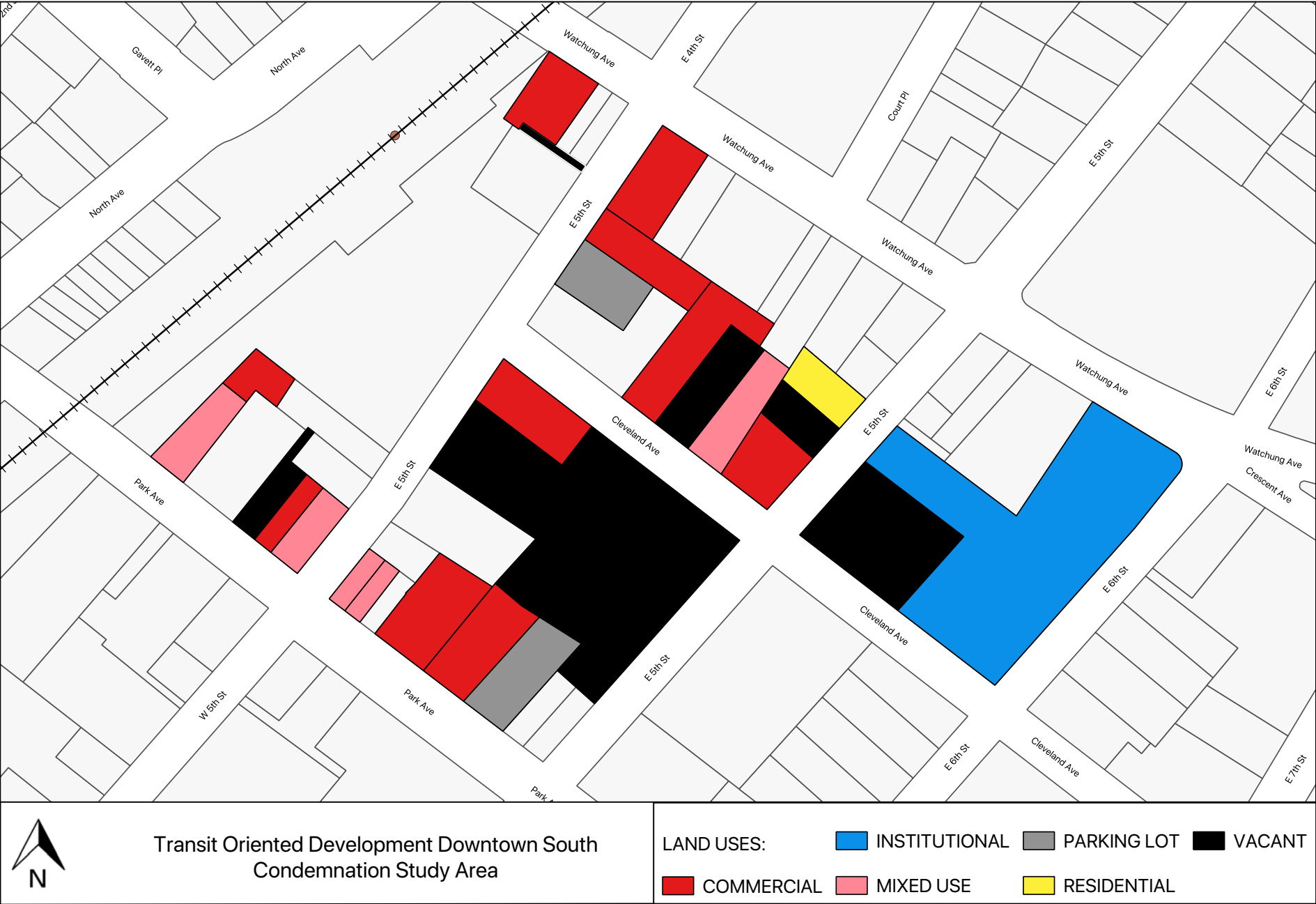


Table 2: Existing Land Uses in the Study Area

Block	Lot	Address	Existing Land Use
835	4	512-24 Watchung Ave	Institutional
835	5	130-40 E 5th St	Commercial
836	1	400-04 Watchung Ave	Commercial
836	9	143-45 E 5th St	Residential
836	10	139-41 E 5th St	Vacant
836	11	131-37 E 5th St	Commercial
836	12	421-23 Cleveland Ave	Mixed-Use
836	13	417-19 Cleveland Ave	Vacant
836	14	413-15 Cleveland Ave	Commercial
836	17	140-44 E 4th St	Parking Lot
836	18	146-48 E 4th St	Commercial
839	1	400-10 Cleveland Ave	Commercial
839	2	412-14 Cleveland Ave	Vacant
839	3	416-18 Cleveland Ave	Vacant
839	4	123-29 E 5th St	Vacant
839	5	119-21 E 5th St	Vacant
839	6	115-17 E 5th St	Vacant
839	7	111-13 E 5th St	Parking Lot
839	8	107-09 E 5th St	Mixed-Use
839	11	425-29 Park Ave	Parking Lot
839	12	419-23 Park Ave	Commercial
839	13	413-17 Park Ave	Commercial
839	15	405-07 Park Ave	Mixed-Use
839	16	401-03 Park Ave	Mixed-Use
839	19	120-22 E 4th St	Vacant
839	20	124-28 E 4th St	Vacant
840	1	306-12 Watchung Ave	Commercial
840	4	153 E 4th St	Vacant

Block	Lot	Address	Existing Land Use
840	9	337-41 Park Ave	Mixed-Use
840	10	331-35 Park Ave	Commercial
840	11	329 Park Ave	Vacant
840	12	325-27 Park Ave	Commercial
840	14	116-24 Depot Park	Commercial
840	15.01	307-13 Park Avenue	Mixed-Use

The Study Area is made up of twelve (12) commercial properties, one (1) institutional, one (1) residential, eleven (11) vacant parcels, six (6) mixed use developments, and three (3) parking areas.

2.7 MUNICIPAL ACTIONS

Municipal records were requested from the municipal divisions regarding permit applications and approvals, property management and building code violations for the Study Area. Research conducted reveals the following municipal actions in the Study Area:

Planning Division

On February 7, 2019, the City Planning Division identified eleven brownfield sites located in the Study Area, which sites are shown in Table 3.

Table 3: Brownfield Sites

Block	Lot	Address	Note
836	9	143-145 E. 5th St.	CEA 100123427 Extent
836	10	139-141 E. 5th St.	CEA 100123427 Extent/ Suspected Petroleum PFLD*
836	11	131-137 E. 5th St.	CEA 100123427 Extent
836	12	421-423 Cleveland Ave.	CEA 100123427 Extent

Block	Lot	Address	Note
836	13	417-419 Cleveland Ave.	CEA 100123427 Extent
836	14	413-415 Cleveland Ave.	CEA 100123427 Extent
839	6	115-117 E. 5th St.	Suspected Petroleum PFLD*
839	13	413-417 Park Ave.	Suspected Petroleum PFLD*
839	20	124-128 E. 4th St.	Suspected Petroleum PFLD*
840	10	331-35 Park Ave.	Suspected Petroleum PFLD*
840	15.01	307-13 Park Ave.	Suspected Petroleum PFLD*

Conclusion: The Environmental Protection Agency defines a brownfield as a “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substance, pollutant or contaminants. About 32% of the properties within the Study Area have environmental contamination issues. The parcels above are in need of further study and assessment to determine the level of contamination. The existing and/or previous uses, of these parcels have created contamination issues that can be costly for property owners and prospective developers to remediate. The combination of high cleanup cost, liability concerns, and potential court penalties forces developers to rethink investment in such properties which leads to stagnation of the area.

