

TODD SOUTH REDEVELOPMENT PLAN

CITY OF PLAINFIELD
NEW JERSEY

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Transit Oriented Development District - South Redevelopment Plan

City of Plainfield, Union County, New Jersey

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1.0 INTRODUCTION

The subject Redevelopment Area is located within the City's Transit-Oriented Development District (TODD). It was designated as a Transit Village by New Jersey Department of Transportation in 2014. The TODD designation allowed the City to change the zoning regulations to reflect a transit-oriented development increasing the density and height. Although the City changed the zoning to accommodate transit-oriented development, the redevelopment area remains inactive and continues to experience blight and stagnation. The intent of this Redevelopment Plan is to address the challenges that have hindered the downtown district's revitalization and reignite the area with mixed-use corridors and a variety of use districts to achieve economic sustainability.

Pursuant to N.J.S.A. 40A:12A-5 and Plainfield Council Resolutions R 337-19 and R 338-19, both dated November 12, 2019, the TODD South Area was designated as an "area in need of redevelopment." Two separate investigations were conducted. Ultimately, a portion



of the area was designated as a Condemnation Redevelopment Area and a portion of the area was designated as a Non-Condemnation Redevelopment Area.[1] Further, the Redevelopment Area has been expanded with additional properties per a subsequent investigation[2] and resolutions adopted by City Council.[3]

The following City Tax Blocks and Lots were designated as a Condemnation Redevelopment Area: Block 835, Lots 4, 5; Block 836, Lots 1, 9, 10, 11, 12, 13, 14, 17, 18; Block 839, Lots 1, 2, 3, 4, 5, 6, 7 8, 11, 12, 13, 19, 20; and Block 840, Lots 1, 4, 9, 10, 11, 12, 14 and 15.01 (the "Condemnation Redevelopment Area"). The following City Tax Blocks and Lots were designated as a Non-Condemnation Redevelopment Area: Block 101, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9.01, 10, 12, 13; Block 102, Lots 1, 2, 2.01, 3, 4, 5.01, 7, 8; Block 103, Lots 1, 2, 3, 4, 5; Block 104, Lot 1; Block 704, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9; Block 705, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11; Block 706, Lots 3, 4, 5, 6; Block 711, Lots 1, 2; Block 712, Lots 1, 2; Block 713, Lots 1, 2, 3, 4, 5; Block 835, Lots 1, 2, 3, 6, 7; Block 836, Lots 2, 3, 4, 5, 6, 7, 8, 15.01; Block 838, Lots 1.01, 2, 3, 4, 5, 6, 7, 8, 9; Block 839, Lots 9, 10, 14, 15,16,17, 18; and Block 840, Lots 2, 3, 5, 7.01, 13; Block 832, Lot 1, 2, 6, 13, 18; and Block 837, Lot 1, 2, 3, 4, 5 (the "Non-Condemnation Redevelopment Area"). Subsequently, the City Council authorized the preparation of a Redevelopment Plan for the Condemnation Redevelopment Area and the Non-Condemnation Redevelopment Area (collectively, the "Redevelopment Area").

Pursuant to N.J.S.A. 40A:12A-5 and Plainfield Council Resolution 059-17 dated January 17, 2017, the City of Plainfield designated the entire Urban Enterprise Zone ("UEZ") as an "Area in Need of Rehabilitation" ("Rehabilitation Area") in accordance with the Local Redevelopment and Housing Law ("LRHL"). City Council adopted Resolution 363-22 dated October 11, 2022 directing the Planning Board to prepare a Redevelopment Plan for a portion of this Rehabilitation Area.

This Redevelopment Plan (the "Plan") is designed to address the land use issues within the Redevelopment Area, ensure property utilization and facilitate urban revitalization and redevelopment. This Plan follows a determination by City Council that the Redevelopment Area meets the statutory criteria to be designated as an "Area in Need of Redevelopment" as established in the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et. seq. (the "LRHL"). To this end, the goal of this Plan is to support the development goals and objectives of the Master Plan and the Transit-Oriented Development designation as it is the City's vision to make this area more economically viable and eliminate stagnant, underutilized and unproductive parcels.

Nishuane Group, LLC was retained by the Planning Board of the City of Plainfield to prepare a redevelopment plan for the Redevelopment Area that satisfies the requirements of N.J.S.A. 40A:12A-7.

[1] As defined in the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-6, a Non-Condemnation 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." A Condemnation Redevelopment Area Determination "shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain." As defined in the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-6, a Non-Condemnation 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." A Condemnation Redevelopment Area Determination "shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain."

[2] Resolution 059-17 designated the entire Urban Enterprise Zone ("UEZ"), including Block 832, Lots 6 and 13; and Block 837, Lot 1, as an "Area in Need of Rehabilitation" in accordance with the LRHL. Resolution R 140-22 designated the Planning Board to prepare an amendment to the TODD South Redevelopment Plan to add Block 832, Lots 6 and 13. Resolution 363-22 designated the Planning Board to amend the Plan to add Block 837, Lot 1. [3] Resolution R 167-22 authorized the Planning Board to conduct an 'Area in Need of Redevelopment" investigation of Block 713, Lots 1,-5 and if designated, commence with the preparation of a Redevelopment Plan. Resolution R 250-22 designated Block 713, Lots 1, 2, 3, 4, and 5 as an Non-Condemnation Redevelopment Area pursuant to the LRHL, N.J.S.A. 40A:12A-1 Et seq.

1.1 Statutory Requirements

The LRHL provides that a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;

2. Proposed land uses and building requirements in the project area;

3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;

4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;

5. Any significant relationship of the redevelopment plan to:
   A. The master plans of contiguous municipalities;
   B. The master plan of the County in which the municipality is located; and
   C. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c. 398(N.J.S.A. 52:18A-196, et seq.).

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units; affordable to low- and moderate- income households, as defined pursuant to section 4 of P.L. 1985 c. 222 (N.J.S.A. 52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.

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

This following Plan provides a statutory framework for redevelopment within the Redevelopment Area.

2.0 DISTRICT OVERVIEW

2.1 Redevelopment Area

As shown on Map 1 Redevelopment Plan Area, the Redevelopment Area is bounded by NJ Transit's Raritan Valley Line right-of-way to the north; Central Avenue, Madison Avenue, and Arlington Avenue to the west; East Sixth Street and East Seventh Street to the south; and Watchung Avenue to the east. The Redevelopment Area contains 120 parcels covering over approximately 38 acres. A list of all properties within the Redevelopment Area is included as Table 1 and labeled on Map 2 Tax Blocks and Lots (which are also provided



Map 1 - Redevelopment Plan Area

Redevelopment Area
5 Lot
713 Block

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in the appendix of this plan). In general, Redevelopment Area consists of large parcels once use for industrial purpose along with smaller lots consisting of uses that support the surrounding residential neighborhoods. The former YMCA, City Hall Annex, and Fire Department Headquarters, along with other existing structures, are all located within the Redevelopment Area.

Table 1: Plan Area Tax Block/Lots

Block	Lots
101	1-8, 9.01, 10, 12, 13
102	1, 2, 2.01, 3, 4, 5.01, 7, 8
103	1-5
104	1
704	1-9
705	1-11
706	3-6
711	1, 2
712	1, 2
713	1, 2, 3, 4, 5
832	1, 2, 6, 13, 18
835	1-7
836	1-14, 15.01, 17, 18
837	1, 2, 3, 4, 5
838	1.01, 2-9
839	1-20
840	1-5, 7.01, 9-14, 15.01

2.2 Existing Land Uses

As noted below on Map 3 Existing Land Use Map, there are a total of twenty-two (22) mixed use (i.e., residential/commercial) parcels, forty-seven (47) commercial parcels, eighteen (18) residential parcels, twenty-one (21) vacant parcels, two (2) industrial parcels, three (3) institutional parcels, and seven (7) parking areas. There are a total of 31 businesses within the Redevelopment Area. Types of commercial activities include restaurants, supply, grocery, and clothing stores as well as professional services. Parcels without any structures present appear to be either accessory parking to the adjacent properties, stand-alone parking lots or vacant lots. Low density residential properties with driveways and rear yards are located along East 6th Street, West 5th Street and Arlington Avenue.