Zoning Board of Adjustment and Planning Board Applications

Zoning Board of Adjustments and Planning Board Applications

The following is a table containing the land use boards permits application approvals and denials over the last two years for parcels within the study area. The limited number of applications submitted to the Planning Board and Zoning Board of Adjustment demonstrates the need for redevelopment to promote land uses that generate economic activity, caters to the needs of residents in the immediate and surrounding area and promotes adaptive reuse of abandoned and underutilized structures.

Table 4: Land Use Boards Applications

Block, Lot	Address	Land Use Board/ Year of Appearance	Application #	Proposal
840/1	308 Watchung Ave.	5/4/2017 PB	PB-2012-06	Construction of a one story addition to an existing building. - Approved (has not been built)

Conclusion: The Planning Board has reviewed one application within the past two years for the Study Area. The lack of applications before the boards signify a lack of growth, improvement, and investment.

Tax Collector

On February 5, 2019, the City Tax Collector reported the following parcels showed outstanding taxes as of February 5th.

Table 5: Outstanding Tax Balances

Block, Lot	Address	Outstanding Balance
840/1	305-312 Watchung Avenue	\$13,846.05
836/13	417-419 Cleveland Avenue	\$2,095.75
836/11	131-137 E. 5th Avenue	\$18,741.20
836/10	139-141 E. 5th Avenue	\$2,391.48

Conclusion: The Study Area has total of \$37,074 in outstanding taxes. Properties consisting of financial debt discourages investment and development interest. The outstanding taxes signify that parcels within the Study Area are stagnant and unproductive therefore, they are in need of assistance through redevelopment from the City to make the properties economically viable.

Fire Division

On February 13, 2019, the Fire Division reported that there were no emergency responses within the Study Area in the previous two years.

Plainfield Police Division

On February 21, 2019 the following report was provided by the Police Division in response to a request for crime and crash statistics pertaining to the boundary NJ Transit train tracks to the west; Central Avenue, Madison Avenue, and Arlington Avenue to the south; East Sixth Street and East Seventh Street to the east; and Watchung Avenue to the north. The search parameters for the data was for the time period of January 1, 2017 to February 20, 2019, broken down by year, utilizing the total geographic area by the span of the adjoining block numbers. The blocks were not separated by odd or even sides of the streets, and were combined to include the furthest beginning property address to the furthest ending property address to provide a more comprehensive search. Therefore, these statistics show the general crime and motor vehicle incidents for the Study Area and the surround area.

Table 6: Crime and Crash Statistics

CRIME AND MOTOR VEHICLE CRASH DATA FOR

Incident Type	2017	2018	2019	Total by Type
Robbery	4	2	1	7
Simple Assault	6	2	1	9
Burglary	2	1	0	3
Theft	72	69	4	145
Theft of MV	0	2	6	2
MV Crash Report	186	227	30	443
Total	270	303	36	609

Conclusion: Theft and motor vehicle accidents are incidents in which the Police Division has responded to the most within the boundaries of the Study Area. From 2017 to 2018, theft has unsubstantially decreased and

therefore indicates that little improvements have been made to the area to make it safer for residents and pedestrians. Additionally, motor vehicle accidents have increased from 2017 to 2018 which indicates the area has circulation issues and is in need of traffic calming measures to decrease the amount of accidents in the Study Area.

Plainfield Municipal Utilities Authority (PMUA)

On February 12, 2019, PUMA reported that the areas that have been slated for redevelopment all have sanitary sewer main lines that are about 80 years old. There are no problems with the mains.

Conclusion: The Study Area's infrastructure is outdated and in need of new facilities to support existing and new development.

Division of Inspection

On February 19, 2019, the City's Inspection Division provided findings for the properties within the Study Area with violations between January 2017 to February 2019.

Table 7: Property Inspection Violations

Block, Lot	Address/ Property Classification	Violation	Date
835/4	512-524 Watchung Ave <i>Institutional</i>	<ul style="list-style-type: none"> Trash and debris present Damaged sidewalk 	3/27/17
839/1	400-410 Cleveland Ave <i>Commercial</i>	<ul style="list-style-type: none"> Damaged foyer ceiling Missing light fixture cover at foyer Damaged gutters/leaders Defective brick work Peeling paint at trim Peeling paint at fire escape 	12/3/18

Block, Lot	Address/ Property Classification	Violation	Date
839/1	400-410 Cleveland Ave <i>Commercial</i>	<ul style="list-style-type: none"> Defective pavement at dumpster staging area Damaged basement ceiling and walls No hot water at left side sink-staff restroom Defective sink-staff restroom Accumulation and obstructions right side basement Peeling paint at basement stairs Defective toilet-staff restroom Open mechanical ventilation Cracked window pane Missing or stained ceiling tiles Damaged sink faucet Damaged cabinet flooring Missing/damaged window screen Loose sink faucet Clogged sink drain Missing window sash cords Loose sink cabinet door knobs Missing light fixture cover 	12/3/18

Block, Lot	Address/ Property Classification	Violation	Date
839/1	400-410 Cleveland Ave <i>Commercial</i>	<ul style="list-style-type: none"> Accumulation and obstruction rear stairway 	12/3/18
840/1	306-312 Watchung Ave <i>Commercial</i>	<ul style="list-style-type: none"> Trash and debris present 	5/18/18
840/10	331-335 Park Ave <i>Commercial</i>	<ul style="list-style-type: none"> Graffiti on the entire structure 	7/19/17
840/15.01	307-313 Park Ave <i>Mixed Use</i>	<ul style="list-style-type: none"> Trash and debris present 	6/1/18

Conclusion: The parcels that received the most violations within the past two years were commercial and mixed use properties within the Study Area. Violations for exterior and interior deficiencies were issued.

Department of Health

On August 23, 2018, the Department of Health provided the following findings regarding food service businesses within the Study Area.

Table 8: Department of Health Inspection Findings

Address	Name of Establishment	Violation	Date
401 Park Ave	Victor's Restaurant	<ul style="list-style-type: none"> - Owner demonstrated lack of basic knowledge of food safety - Kitchen handwashing sink full of dishes - Obstructed handwashing facility - Raw beef container stored above clams and fish - Soiled dishes in sink 	2/28/2018 (Conditional Satisfactory)

Address	Name of Establishment	Violation	Date
401 Park Ave	Victor's Restaurant	- Heavy grease and debris accumulated on walls and floor behind cooking equipment, refrigerator units, stove, grill - Severally scared cutting boards	2/28/2018 (Conditional Satisfactory)
401 Park Ave	Victor's Restaurant	- Clothing drawer and other furniture at dry storage area	4/3/2018 (Satisfactory)
325 Park Ave	Guatelinda Restaurant	-Brillo pad inside handwashing sink -Observed raw seafood over cheese and raw seafood stored next to raw poultry	3/5/2018 (Satisfactory)
405 Park Ave	Station Liquors	- Ice machine in need of cleaning	4/3/2018 (Satisfactory)
317 Park Ave	Antojitos BBQ	-Food not properly covered in and out of refrigeration unit - Ventilation system not properly maintained.	2/10/2018 (Satisfactory)

Conclusion: Restaurants and other food services business within the Study Area had several violations which were later abated during reinspection by the Health Department.