2.3 Existing Zoning

The zoning ordinance is a legal instrument to regulate and establish limits on the use of land and building size, shape, height, and setback. The goal is to promote an orderly pattern of development and/or to separate incompatible land uses to ensure the creation of an appropriately scaled and planned environment. In some instances, an ordinance sets forth standards related to site design such as lighting, landscaping and architectural standards.

The Redevelopment Area is located in the TODD District. The purpose of the TODD is to promote a complementary mixture of appropriately intensive mixed commercial and high-density residential land uses in close proximity to the downtown train station. It serves as the primary pedestrian-oriented shopping district.

Of the seven TODD Zones within the District, there are five within the Redevelopment Area, as shown on Map 4 Existing Zoning Districts. The districts are TODD Central Business District (TODD/CBD), TODD Civic Historic District (TODD/CHD), TODD Cleveland Arts District (TODD/CLAD), TODD–Transition District (TODD/TD), and Mixed Use (MU).

2.4 District Issues

The findings from the Area In Need of Redevelopment Investigations, both condemnation and non-condemnation, outlined various issues that negatively impacted and prevented the resurgence of the Redevelopment Area. This Plan provides a framework and regulations to alleviate those critical conditions. Additionally, physical, environmental, and socioeconomic challenges have been identified by the City's Planning Division, Economic Development Department, supporting consultants, developers, local businesses and residents. Said issues and impediments in the Redevelopment Area are listed below in more detail.

- Underutilized/Underdeveloped/Vacant parcels

The Redevelopment Area contains several parcels which contain vacant storefronts, vacant commercial buildings and vacant land. Theses parcels are situated between commercial and or residential properties and indicates that the area is stagnant and lacks incentives to attract investment.

- Poor/Undefined parking

A portion of the Redevelopment Area contains surface parking areas that are poorly designed, lack drainage, lighting, buffering and landscaping. These parcels are a safety hazard for motorists and pedestrians as they contribute to dangerous conditions and are deficient in necessary attributes of a parking areas.

- Lack of pedestrian amenities

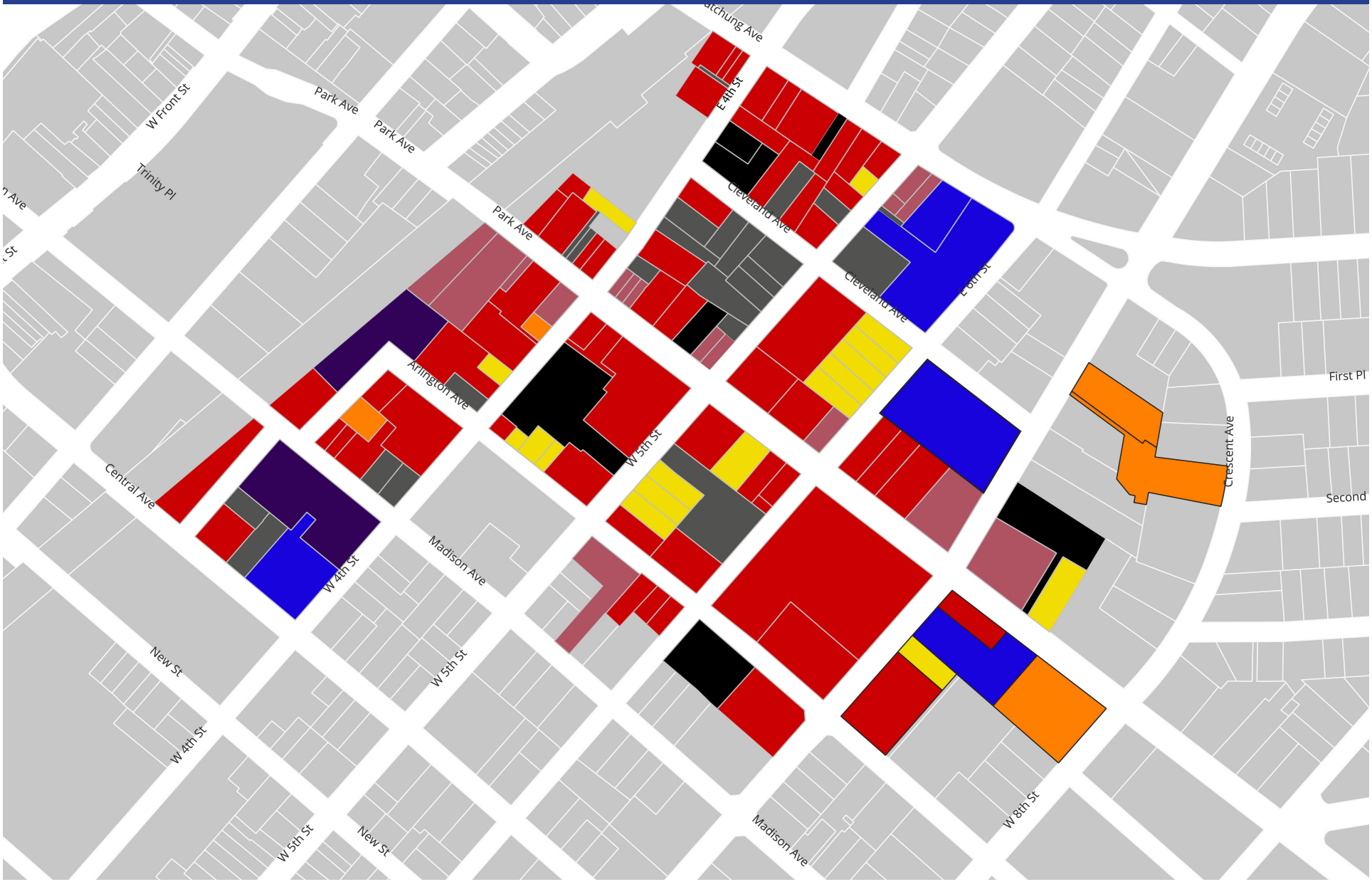
Pedestrian amenities are an important component of an active commercial corridor. The lack of wayfinding signs, pedestrian scaled lighting, seating and landscaping translates into a space that prioritizes automobiles over pedestrians. This creates safety issues as well as the need to design a space that attracts and encourages pedestrian activity. Of equal importance is the presence of the train station in the Redevelopment Area. The Redevelopment Area is less than a quarter mile from the Plainfield Train Station and does not accommodate nor promote walking as a form of commuting. Therefore, added pedestrian-oriented amenities are needed to address this deficiency.

- Need for structural restoration and neighborhood revitalization

The Redevelopment Area contains numerous buildings that display historic characteristics which are reminiscent of the architecture of the early 1900's. A majority of these buildings are not maintained properly and are in need of restoration. The physical appearance of the buildings creates a sense of disinvestment in the Redevelopment Area.

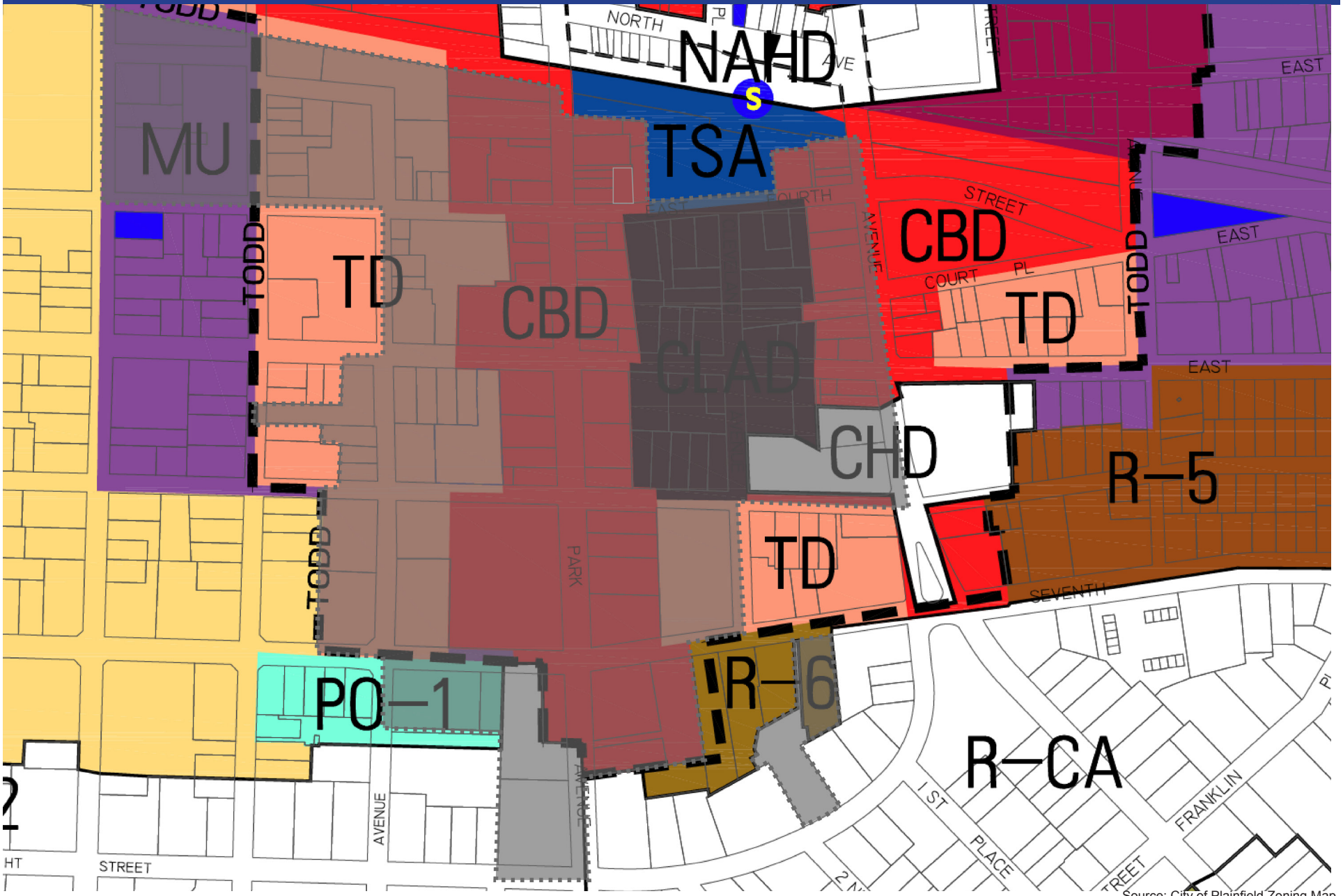
- Environmental Contamination

About 30% of the properties within the Redevelopment Area have environmental contamination, according to New Jersey Department



Source: MOD-IV Tax Records; Field verification.

Map 3 - Existing Land Use



Source: City of Plainfield Zoning Map.

Map 4 - Existing Zoning

of Environmental Protection records. On these parcels, the existing and/or previous uses have created contamination issues that can be costly for property owners and prospective developers to remediate.

- Building deterioration

Several buildings have deteriorated and are no longer tenantable in their current state.

The Redevelopment Area is faced with a number of issues that are addressed through this Plan.

3 REDEVELOPMENT PLAN

3.1 Purpose

The Plan serves as zoning regulations for future development/ redevelopment within the Redevelopment Area. It sets forth a framework of statutory guidelines and design standards that will enhance and revitalize the Redevelopment Area.

Promotion of TOD through high density, multi-family development, permitting an array and mixture of uses, streetscape improvements, and development of vacant and/or underutilized parcels are the principal tenets of this Redevelopment Plan. Additionally, goals and objectives are also stated pertinent to specific sub-districts.

3.2 Goals and Objectives

The Redevelopment Area presents an opportunity to attract



new development that will catalyze activity around the Plainfield Train Station, City Hall, and TODD areas. The proposed uses and amenities can provide added benefits to residents of the adjacent neighborhoods and throughout Plainfield. This Redevelopment Plan therefore intends to satisfy the following policy goals and objectives for development in the Redevelopment Area:

Promote Transit Oriented Development and Transit Usage

o Leverage the City's assets to optimize transit-oriented development and increase pedestrian activity and circulation within the Redevelopment Area.

o Increase the Redevelopment Area's residential population by increasing the housing inventory within close proximity to the Plainfield Train Station while providing a variety of housing types and options for various income groups.

o Improve existing neighborhood identity in the Redevelopment Area while creating new places and neighborhood anchors.

Stimulate Economic Development

o Contribute to job creation for the residents.
o Diversify employment opportunities for residents.
o Incentivize resources for continuing education and job training.
o Provide retail shopping for residents.
o Formulate zoning incentives to assemble parcels such that the economic return is significantly higher than parcels developed individually.

Promote Active Commercial Corridors

o Manage the infill, assembly and expansion of the commercial corridor along Fourth Street, Park Avenue, and Watchung Avenue to include retail, office and mixed-use buildings.
o Provide a walkable and pedestrian friendly commercial environment through pedestrian-oriented streetscapes.
o Construct well-designed integrated development that supports an active commercial corridor.



Infuse Arts and Culture into the Community

o Provide incentives to encourage arts and cultural uses, especially along Cleveland Avenue.
o Promote arts-related uses that will complement commercial uses and the Plainfield Train Station.
o Incorporate live/work units that will foster and attract artists and entrepreneurs to the Redevelopment Area.

Improve Site Design and Layout

o Create connections between the existing historic district and surrounding neighborhoods.
o Encourage property assemblage policies and incentives that encourage cohesive and comprehensive development and deter scattered and single lot development.

Incorporate Principles of Sustainability

o Increase the ridership and usage of the Train Station by introducing new retail and civic uses around the station and facilitating access to the station.
o Promote high densities in close proximity to transit and other appropriate areas.
o Encourage the implementation of LEED standards in new building construction.
o Minimize vehicular miles traveled in the proposed districts by providing opportunities for biking, scooters and non-motorist or

active modes of transportation.
o Reduce the heat island effect through the planting of street trees, vegetated corridors, and green roofs.
o Encourage use and reuse of energy efficient materials.

3.3 Compatibility with State and Local Plans

This Redevelopment Plan satisfies the goals and policies of the State Development and Redevelopment Plan (SDRP) that promotes planned development within the Metropolitan Planning Area (PA1), an area that is targeted for growth. More specifically, it permits commercial and related uses and promotes economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements.

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

Land Use Plan Element of the City's Master Plan
The 2009 Re-Examination Report and Update provides a review of the 2006 Re-Examination Report and the 1998 City of Plainfield Master Plan (collectively, the "Master Plan"). The Land Use Plan Element of the Master Plan sets forth the goals and objectives for land uses within Plainfield. The Master Plan contains a variety of goals and objectives to guide future development in the City. Specific to the context of the Redevelopment Area, certain goals and objectives 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 citywide 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 Transit Oriented Development areas while reinforcing existing neighborhood character in areas outside of designated Transit Oriented Development areas in accordance with the Land Use Ordinance.