3.0 LRHL STATUTORY CHARACTERISTICS

Criteria for Area In Need of Redevelopment

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL- this statute grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such an area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found to meet one or more of the following eight criteria:

1. **“Criteria A.”** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
2. **“Criteria B.”** The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
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. 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 STATUTORY 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 that physical deterioration 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 for welfare of the community.

The conditions evidenced by this Study are measured against the criteria for designation of an area in Need of Redevelopment and summarized in a fashion that enables a determination to be made regarding whether one

or more criteria is prevalent among the properties within the Study Area.

4.0 STUDY AREA EVALUATION

4.1 STUDY APPROACH

Nishuane Group, LLC conducted numerous site visits and prepared a photo survey of the structures to establish existing conditions, land uses and external property conditions. The firm reviewed relevant plans and municipal documents (i.e. City of Plainfield's Master Plan, City of Plainfield's Land Use Regulations, and City Council Resolution.) related to the Study Area. Various departments (i.e. Planning Division, Department of Health, Police Division, Tax Collector, and Division of Inspection) within the municipality were contacted to provide reports on the parcels in the Study Area. The information retrieved by the firm allowed planners to appropriately evaluate the conditions of the parcels for consideration of an "Area in Need of Redevelopment".

4.2 PROPERTY EVALUATION

Property Improvement Evaluation

Below is an evaluation of the Study Area's property assessment. The table contains the information taken from the City's tax records which includes properties building descriptions, land values, property improvement cost, the values of the properties, the overall improvement ratios and the sales prices.

Properties with improvements values that are equal or less than the land value generates normal economic productivity. Properties where the land is worth more than the improvements often indicate that the improvements

are old, obsolete and/or deteriorated so that they depreciate, rather than appreciate, in value as would be the case with economically productive properties.

Table 9 is an indicator of the general improvement values for the mixed-use, residential, industrial and commercial structures. The highlighted rows point out the parcels with an improvement ratio under .49. These parcels are either vacant land used for parking, vacant land or a vacant structure. A majority of these parcels show signs of dilapidation and neglect such as damaged facade, broken fencing, trash and debris, etc. In addition to the building conditions, the parking areas and/or vacant lots have overgrown weeds, yard debris, and poorly maintained parking lots.

Table 9: Study Area Property Information

Block 835

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
835	4	512-514 Watchung Avenue	3SB	1.1203 AC	318300	318300	654300	.47
835	5	130-140 E. 5th Street	3SB	118.68X149.77	151900	56700	208600	.27

The parcels located within the Study (Lots 4 and 5) have a improvement ratio of .47 and .27, respectively. Both structures have been vacant for over a year and therefore reflect the reasons for the low ratio. Public intervention is needed through eminent domain to prevent the deterioration of such large structures which can be use for adaptive reuse purposes to better serve the community.

Block 836

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
836	1	400-404 Watchung Avenue	3SB	65.22X122	117600	77400	195000	.40
836	9	143-145 E. 5th Street	2SF3G 4A	46.25X96.52 IRR	6600	17600	24200	.73
836	10	139-141 E. 5th Street		46.25x91.38 IRR	21600	0	21600	0
836	11	131-137 E. 5th Street	1SCB	82.68X84.34 IRR	81200	34800	116000	.3
836	12	421-423 Cleveland Avenue	2SB 1A	50X150.5 IRR	43200	41800	85000	.49
836	13	417-419 Cleveland Avenue	2SB	50X150	48000	52000	100000	.52
836	14	413-415 Cleveland Avenue	2SB	50X177.27 IRR	55900	14100	70000	.20
836	17	140-144 E. 4th Street	ASPH PAVING	64X100	49000	600	49600	.01
836	18	146-148 4th Street	2SB&CB	45XX154.29	36600	18800	55400	.34

Seven parcels that are located within the Study Area have low improvement ratios which indicate the lack of investment within the area. The commercial and mixed use properties lack maintenances and upgrades in order to attract retailers and businesses. The lack of improvements within a block has an affect on the entire area by decreasing property values.

Block 839

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
839	1	400-410 Cleveland Avenue	2SB	133.58X60	73900	114900	188800	.61
839	2	412-414 Cleveland Avenue		50X119.1	42400	0	42400	0
839	3	416-418 Cleveland Avenue		54.5X144.4 IRR	46400	0	46400	0
839	4	123-129 E. 5th Street	1SB	78X120.95	95000	64000	159000	.40
839	5	119-121 E. 5th Street	1SB	35.79X120.7	37800	62400	100200	.62
839	6	115-117 E. 5th Street	1SB	50X120.7	54000	81100	135100	.60
839	7	111-113 E. 5th Street	ASPH PAVING	49.2X187 IRR	75700	6000	81700	.07
839	8	107-109 E. 5th Street	ASPH PAVING	53X61.20 IRR	31800	3100	34900	.09
839	11	425-429 Park Avenue	ASPH PAVING	60.1X142.29	102600	6000	108600	.06
839	12	419-423 Park Avenue	2SB	61.82X136.94 IRR	104300	75700	180000	.42
839	13	413-417 Park Avenue	2SCB	74.87X131 IRR	124300	181200	305500	.59
839	15	405-407 Park Avenue	3SB 2APTS	22.76X77.66	29700	67800	97500	.70
839	16	401-403 Park Avenue	3SB 1A	23.18X77.8	34200	114300	148500	.77
839	19	120-122 E. 4th Street	ASPH PAVING	39.01X176 IRR	46100	1800	47900	.04
839	20	124-128 E. 4th Street	2SB	60X130.14	66000	106800	172800	.62

Six parcels within this block have improvement ratios that are less than .10. These parcels are a mixture of vacant lots, parking lots, and mixed use development. It can be interpreted that the parcels within this block are underutilized and substandard. These parcels are located in the center of the downtown district and are in close proximity to the Plainfield Train Station. The exterior of these parcels show signs of neglect and should be redeveloped to reflect an active and viable transit oriented area.

Block 840

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
840	1	306-312 Watchung Avenue	1SCB	70X98.4	101500	78000	179500	.43
840	4	153 E. 4th Street	ASED-ADJ OWNER	9X92	0	0	0	0
840	9	337-347 Park Avenue	3SB 6A	42.3X100	67600	123400	191000	.65
840	10	331-335 Park Avenue	1SB	25X100	37500	41500	79000	.53

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio
840	11	329 Park Avenue		21X100	15800	0	15800	0
840	12	325-327 Park Avenue	1SCB	14X146.14 IRR	23700	10000	33700	.30
840	14	116-124 Depot Park	1SB2G	58.33X58.90 IRR	34000	99900	133900	.75
840	15.01	307-313 Park Avenue	3SB 12A/2SB	50X125.94 IRR	84800	260600	345400	.75

Four parcels within the study area have low ratios. These parcels front on active commercial corridors (Park Avenue, Watchung Avenue, and East 5th Street) and reflects negatively on the appearance and marketability of block. Although there are parcels with high ratios the low scoring properties have more of an impact on the area if public intervention is not used to prevent developer disinterest.

4.3 SUMMARY OF LOCAL REDEVELOPMENT & HOUSING LAW CRITERIA

The following section sets forth an evaluation of the Study Area in order to determine whether it meets the statutory criteria for “an area in need of redevelopment”. The analysis was based upon site visits, external and internal inspection of structures, municipal department reports and occupancy.