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 area for growth. These efforts should be undertaken within existing commercial corridors, the various Neighborhood Commercial zones throughout the city, and where designated, in Transit Oriented

Development 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 9: The City should seek to promote the arts as an important element of the city's culture and character. The city recognizes that it is a culturally rich and diverse community and acknowledges the benefits of expanding the arts as a means of enriching the city's quality of life.

Policy 9.1 - Promotion of the Arts in Redevelopment
Redevelopment should seek to incorporate cultural activities whenever feasible, particularly within TOD areas and the CBD.

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.).

Because of the relevancy and applicability of the aforementioned Master Plan goals. The TODD-South Redevelopment Plan is consistent with the objectives and policies of the Master Plan.

Other Redevelopment Plans in the Neighborhood

Transit Oriented Development Downtown (TODD)

The purpose of the Transit Oriented Development Downtown (TODD) is to provide the foundation for a complementary mixture of appropriately intensive commercial and high density uses in close proximity to the downtown train station. The TODD districts are intended to be pedestrian friendly to create a symbiotic benefit through the provision of an aesthetically improved, vibrant and commercially active downtown for Plainfield residents and visitors. The TODD district consolidates most of the existing zones within an irregularly based 0.25 mile distance from the downtown Plainfield Train Station. The TODD district contains seven zones, with different purposes, that foster formation of an active, thriving downtown appropriately buffered from surrounding lower density residential uses.

As discussed in the City's Land Use Ordinance, goals relevant to the TODD include the following:

1. To increase the use of the downtown train station by providing for a concentrated mix of retail, office, residential public and open space uses that are within walking distance of each other and the train station for shoppers, commuters, residents, employees and visitors;
2. To revitalize the downtown train station area by providing for land uses that generate train ridership and enhance economic activity and vitality during day and evening use;
3. To improve the appearance and safety of the downtown from the transit corridor to attract shoppers and visitors;
4. To encourage a safe, efficient, user friendly and environmentally conscious pedestrian and bicycle-oriented system linked to transit use;
5. To encourage public and private investment and thereby improve the tax base of the City;

6. To provide transit supportive and user-friendly site-design guidelines;
7. To preserve and maintain residential neighborhoods in and adjacent to the zones;
8. To advance the development of the Green Brook walkway through the area and to add a linkage between the train station and Green Brook through physical and visual connections;
9. To address existing and future parking needs of residents, businesses, shoppers and commuters;
10. To develop an improved coordinated, visual streetscape within the zones.

TODD West Redevelopment Plan

In 2017, the City Council adopted the TODD West Redevelopment Plan. The TODD West Redevelopment Plan consists of a vision for that area of the City and provides a framework for development and redevelopment. The TODD West Redevelopment Plan Area is located north and east of the Plainfield Train Station, approximately 950 feet away from the Train Station. The goals of the TODD West Redevelopment Plan are to:

1) Promote Transit-Oriented Development and Activity
2) Improve Economic Development
3) Increase Sustainability
4) Manage Parking and Traffic

Relation to Adjacent Municipalities

The Redevelopment Area is not adjacent to any surrounding municipalities. However, the closest municipality is the Borough of North Plainfield, which is approximately a quarter-mile northwest of the Redevelopment Area. Given its separation, the Plan will not affect those nearby municipalities to a significant degree. Furthermore, the Plan will have a positive impact on the new uses that support economic development and Transit Oriented Development.

3.4 Statutory Basis for the Redevelopment Plan

On November 12, 2019, the City Council adopted Resolutions R 269-19 and R 270-19 designating the Redevelopment Area as "An Area in Need of Redevelopment" pursuant to the LRHL. The purpose of this Redevelopment Plan is to guide future development and redevelopment within the Redevelopment Area as well as set forth a framework for design standards to achieve revitalization. The regulatory and design standards in this Plan shall supersede the City's Land Use Ordinance once adopted.

3.5 Definitions

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

- *Art gallery* – An establishment involved in the sale, loan and display of various art forms, including paintings, photography, sculptures, books, and other forms.

- *Art studio* – Work space for artists practicing fine arts, such as painting, sculpture, pottery or drawing.

- *Artisan Maker or Industrial Studio* – A studio or workshop for artisan-related crafts, which are more intensive than traditional art studios, with activities such as 3D printing, metal working, wood working, glassblowing, furniture making, leather craft, electronics, robotics, laser cutting, textiles, fashion, and related items.

- *Arts and culture-related space* – Space dedicated for the use of arts or culture activities, involving traditional arts, music, museums, culinary arts, art galleries, art studios, performing arts, or other forms of art.

- *Body art establishment* – A shop or studio where the techniques of tattoos or body piercing are practiced.

- *Co-working, shared work space* – Space that is utilized among numerous individuals for business, professional, and administrative functions.

- *Colleges, adult/community educational facility* – An institution that supplements, replaces or builds upon a traditional secondary education.

- *Data or technology center* – A facility consisting of networked computers, servers and related storage that businesses and other organizations utilize to organize, process and disseminate large amounts of data.

- *Dwelling unit* – A building or a portion of a building to serve as living quarters for one or more individuals containing dedicated areas for sleeping, cooking and sanitary facilities. Housing types excluded from this definition include group living environments, including but not limited to rooming houses, hotels, dormitories, nursing home facilities or hospitals.

- *Faux Wall* – Decorative wall that acts as a partition/screen and does not bear any building load.

- *Governmental and civic use* – A land use dedicated to providing a form of public service, including administration offices, libraries, assembly halls, police stations, fire stations, or others.

- *Institutional-related space* – A portion of a building that is used for groups that perform public services, including but not limited to education, medical purposes, houses of worship, senior services, and community gathering facilities.

- *Live/work space* – Space that combines the function of residential living space with the flexibility of utilizing the space for various types of work, including but not limited to desk or office, artists or other design professionals.

- *Light industrial* – Operations and facilities related to warehousing, distribution, research and development but shall not include activity involving heavy industry such as manufacturing, assemblage and automobile-related uses.

- *Microbrewery, Microdistillery or Winery* – An establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is considered a retail establishment.

- *Multi-family dwelling* – A residential building which contains

three or more dwelling units, containing separate entrances and living quarters for each dwelling unit (see "*Dwelling Unit*" definition).

- *Open space* – Any parcel or area of land or water essentially unimproved, except for buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

- *Open space, Common* – An open space area within or related to a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.

- *Recording, Rehearsal or Production Studio* – A facility for sound/video recording, broadcasting, filming and mixing and/or rehearsal space.

- *Senior Housing Units* – Individual dwelling units occupied by persons ages 55 years old or older for independent living.

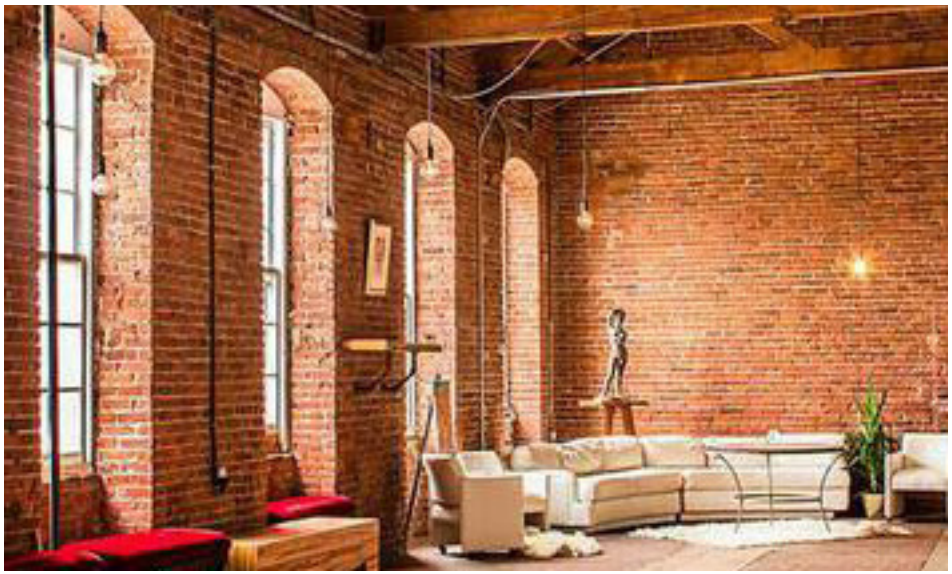
4 PROPOSED LAND USE PLAN

4.1 Land Use Plan

This section describes the proposed land use plan and provides a framework to implement the City's vision for the Redevelopment Area. The subsequent zoning regulations lay the foundation and provide guidelines for any development that occurs in the Redevelopment Area. The entire Redevelopment Area is located in the Transit Oriented Development Downtown (TODD) zone.

The Plan is aligned with TODD principles and proposes mixed use, high density, and sustainable development. The Plan aims at fostering a vibrant, walkable, livable community around an easily accessible transit system, emphasizing residential and commercial uses. It also promotes arts, culture and entertainment uses to be incorporated within new development and adaptively reused buildings.

This District is intended to create vibrant and active transit-oriented development for residents, employees, visitors and commuters. The District is within a less than 5-minute walking distance from the Plainfield Train Station. It permits higher density residential and mixed-use development. Opportunities for employment generation are also driven within the District as light industrial and institutional uses are also advocated. Additionally, the District





promotes improvements to the streetscape, development of underutilized parking areas, and circulation patterns.

4.2 District Standards

The district standards reflect the vision for the TODD-South Redevelopment Plan. These standards consist of permitted, conditional, accessory uses, bulk standards, and other regulatory requirements which specifically define the Redevelopment Area. Design standards specific to the Redevelopment Area are established to provide clear instructions to designers and developers on how to adopt specific principles, such as intuitiveness, learnability, efficiency, and consistency. Outdoor dining (private property and sidewalk cafes), landscaping, buffering and screening, parking and signage shall comply with the City's Ordinance Sections 17:9-39, 17:9-40, 17:9-24, 17:9-44 and 17:9-51, respectively (unless otherwise noted in this Plan).

4.2.1. Subdistricts

The district is vast in size and contains 126 properties covering over 40 acres. Since one set of standards cannot accommodate all of the goals and intentions of the Redevelopment Area, it has been further divided into multiple subdistricts.

The overall land use plan is shown on Map 5 Proposed Land Use Plan and individual subdistricts are identified on Maps 5a through 5f. These subdistricts include:

- Central Business District
  (Park Avenue and Watchung Avenue)
  Block 101; Lots 1, 2, 3, 4, 5, 6, and 7
  Block 704; Lots 2, 3, 4, and 5
  Block 705; Lots 3, 4, 5, 6, 7, 8, 9, and 10
  Block 712; Lot 1
  Block 832, Lots 1, 2 and 18
  Block 835; Lots 1 and 2
  Block 836; Lots 1, 2, 3, 4, 5, 6, 7, and 8
  Block 837, Lots 2, 3, 4 and 5
  Block 838; Lots 7, 8, and 9
  Block 839; Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17
  Block 840; Lots 1, 2, 3, 4, 5, 7, 9, 10, 11, 12, 13, 14, and 15.01
  Block 713, Lots 1, 2, 3, 4, and 5

- Cleveland Avenue Arts and Culture District
  Block 832, Lots 6 and 13
  Block 835; Lots 3, 4, 5, 6, and 7

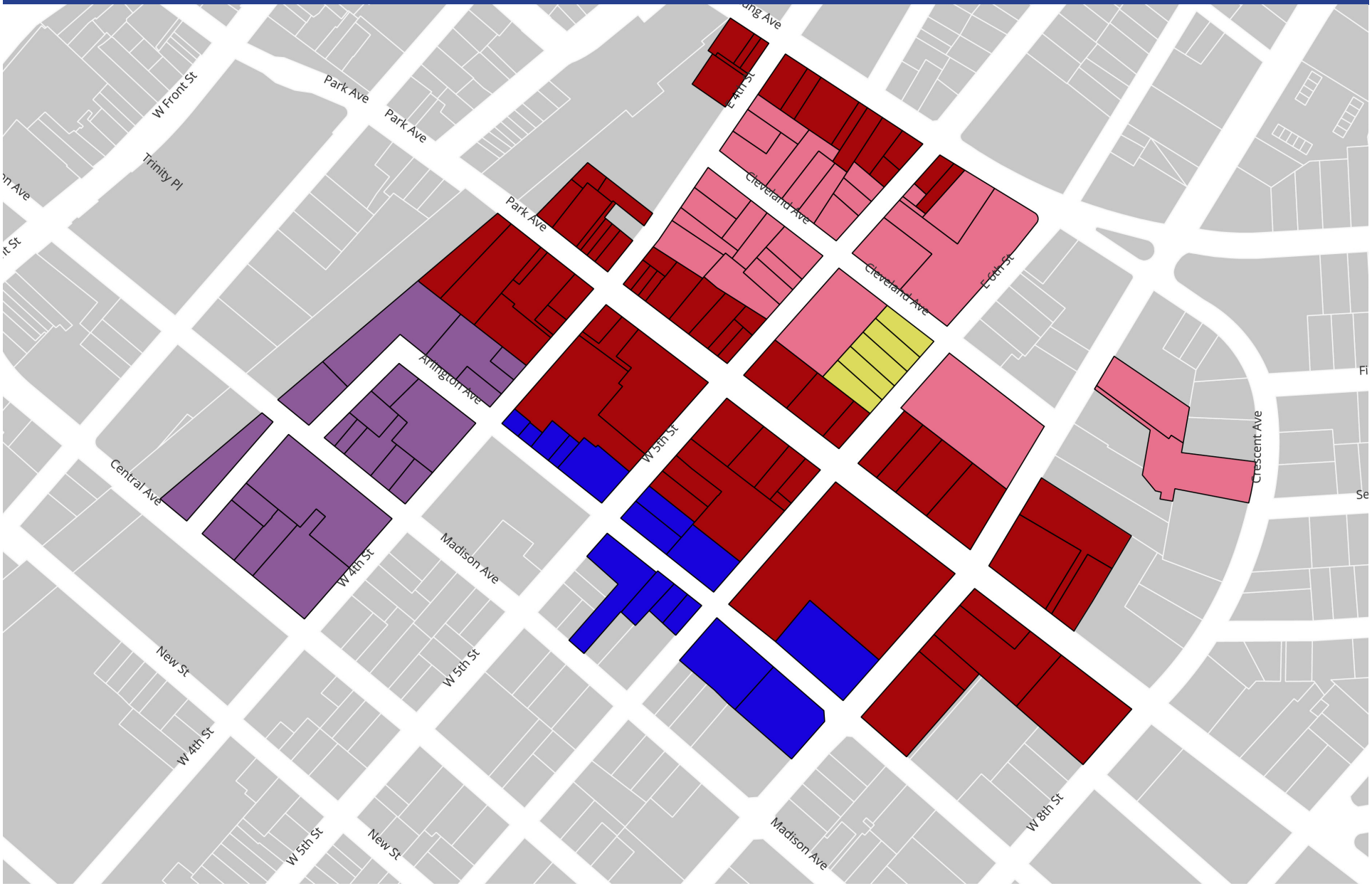
Block 836; Lots 9, 10, 11, 12, 13, 14, 15.01, 17, and 18
Block 837, Lot 1
Block 838; Lot 1.01
Block 839; Lots 1, 2, 3, 4, 5, 6, 7, 18, 19, and 20