**TODD CIVIC HISTORIC
ZONE****ADDRESS: 512-524 Watchung Avenue
BLOCK: 835 LOT: 4****PROPERTY DESCRIPTION**

Irregular shaped parcel. Three story building. Previous use: Institutional (YMCA)
Lot size is 1.1 acres

SITE ISSUES

Property is vacant and currently up for auction. The property is listed as a contributing building to the Civic Historic District. The property has a low improvement ratio. Broken and boarded windows can be seen from E. 6th Street and Cleveland Avenue

SATISFIES LRHL CRITERIA

Criteria B: The site is the location of the former YMCA. The site has been vacant for over a year and the windows on the ground floor are covered with boards from the interior. Historic buildings usually deteriorate and become structurally unstable if left vacant for an extended period of time which could result in the structure becoming untenable.

Criteria D: Lot 44 has not been maintained and unoccupied for over a year, the building has deteriorated. The existing conditions provide opportunities for waste, rodents, insects and other animals, which are detrimental to health, safety and welfare.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. Historic buildings are usually adaptively reused in order to preserve the historic significance of area. The parcel qualifies for the Smart Growth Criteria due to its minimal adverse impact to the environment with the option of adaptive reuse of the site which is recommended in the City Historic Preservation Ordinance.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE**

**ADDRESS: 130-140 E. 5th Street
BLOCK: 835 LOT: 5**

PROPERTY DESCRIPTION

Corner, rectangular shaped parcel. Three story, commercial building. Built in 1928. The lot size is 17,777 sq. ft.

SITE ISSUES

The structure does not meet the requirements for front and side yard setback for the zone. The parcel has 100% building coverage. The building is also vacant.

SATISFIES LRHL CRITERIA

Criteria B and D: This parcel is the former site of the E&A Restaurant Supplies, the store closed in 2018 and is currently unoccupied. Since the closing of the store, the corner of Cleveland and E. 5th Street has seen a decrease in foot traffic. The abandonment of the building can lead to the structure falling into a state of disrepair as to be untenable.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. The structure's location and accessibility to existing infrastructure allows for it to qualify under the Smart Growth criteria. Additionally the parcel is less than a quarter mile from the Plainfield Train Station and Transit bus route.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 400-404 Watchung Avenue
BLOCK: 836 LOT: 1****PROPERTY DESCRIPTION**

Rectangular lot. Three story commercial building. Current use: office space. The lot size is 7,958 sq. ft. Built in 1910.

SITE ISSUES

The structure does not meet the minimum height requirement for the zone. The site also has a low improvement ratio which indicates that structure is stagnant and unimproved. The exterior facade is damage with broken windows and deteriorated.

SATISFIES LRHL CRITERIA

Criteria B: Although the ground floor of the parcel is partially occupied the upper floors are vacant and underutilized. Neglect and lack of maintenance to the upper office spaces can lead to the structure falling into a state of disrepair as to be untenable.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. The structure's location and accessibility to existing infrastructure allows for it to qualify under the Smart Growth criteria. The parcel is also located on a major corridor which consist of community facilities such as City Hall and the Plainfield Police Division. Additionally the parcel is less than a quarter mile from the Plainfield Train Station and Transit bus route.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 143-145 E. 5th Street
BLOCK: 836 LOT: 9****PROPERTY DESCRIPTION**

Rectangular shaped lot. Residential structure with four units. Two story building. Built in 1906. The lot size is 4,438 sq ft.

SITE ISSUES

The parcel is undersized. The site is listed on the City's brownfield database. Residential development is not permitted in the zone.

SATISFIES LRHL CRITERIA

Criteria D: This parcel is designated by the NJDEP as a Classification Exception Area (CEA). A CEA status indicates that the ground water standards do not meet the NJDEP requirements and the use of the parcel is restricted until the standards have been achieved. It can be concluded that development of the site is limited due to the designation which can be a deterrence for future development of the site. Should this site be left in its current condition it can have an impact on the water infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



TODD CLEVELAND
ARTS ZONE

ADDRESS: 139-141 E. 5th Street
BLOCK: 836 LOT: 10

PROPERTY DESCRIPTION

Rectangular parcel. Paved vacant lot. The lot size is 4,003 sq. ft.

SITE ISSUES

This parcel has a low improvement ratio which indicate there has been no recent improvement to the structure. A chain link fence is present along the front property line and it lacks appropriate buffering/screening according to the zoning ordinance. The site has excessive impervious coverage. This parcel is on the City's brownfield database. The property is also an undersized parcel.

Criteria D: This parcel is designated by the NJDEP as a Classification Exception Area (CEA). A CEA status indicates that the ground water standards do not meet the NJDEP requirements and the use of the parcel is restricted until the standards have been achieved. It can be concluded that the stagnation of the site is due to the NJDEP designation which can be a deterrence for investment in the site. Furthermore, the site is 100% impervious which can result in drainage issues. Should this site be left in its current condition it can have an impact on the water infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 131-137 E. 5th Street
BLOCK: 836 LOT: 11****PROPERTY DESCRIPTION**

Rectangular shaped parcel. One story commercial building. Current use: auto body. The lot size is 6,393 sq ft. Built in 1935.

SITE ISSUES

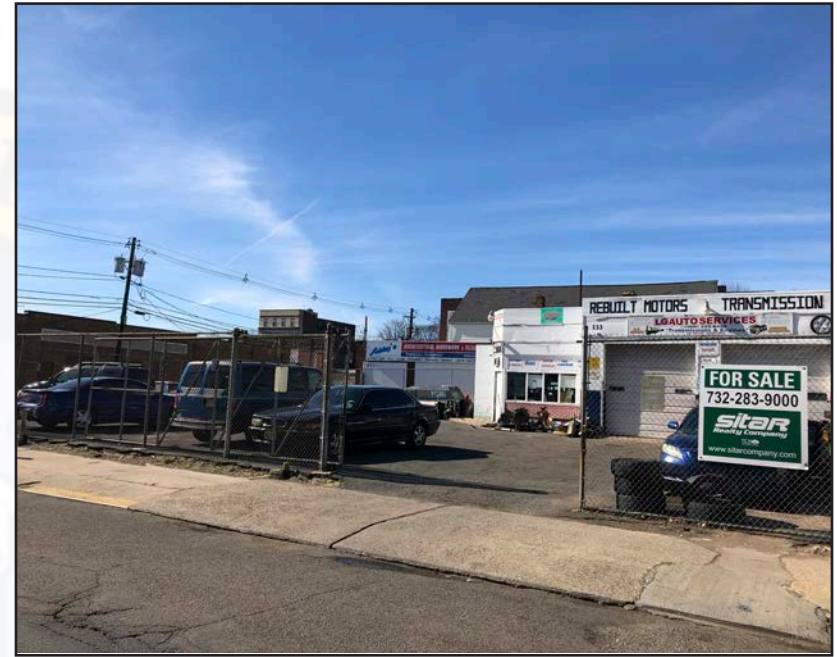
The parcel is currently for sale. The use of the site is not permitted in the zone and has an adverse impact on the surrounding area. This parcel is on the City's brownfield database. It has a low improvement ratio which indicate there has been no recent improvement to the structure. A chain link fence is present along the front property line and it lacks appropriate buffering/screen according to the zoning ordinance. The site has excessive impervious coverage.