- Institutional District
  Block 704; Lots 1, 6, 7, 8 and 9
  Block 705: Lots 1, 2, and 11
  Block 706; Lots 3, 4, 5, and 6
  Block 711; Lots 1 and 2
  Block 712; Lot 2

- Light Industrial District
  Block 101; Lots 8, 9.01, 10, 12, and 13
  Block 102; Lots 1, 2, 2.01, 3, 4, 5.01, 7, and 8
  Block 103; Lots 1, 2, 3, 4, and 5
  Block 104; Lot 1

- Medium/Moderate-Density Residential District
  Block 838; Lots 2, 3, 4, 5, and 6





Central Business District

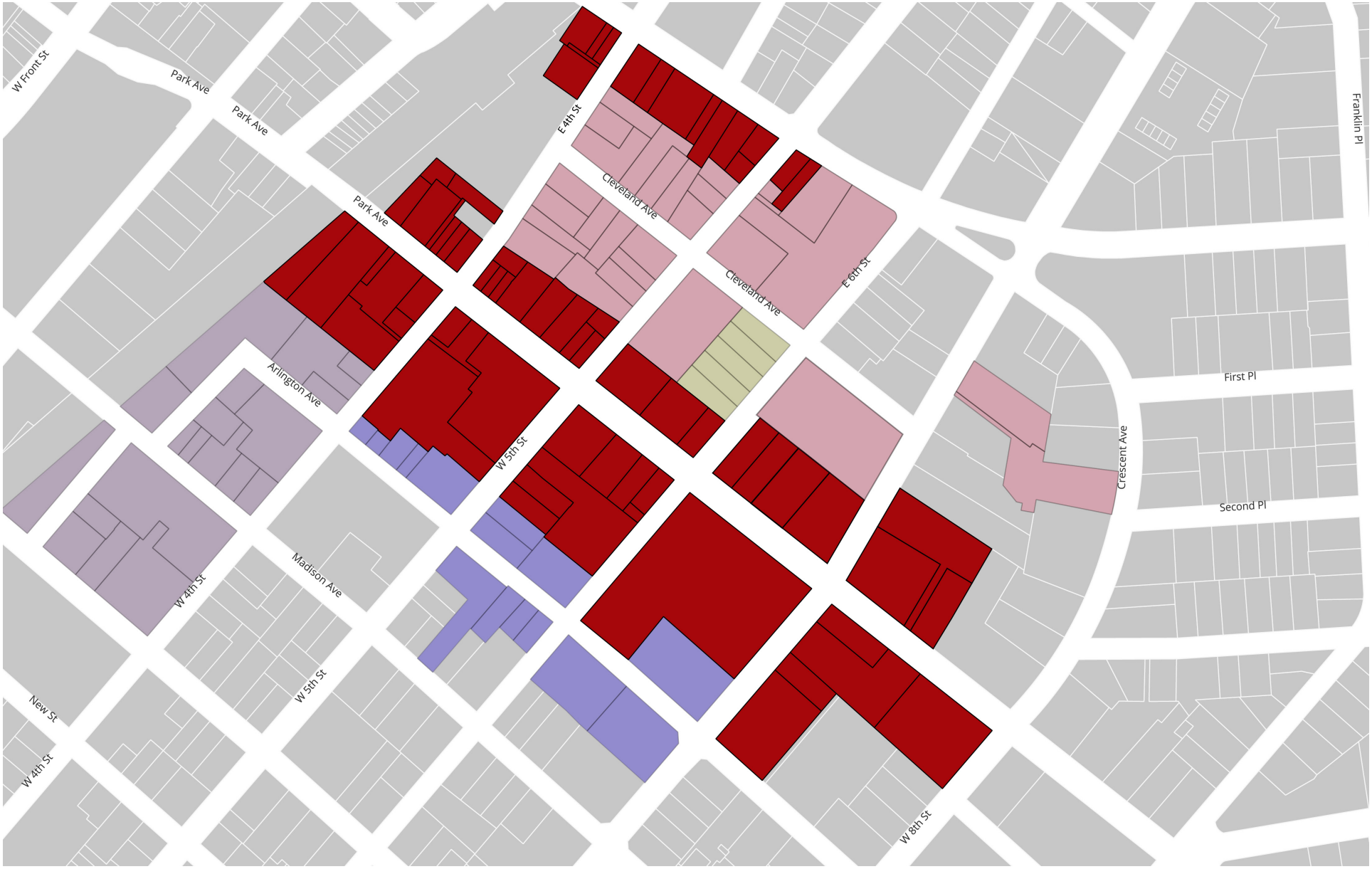
Cleveland Arts and Culture District

Institutional District

Light Industrial District

Medium/Moderate Density Residential District

Map 5 - Proposed Land Use Plan



Map 5a - Central Business District

CENTRAL BUSINESS DISTRICT

PARK AVENUE + WATCHUNG AVENUE

Objective

To enhance the existing mixed-use corridors along Park Avenue and Watchung Avenue. Typical development shall incorporate ground floor retail or commercial uses with the upper floors dedicated to residential uses.

Permitted Uses

- Mixed use structures containing commercial uses on the ground floor and residential or office uses on the upper floors
- Apartments or multi-family dwellings (excluding ground floor)
- Parking structures
- Retail sales
- Personal service establishments
- Restaurants, excluding drive-thru and drive-in restaurants
- Banks, excluding drive-thru facility
- Laundromats and dry cleaners
- Bars, taverns, and night clubs
- Hotels
- Theaters
- Offices (excluding ground floor)
- Co-working space or shared workspace
- Childcare centers
- Banquet halls
- Health and fitness clubs
- Art studios
- Art galleries
- Museums
- Microbreweries, Microdistilleries or Wineries

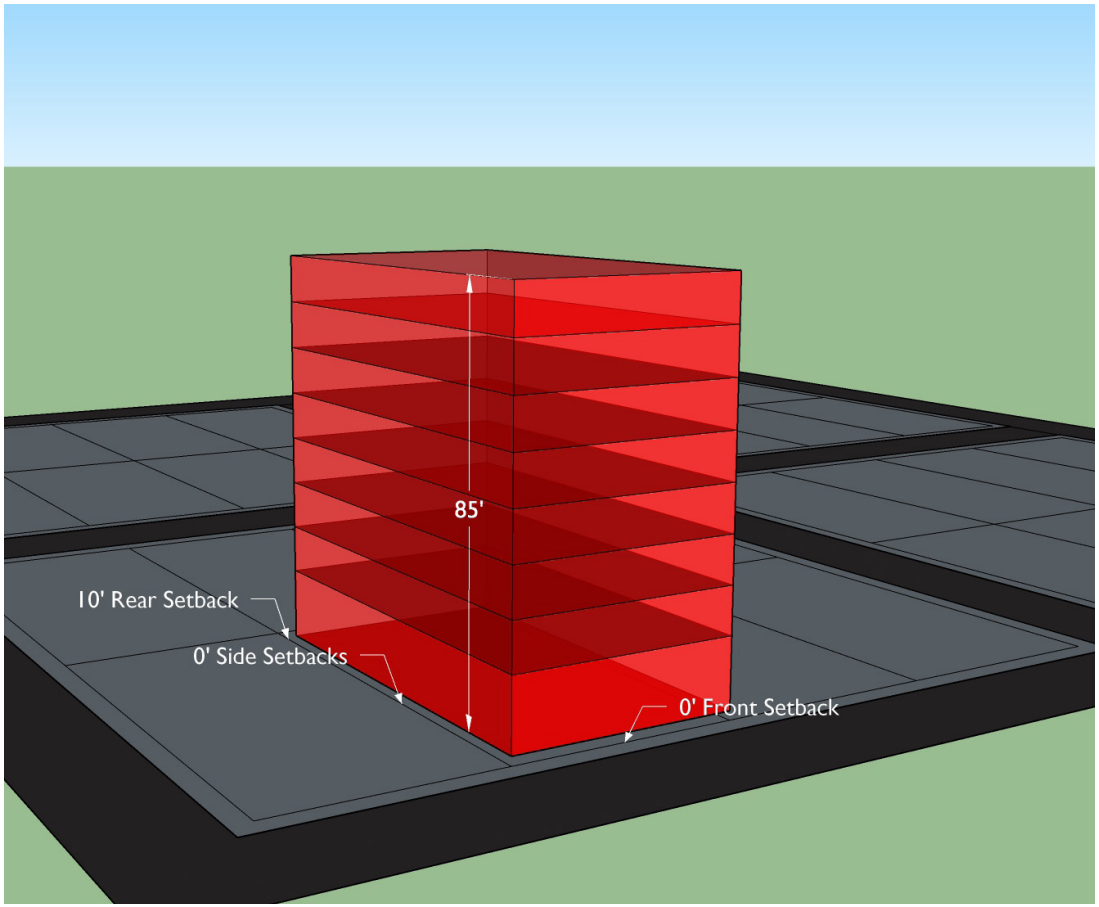
Accessory Uses

- Health club, gym, multi-purpose room, laundry facilities, plazas and other such facilities or amenities associated with multi-family residential uses
- Structured parking as a component of a mixed-use building.
- Surface parking areas.
- Electric car charging stations.



CENTRAL BUSINESS DISTRICT

PARK AVENUE + WATCHUNG AVENUE



Development Massing Example

Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	0 feet
Minimum Combined Side Yard Setback	0 feet
Minimum Rear Yard Setback	10 feet
Maximum Building Coverage (percentage)	90%
Maximum Lot Coverage (percentage)	95%
Maximum Floor Area Ratio (FAR)	7.2
Maximum Density	125 dwelling units per acre
Maximum Building Height (feet)	85 feet (65 feet - Watchung Avenue corridor)
Maximum Building Height (stories)	8 (6 - Watchung Avenue corridor)
Minimum Common Open Space (percentage)	10%

CENTRAL BUSINESS DISTRICT

PARK AVENUE + WATCHUNG AVENUE

Additional Standards

a) If a developer assembles a lot area that is at least double the minimum required, then the maximum density would increase by an additional 10 dwelling units per acre and one additional story. This paragraph shall only be applicable to the Park Avenue corridor and its contiguous streets.

b) First floor parking areas shall be appropriately screened with a faux wall. The faux wall shall consist of architectural feature and facade materials that are compatible with ground floor uses.

c) All commercial areas in a mixed-use structure shall be oriented toward the front of the property, unless facing a pedestrian alley or plaza in the side yard.

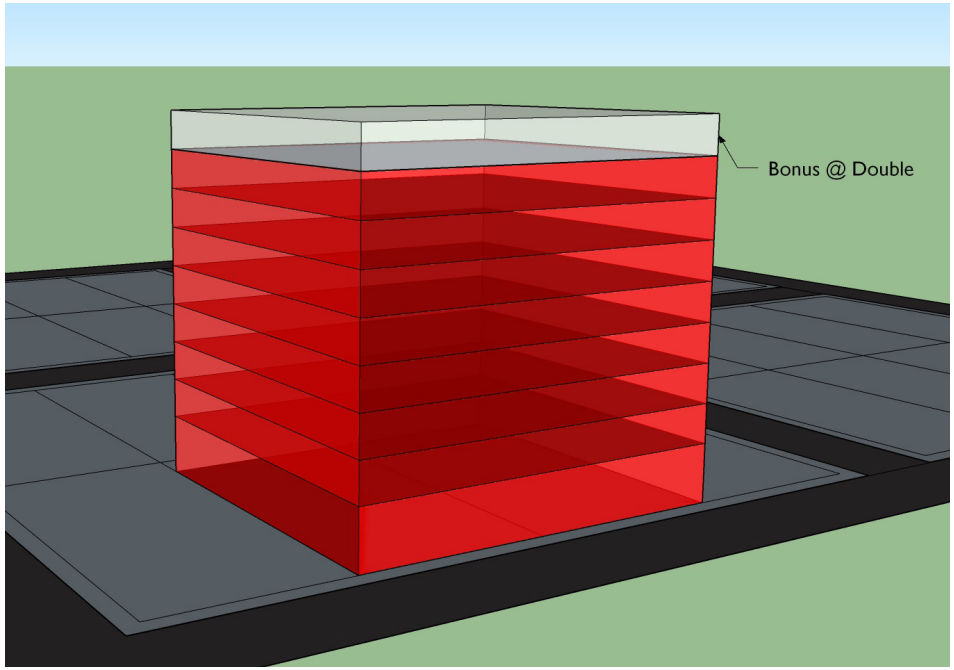
d) Excluding structured parking all other parking areas shall be located in the rear and/or side yard of the property.

e) There shall be no more than 300 feet of a continuous building facade on a single property. Diversifying building facades every 50 feet is required to visually break up these buildings.

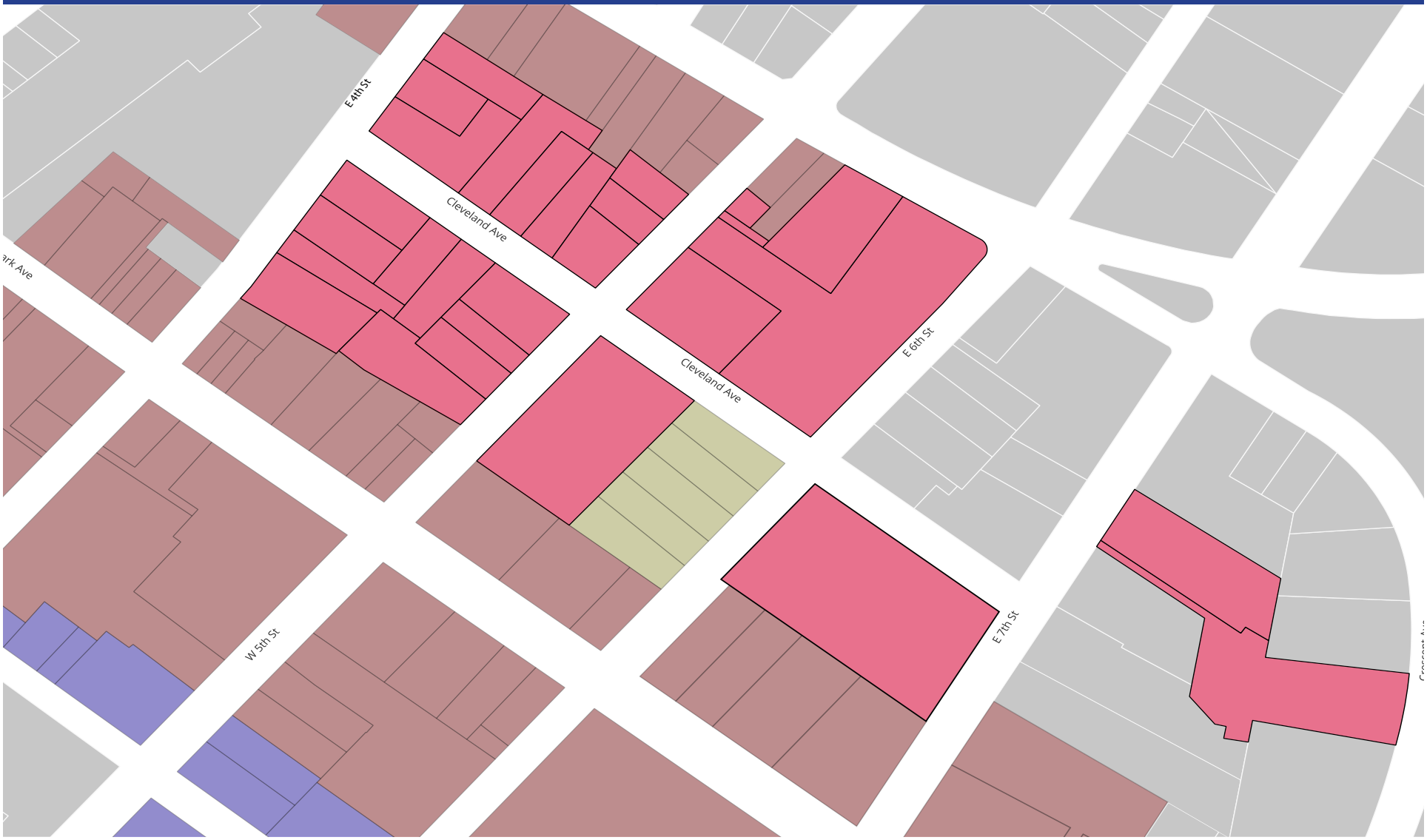
f) All signs shall be in accordance with City's 2018 Sign Ordinance.