SATISFIES LRHL CRITERIA

Criteria D: This parcel is designated by the NJDEP as a Classification Exception Area (CEA). A CEA status indicates that the ground water standards do not meet the NJDEP requirements and the use of the parcel is restricted until the standards have been achieved. The current use of the site as an auto body shop adds to any previous contamination of the site. Furthermore, the site is 100% impervious which can result in drainage issues. Should this site be left in its current condition it can have an impact on the water infrastructure which poses a danger to the health and welfare of the community.

Criteria E: The parcel has outstanding taxes in the amount of \$18,741.20 and has a low improvement ratio of .30. The stagnant and unimproved nature of the property could be a result of the tax issues which limits its economical viability and marketability.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.



This parcel meets the criteria for designation as an area in need of redevelopment.

**TODD CLEVELAND
ARTS ZONE****ADDRESS: 421-431 Cleveland Avenue
BLOCK: 836 LOT: 12****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Two story mixed use building with one commercial space and one dwelling unit. Built in 1910. The lot size is 6,669 sq. ft.

SITE ISSUES

The building is currently occupied however the original window openings have been covered over for the commercial space. This parcel is on the City's brownfield database. It has a low improvement ratio which indicate there has been no recent improvement to the structure. The structure also does not conform to the front yard setbacks as required in the City's zoning ordinance.

SATISFIES LRHL CRITERIA

Criteria D: This parcel is designated by the NJDEP as a Classification Exception Area (CEA). A CEA status indicates that the ground water standards do not meet the NJDEP requirements and the use of the parcel is restricted until the standards have been achieved. Should this site be left in its current condition it can have an impact on the water infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 417-419 Cleveland Avenue
BLOCK: 836 LOT: 13****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Two story commercial building. Current use: temporary storage. The lot size is 7,501 sq. ft. Built in 1910.

SITE ISSUES

The structure's facade is in need of cleaning and repair. The windows are broken and/or covered over with boards on the ground and second floor. The property is vacant and used as storage. This parcel is on the City's brownfield database. The structure also does not conform to the front yard setbacks as required in the City's zoning ordinance.

SATISFIES LRHL CRITERIA

Criteria B & D: This parcel is a commercial property in which the previous use is discontinued and the site is now used for storage. The site is also not conducive to appropriate working conditions due to the lack of lighting and air. The site is deteriorating on the exterior and if left unoccupied the structure can fall into a state of disrepair. This parcel is designated by the NJDEP as a Classification Exception Area (CEA). A CEA status indicates that the ground water standards do not meet the NJDEP requirements and the use of the parcel is restricted until the standards have been achieved. The stagnation of the site can be due to the NJDEP designation which can be a deterrence for re-investment.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 413-415 Cleveland Avenue
BLOCK: 836 LOT: 14****PROPERTY DESCRIPTION**

Irregular shaped parcel. Two story commercial building. Current use: auto body. The lot size is 10,285 sq. ft. Built in 1910.

SITE ISSUES

This parcel is on the City's brownfield database. The structure's facade is in need of cleaning and repair. The windows are broken and/or covered over with boards on the ground and second floor. The existing use is an adverse use and negatively impacts the area and is not permitted in the zone. The structure also does not conform to the front yard setbacks as required in the City's zoning ordinance.

SATISFIES LRHL CRITERIA

Criteria D: This parcel is designated by the NJDEP as a Classification Exception Area (CEA). A CEA status indicates that the ground water standards do not meet the NJDEP requirements and the use of the parcel is restricted until the standards have been achieved. It can be concluded that development of the site is limited due to the designation which can be a deterrence for future development of the site. Should this site be left in its current condition it can have an impact on the water infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 140-144 E. 4th Street
BLOCK: 836 LOT: 17****PROPERTY DESCRIPTION**

Rectangular shaped lot. Paved lot. Current use: auto body shop. The lot size is 6,399 sq. ft sq. ft.

SITE ISSUES

The parcel lacks buffering/screening and is 100% impervious coverage. It has an obsolete layout (parking in the front yard), lacks lighting and has a chain link fence which is prohibited throughout the City. The existing use is also not permitted in the zone and has an adverse environmental impact on the area. Due to all of these unimproved conditions the parcel has a low improvement ratio.

SATISFIES LRHL CRITERIA

Criteria D: Although this parcel is not listed on the City's brownfield inventory, the existing use has an adverse impact on the surrounding area due to oil, fuel, etc. spillage. The parcel is listed as a paved lot on the tax record and it has 100% impervious coverage which can cause drainage issues that can affect the City's storm-water network. Should this site be left unimproved, it negatively impact the City's infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 146-148 E. 4th Street
BLOCK: 836 LOT: 18****PROPERTY DESCRIPTION**

Rectangular shaped lot. Two story commercial building with asphalt paving. Current use: auto body shop. The lot size is 6,399 sq. ft sq. ft. Built in 1895.

SITE ISSUES

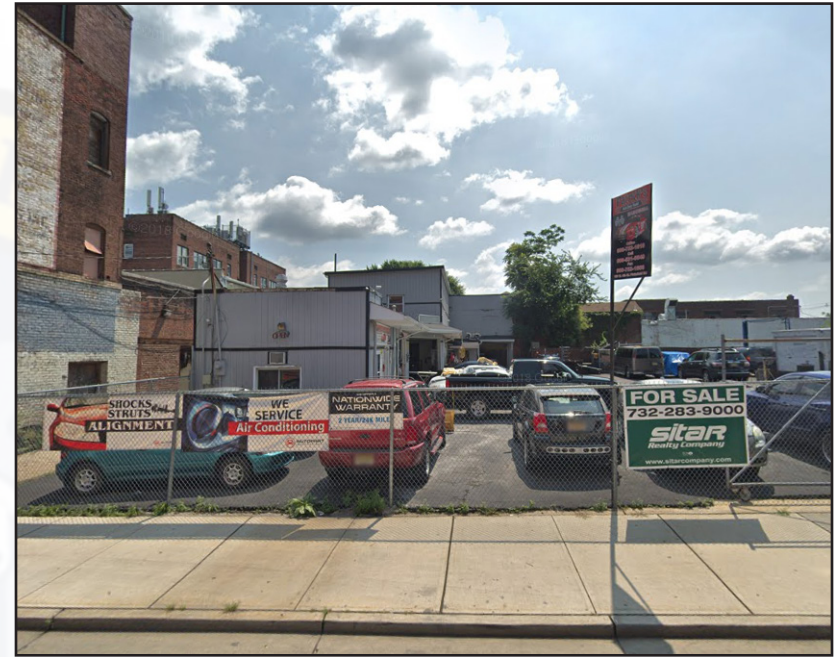
The parcel lacks buffering and is 100% impervious coverage. It has an obsolete layout (parking in the front yard and structure located in the rear of the property), lacks lighting and has a chain link fence which is prohibited throughout the City. The existing use is also not permitted in the zone and has an adverse environmental impact on the area. Due to all of these unimproved conditions the parcel has a low improvement ratio.

SATISFIES LRHL CRITERIA

Criteria D: Although this parcel is not listed on the City's brownfield inventory, the existing use has an adverse impact on the surrounding area due to oil, fuel, etc. spillage. The parcel is listed as a paved lot on the tax record and has 100% impervious coverage which can result in drainage issues that can impact the City's storm-water network. Should this site be left unimproved it negatively impact the City's infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 400-410 Cleveland Avenue
BLOCK: 839 LOT: 1****PROPERTY DESCRIPTION**

Rectangular shaped lot. Two story commercial building. Current use: day care. The lot size is 8,015 sq. ft sq. ft.

SITE ISSUES

The existing facade of the building is in need of repairs. There are signs of cracked/damaged bricks and architectural features.

SATISFIES LRHL CRITERIA

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

Section 3 Criteria: Parcels that are not considered to be blighted can be designated for redevelopment under the Section 3 Criteria. This parcel displays minor site issues and inclusion in the redevelopment area can be beneficial to the rehabilitation of the existing structure. Furthermore, the parcel fronts on Park Avenue and Cleveland Avenue and its inclusion is necessary to ensure effective redevelopment of the adjacent properties that meet the blight criteria.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 412-414 Cleveland Avenue & 415-418 Cleveland Avenue
BLOCK: 839 LOT: 2 & 3****PROPERTY DESCRIPTION**

Rectangular shaped lots. Asphalt paved parcels. The lot sizes are 5,955 sq. ft and 6,883 sq. ft.

SITE ISSUES

The parcels lack adequate buffering/screening and have 100% impervious coverage. They have an obsolete layout (unidentifiable circulation layout and parking aisles), lack lighting and have a chain link fence which is prohibited throughout the City. Due to all of these unimproved conditions the parcels have low improvement ratios.

SATISFIES LRHL CRITERIA

Criteria D: These parcels are listed as paved lots on the tax record that have 100% impervious coverage which can result in drainage issues that can impact the City's storm-water network. Furthermore, the sites lack a circulation pattern and aisles. Should these sites be left unimproved it would negatively impact the City's infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

These parcels meet the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 123-129 E. 5th Street
BLOCK: 839 LOT: 4****PROPERTY DESCRIPTION**

Rectangular shaped lot. One story, commercial building. The lot size is 8,867 sq. ft. Built in 1940.

SITE ISSUES

This structure covers 100% of the entire parcel. The facade siding is cracked and damaged. The structure is also vacant. Due to all of these unimproved conditions the parcel has a low improvement ratio. The site does not meet the minimum height requirement for the zone.

SATISFIES LRHL CRITERIA

Criteria B: The commercial use for the site has been discontinued. The structure displays signs of vacancy due to covered windows and door openings and inactivity during regular business hours in addition to lacking access to light and air. These conditions are not conducive to healthy working conditions.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 115-117 E. 5th Street & 119-121 E. 5th Street
BLOCK: 839 LOT: 5 & 6****PROPERTY DESCRIPTION**

Rectangular shaped lots. One story, commercial building. The lot sizes are 4,432 and 6,033 sq. ft. Built in 1925.

SITE ISSUES

This structure covers 100% of two parcels. The facade siding is cracked and damaged. The structure is also vacant. The interior of the structure has damaged ceilings and walls. Due to all of these unimproved conditions the parcel has a low improvement ratio. The parcels does not meet the minimum height requirement for the zone.

SATISFIES LRHL CRITERIA

Criteria B: The commercial use for the parcels have been discontinued. The structure display signs of vacancy due to falling ceiling material and damaged walls on the interior, The exterior stucco siding is damaged and falling off. The business signage is either missing or damaged. These conditions are not conducive to healthy working conditions.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

These parcels meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 111-113 E. 5th Street & 107-109 E. 5th Street
BLOCK: 839 LOT: 7 & 8****PROPERTY DESCRIPTION**

Rectangular shaped parcels. Asphalt Paving. Current use: inventory storage for car dealership. The lot sizes are 11,761 and 2,827 sq. ft.

SITE ISSUES

The parcels lack adequate buffering/screening and have 100% impervious coverage. They have an obsolete layout (unidentifiable circulation layout and parking aisles), lack lighting and have a chain link fence which is prohibited throughout the City. Due to all of these unimproved conditions these parcels have low improvement ratios.

SATISFIES LRHL CRITERIA

Criteria D: The parcels are currently used as inventory parking for Crown Cadillac. The parking is poorly defined and lack buffering which impacts the circulation patterns of this site. Should these sites be left unimproved it can negatively impact the City's infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

It is recommended that this parcel be included in the condemnation redevelopment area.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 425-429 Park Avenue
BLOCK: 839 LOT: 11****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Asphalt Paving, Inventory storage for car dealership. The lot size is 8,339 sq. ft.

SITE ISSUES

The parcel lacks adequate buffering/screening and has 100% impervious coverage. It has an obsolete layout (unidentifiable circulation layout and parking aisles), lacks lighting and has a chain link fence which is prohibited throughout the City. Due to all of these unimproved conditions the parcel has a low improvement ratio.

SATISFIES LRHL CRITERIA

Criteria D: The parcel is currently used as inventory parking for Crown Cadillac. The parking is poorly defined and lacks buffering which impacts the circulation patterns of this site. Should this site be left unimproved it can negatively impact the City's infrastructure which poses a danger to the health and welfare of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 419-423 Park Avenue
BLOCK: 839 LOT: 12****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Two story, commercial building with two storefronts and dwelling units above. The lot size is 8,735 sq. ft. Built in 1925.

SITE ISSUES

The structure does not meet the minimum height requirement for the zone. The property has a low improvement ratio. One of the storefronts is unoccupied.

SATISFIES LRHL CRITERIA

Criteria D: One of the commercial space windows is covered over with paper due to the space being vacant. There is also the presence of a for sale sign in the window.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. The structure's location and accessibility to existing infrastructure allows for it to qualify under the Smart Growth criteria. The parcel is also located on an active commercial corridor which consist of a variety of uses and is designed for pedestrian foot traffic and personal interactions. The parcel is less than a quarter mile from the Plainfield Train Station and NJTransit bus route.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 413-417 Park Avenue
BLOCK: 839 LOT: 13****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Two story, commercial building with two storefronts with dwelling units. The lot size is 9,530 sq. ft. Built in 1925.

SITE ISSUES

The structure does not meet the minimum height requirement for the zone. The property is listed on the City's brownfield database.

SATISFIES LRHL CRITERIA

Criteria D: The parcel is listed on the City's database as having a potential petroleum contamination. Further DEP investigation must be conducted. The existing unremediated state of the site poses as a health risk to the surrounding area.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. The structure's location and accessibility to existing infrastructure allows for it to qualify under the Smart Growth criteria. The parcel is also located on an active commercial corridor which consist of a variety of uses and is designed for pedestrian foot traffic and personal interactions. Additionally, the parcel is less than a quarter mile from the Plainfield Train Station and NJTransit bus route.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 405-407 Park Avenue
BLOCK: 839 LOT: 15****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Three story, mixed use building with one storefront and two dwelling units on the upper floors. The lot size is 1,732 sq. ft. Built in 1910.

SITE ISSUES

The structure does not meet the minimum height requirement for the zone. The existing retail use is a liquor store which is not permitted. The third floor windows are covered over signifying that the unit is vacant and untenable. The lot is also undersized.

SATISFIES LRHL CRITERIA

Criteria D: The building is underutilized due to the existing condition of the third floor. The third floor unit lack ventilation and light due to the windows being permanently bricked over which provide unhealthy conditions for prospective tenants.

Criteria G and H: The parcel is located within the UEZ and Transit Oriented Development District. The UEZ designation qualifies the property to be designated as a redevelopment area. The existing development meets the criteria for a Smart Growth Area. The parcel is also located on an active commercial corridor which consist of a variety of uses and is designed for pedestrian foot traffic and personal interactions. Additionally, the parcel is less than a quarter mile from the Plainfield Train Station and NJTransit bus route.

Section 3 Criteria: Parcels that are not considered to be blighted can be designated for redevelopment under the Section 3 Criteria. This parcels have minor property issues however it is not detrimental to public health and safety. This parcel should be included in the redevelopment area due to its location on the Park Avenue and the adjacent properties. The inclusion of this parcel is necessary to ensure effective development of those properties that meet the LRHL criteria.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 401-403 Park Avenue
BLOCK: 839 LOT: 16****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Three story, mixed use building with one storefront and one dwelling units on the upper floor. The lot size is 1,803 sq. ft. Built in 1910.

SITE ISSUES

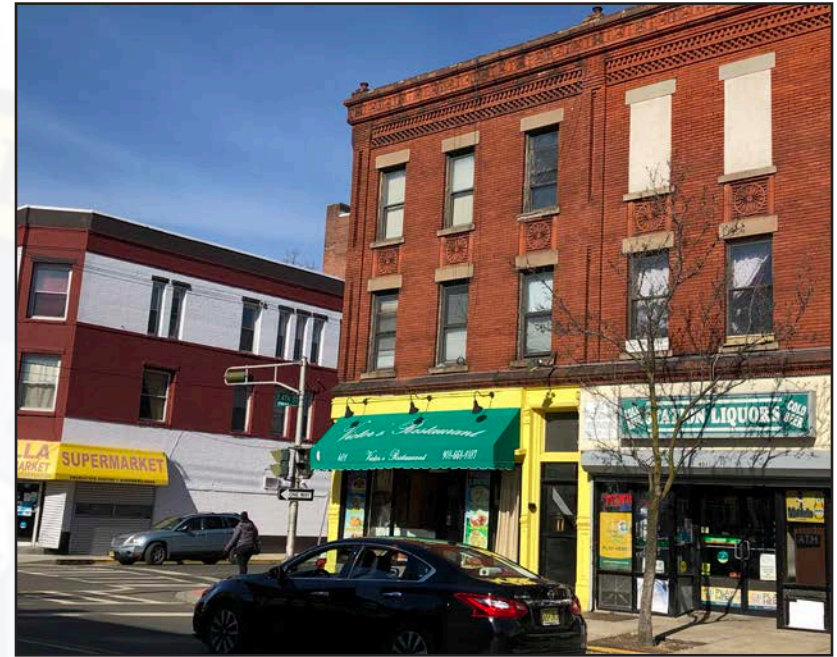
The structure does not meet the minimum height requirement for the zone. The structure's facade is in need of repair and the window screens and window frames are damaged on the upper floors. The lot is also undersized.

SATISFIES LRHL CRITERIA

Criteria D: The parcel is listed on the City's database as having a potential petroleum contamination. The existing contamination can affect the adjacent structures. Further environmental investigation should be conducted in order to prevent the parcel from being a detriment to the health and safety of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. The existing development meets the criteria for a Smart Growth Area. The parcel is also located on an active commercial corridor which consist of a variety of uses and is designed for pedestrian foot traffic and personal interactions. Additionally the parcel is less than a quarter mile from the Plainfield Train Station and NJTransit bus route.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 120-122 E. 4th Street
BLOCK: 839 LOT: 19****PROPERTY DESCRIPTION**

Irregular shaped parcel. Asphalt paved lot. The lot size is 5,858 sq. ft.

SITE ISSUES

The parcel has the several site issues (tall, damaged chain link fence; excessive impervious coverage; lack of buffering; and obsolete layout). Also, there is the presence of trash and debris along the chain link fence.

SATISFIES LRHL CRITERIA

Criteria C: The parcel has been vacant for over ten years and has 100% impervious ground coverage.

Criteria D: The function of the site is underutilized, obsolete and impacts the flow of pedestrian traffic on E. 4th Street. The parcel allows for vehicles to be parked on the sidewalk obstructing portions of the right of way. It lacks adequate buffering and screening. Furthermore, the damaged fence allows for trespassing which leads to nefarious activities. The combination of these site issues are detrimental to the safety of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CLEVELAND
ARTS ZONE****ADDRESS: 124-128 E. 4th Street
BLOCK: 839 LOT: 20****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Two story commercial building. The lot size is 7,810 sq. ft.

SITE ISSUES

The structure is vacant. It does not meet the minimum height requirement for the zone and exceeds the maximum front yard setback requirement. The parcel is also listed on the City brownfield database. The upper floor windows are broken and the facade is in need of repair.

SATISFIES LRHL CRITERIA

Criteria B: The parcel is listed on the City's brownfield database as having a potential petroleum contamination. The upper floor windows are broken, boarded up and painted over. The first floor windows and entry are covered with roll down security gates. The previous commercial use has been discontinued and if left unoccupied the structure could deteriorate to the point of being untenable. Furthermore, the existing conditions of the structure are not conducive to healthy working conditions due to the lack of lighting and ventilation.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 306-312 Watchung Avenue
BLOCK: 840 LOT: 1****PROPERTY DESCRIPTION**

Flagged shaped parcel. One story, commercial building. Current use: night club. The lot size is 6,528 sq. ft. Built in 1915.

SITE ISSUES

It does not meet the minimum height requirement for the zone. The property has a low improvement ratio and has outstanding taxes.

SATISFIES LRHL CRITERIA

Criteria E: The parcel has outstanding taxes in the amount of \$13,846.05 and has a low improvement ratio of .43. The stagnant and unimproved nature of the property could be a result of the tax issues which limits its economical viability and marketability.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. The structure's location and accessibility to existing infrastructure allows for it to qualify under the Smart Growth criteria. The parcel is also located on a major corridor which consist of community facilities such as City Hall and the Plainfield Police Division. Additionally the parcel is less than a quarter mile from the Plainfield Train Station and Transit bus route.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 153 E. 4th Street
BLOCK: 840 LOT: 4****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Vacant land. The lot size is 888 sq. ft.

SITE ISSUES

The parcel is undersized and serves as a driveway for rear access to the adjacent properties. Additionally, it has 100% impervious coverage. The property has a low improvement ratio of zero indicating that there has been no improvements to the site for a significant amount of time.

SATISFIES LRHL CRITERIA

Criteria C: This parcel is privately owned, undersized and vacant. The site has been vacant for over ten years. The size of the parcel makes it difficult to provide adequate development.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 337-341 Park Avenue
BLOCK: 840 LOT: 9****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Three story, mixed use building with two storefronts and six units. The lot size is 4,230 sq. ft. Built in 1900.

SITE ISSUES

The structure does not meet the minimum height requirement for the zone. Facade is in need of repair and the window screens are damaged on the upper floors. There are several satellite dishes on the second and third floor facade. The lot is also undersized.

SATISFIES LRHL CRITERIA

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. The existing development meets the criteria for a Smart Growth Area. The parcel is also located on an active commercial corridor which consist of a variety of uses and is designed for pedestrian foot traffic and personal interactions. Additionally the parcel is less than a quarter mile from the Plainfield Train Station and NJTransit bus route.

Section 3 Criteria: Parcels that are not considered to be blighted can be designated for redevelopment under the Section 3 Criteria. The parcel does not meet the blight criteria however the inclusion of this parcel in the redevelopment area would help to attract new investment in the area to accomplish the goals of the Transit Oriented Development District. The parcel is a corner lot and could benefit from the redevelopment process.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 331-335 Park Avenue
BLOCK: 840 LOT: 10****PROPERTY DESCRIPTION**

Rectangular shaped parcel. One story, commercial building. The lot size is 2,500 sq. ft. Built in 1901.

SITE ISSUES

The structure lacks a business sign which makes it difficult to identify the use of the building. The parcel is undersized and does not meet the minimum height requirement for the zone. The parcel is listed on the City's brownfield database.

SATISFIES LRHL CRITERIA

Criteria D: This parcel is listed on the City's brownfield database as suspected of having petroleum contamination. The existing contamination can effect the adjacent vacant parcel. Further environmental investigation should be conducted in order to prevent the parcel from being a detriment to the health and safety of the community.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 329 Park Avenue
BLOCK: 840 LOT: 11****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Vacant land. The lot size is 2,100 sq. ft.

SITE ISSUES

The parcel is undersized and vacant. There is a wood fence screening the vacant lot. The property has a low improvement ratio of zero indicating that there has been no improvements to the site for a significant amount of time.

SATISFIES LRHL CRITERIA

Criteria C: This parcel is privately owned, undersized and vacant. The site has been vacant for over ten years. Due to its sized and location, the property is not likely to be privately developed.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 325-327 Park Avenue
BLOCK: 840 LOT: 12****PROPERTY DESCRIPTION**

Rectangular shaped parcel. One story, commercial building. The lot size is 1,644 sq. ft. Built in 1954.

SITE ISSUES

The parcel is undersized and the structure is vacant. There is scaffolding present and it obstructs the pedestrian right of way. The property has a low improvement ratio of zero indicating that there has been no improvements to the site for a significant amount of time.

SATISFIES LRHL CRITERIA

Criteria B: The use of the existing commercial building has been discontinued. The structure has been vacant since 2016. Furthermore, the parcel is adjacent to a vacant lot which gives the appearance of disinvestment. Should this parcel be left unoccupied it can become untenable and affect the economic viability of the area.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 116-124 Depot Park
BLOCK: 840 LOT: 14****PROPERTY DESCRIPTION**

Irregular shaped parcel. One story building. The lot size is 3,100 sq. ft. Built in 1920.

SITE ISSUES

The parcel is undersized and the structure is vacant. There is presence of trash and furniture in front of the entrances.

SATISFIES LRHL CRITERIA

Criteria B: This parcel contains a vacant commercial building that is experiencing squatter issues which was observed during a site visit. The parcel is located directly across from the Plainfield Train Station. Should this parcel be left unoccupied it can become untenable and affect the economic viability of the area.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The TODD overlay indicates that the area fits certain Smart Growth principles such as providing a variety of transportation choices and creating a range of housing opportunities and choices. The UEZ designation qualifies the property to be designated as a redevelopment area.

This parcel meets the criteria for designation as an area in need of redevelopment.



**TODD CENTRAL
BUSINESS ZONE****ADDRESS: 307-313 Park Avenue
BLOCK: 840 LOT: 15.01****PROPERTY DESCRIPTION**

Rectangular shaped parcel. Three story, mixed use building with four storefronts and twelve dwelling units. The lot size is 5,416 sq. ft. Built in 1910.

SITE ISSUES

One out of the four storefronts is vacant. There are several satellite dishes on the second and third floor facade. The structure does not meet the minimum height requirement for the zone.

SATISFIES LRHL CRITERIA

Criteria D: This parcel contains a vacant storefront on the elevation facing the train station. The storefront window materials are deteriorating and in need of repair. The parcel is located directly across from the Plainfield Train Station. Should this parcel be left unoccupied it could become untenable and affect the economic viability of the area.

Criteria G and H: The parcel is located within the UEZ, Transit Oriented Development District and a Smart Growth Area. The UEZ designation qualifies the property to be designated as a redevelopment area. The existing development meets the criteria for a Smart Growth Area. It is a mixed use building with a mixture of uses such as law office, restaurant, and residential. It is a less than five minute walk from the Plainfield Train Station and the NJTransit bus route.

This parcel meets the criteria for designation as an area in need of redevelopment.



4.4 FINDINGS

Based upon the analysis of existing conditions within the Study Area, it can be concluded that the parcels within the Study Area meets some of the LRHL statutory criterion. Due to the close proximity of the Study Area to community facilities and public transportation, the area posses attributes of the smart growth principles mentioned in Section 2.5 of this study. It is recommended that the Plainfield City Council determine the Study area as an area in need of redevelopment based on the findings below.

AREA IN NEED OF REDEVELOPMENT

- | | |
|---|--|
| <p>A None of the properties within the Study Area are under the “A” Criteria.</p> <p>B Ten (10) parcels, Block 835, Lots 4, 5; Block 836, Lots 1, 13; Block 839, Lots 4, 5, 6, 20; and Block 840, Lots 12, 14, within the Study Area is assigned to Criteria “B”. The commercial use has been discontinued from this site.</p> <p>C Three (3) parcels within the Study Area were classified under the “C” Criteria; Block 839, Lot 19 and Block 840, Lots 4, 11. These parcels are privately owned and have been vacant for over ten years. The “C” Criteria enables the City to use the redevelopment process to generate development on lots that are unlikely to be developed through the instrumentality of private capital.</p> <p>D The Study Area includes twenty-two (22) parcels that can be classified under the “D” Criteria: Block 835, Lots 4, 5; Block 836, Lots 9-14, 17, 18; Block 839, Lots 2, 3, 7, 8, 11, 12, 13, 15, 16, 17; and Block 840, Lots 10, 15.01. The “D” Criteria focuses on building and other site improvements as well as addresses how the site functions. Conditions that could lead to a conclusion that a property meets the “D” Criteria include: lack of sidewalks or</p> | <p>E There are two (2) parcels within the Study Area that were assigned “E” Criteria. Block 836, Lot 11 and Block 840, Lot 1. This criteria focuses on the lack of growth and stagnation through issues with title, diverse ownerships, tax liens, and /or back taxes.</p> <p>F None of the properties within the Study Area are under the “F” Criteria.</p> <p>G G criterion applies to all of the parcels within the Study Area. 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.52:27H-60et. seq.) the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of development. The New Jersey Department of Community Affairs has designated Plainfield as one of the 32 Urban Enterprise Zones.</p> |
|---|--|

H

The Smart Growth criterion applies to all of the parcels within the Study Area. In 2003, the LHRL was amended to include the smart growth criterion which encourages livable neighborhoods. It is a planning approach that direct new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhanced and rebuilds existing communities. The existing neighborhood, in which the Study Area is located, has public transportation options, surrounding mixed used development, open space and neighborhood amenities within walking distance.

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 Study Area has several site constraints which make it difficult for investment and revitalization. For example, within the four block radius of the Study Area eleven parcels are listed as having environmental contamination. The extent of the contamination could be a result of chemical spills, oil tanks, etc. The Study Area is an older industrial/ commercial district where many of the previous uses have been discontinued. Additionally, the parcels are located on thoroughfares that are important to the economic health of the City. The vacancies and physical conditions have a negative impact on the adjacent housing stock and property values. Intervention from the City is needed in order to address site issues through eminent domain. These sites can be re-purposed to help create development that is beneficial to the public needs. The existing conditions do not support the development goals and objectives of the Master Plan.

For the reasons articulated in Section 2.7 and 4.0 of this report relating to underutilized parcels and revitalization of the neighborhood commercial corridor; it is recommended that the City Council and Planning Board take the action necessary as prescribed by the LRHL to declare the parcels noted within the Study Area in an “Area in Need of Redevelopment”. Once declared as an “Area in Need of Redevelopment”, a redevelopment plan can be prepared and implemented to ensure property utilization and development of properties within the Study Area.