g) Outdoor Dining Standards. For restaurants that propose outdoor dining, Sections 17:9-39 Outdoor Dining: Private Property and 17:9-40 Outdoor Dining: Sidewalk Café Areas of the City Land Use Code shall apply, pending on the location of the outdoor dining area.

h) Parking requirements for the following permitted uses apply:
   i. Co-working space or shared work space: 1 space per 400 square feet of gross floor area
   ii. Microbrewery, Microdistillery or Winery: 1 space per 1 space per 1,500 square feet of gross floor area



Development Bonus Massing Example



Map 5 - Cleveland Arts and Culture District

CLEVELAND AVENUE ARTS AND CULTURE DISTRICT

Objective

To establish an arts-based, active destination within the City that promotes the arts, culture and entertainment uses. Additionally, the City intends to leverage the Plainfield Train Station as a means to attract patrons and future residents to the area.

Permitted Uses

- Mixed-use development containing arts-related space or commercial use on the ground floor and residential or office on the upper floors.
- Apartments, or multi-family dwellings
- Museums
- Art galleries
- Art, artisan maker, or dance studios
- Performing arts centers
- Co-working or shared work space
- Live/work space
- Restaurants, including outdoor dining
- Theaters
- Bars, taverns, and night clubs
- Recording, rehearsal or production studios
- Retail spaces
- Personal service establishments
- Offices (excluding ground floor)
- Microbreweries, Microdistilleries or Wineries
- Senior housing units

Conditional Uses

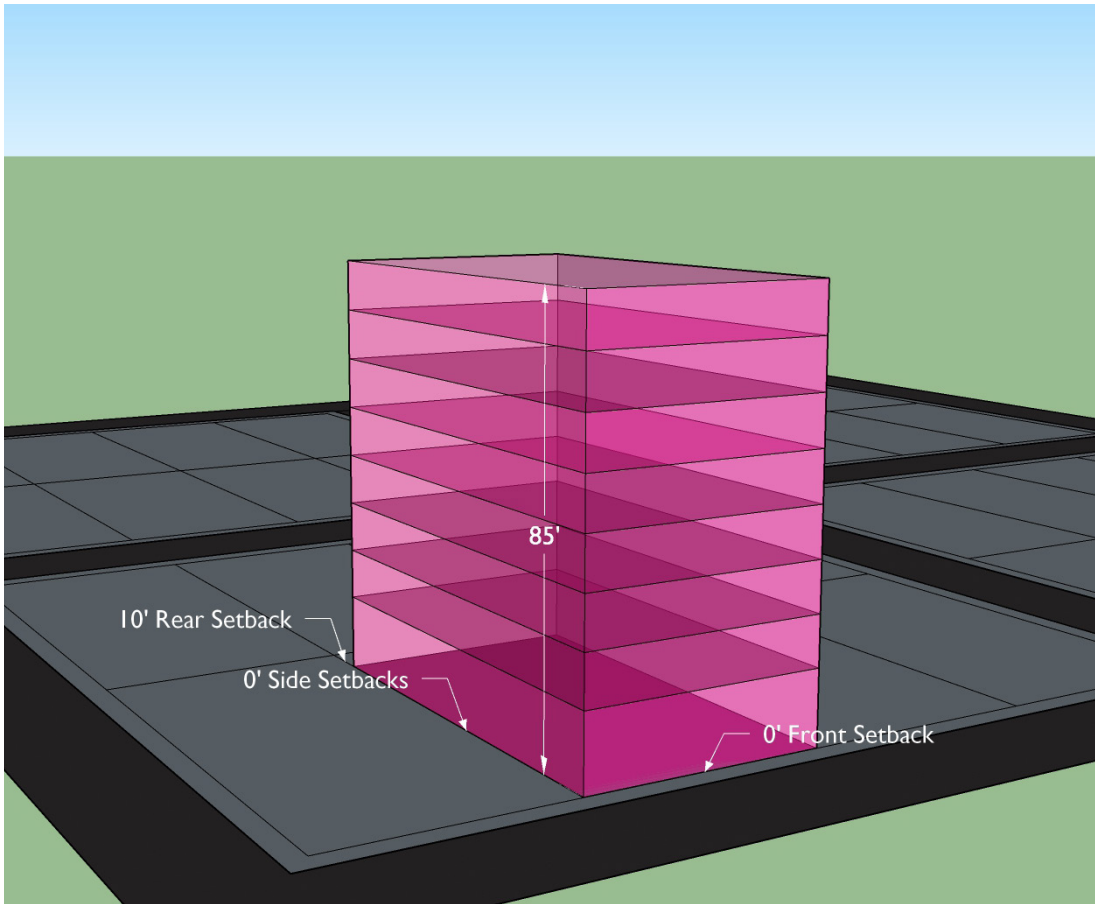
- Body art establishments, including enterprises or businesses that provide tattoos or piercings
  - Body art establishments shall not be permitted within 500 feet of another/same use.

Accessory Uses

- Health club, gym, multi-purpose room, laundry facilities, plazas and other such facilities or amenities associated with multi-family residential uses
- Structured parking as a component of a mixed-use building.
- Electric car charging stations.



CLEVELAND AVENUE ARTS AND CULTURE DISTRICT



Development Massing Example

Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	0 feet
Minimum Combined Side Yard Setback	0 feet
Minimum Rear Yard Setback	10 feet
Maximum Building Coverage (percentage)	90%
Maximum Lot Coverage (percentage)	95%
Maximum Floor Area Ratio (FAR)	7.2
Maximum Density	125 dwelling units per acre
Maximum Building Height (feet)	85 feet
Maximum Building Height (stories)	8
Minimum Common Open Space (percentage)	10%

CLEVELAND AVENUE ARTS AND CULTURE DISTRICT

Development Bonuses

Based on the table below, a redeveloper can earn a development bonus, in height and density, if the redeveloper dedicates a portion of the ground floor footprint towards arts, culture, or entertainment uses.

Square Footage Dedication	Additional Density Bonus	Additional Height Bonus
50% of ground floor footprint	Up to 10 dwelling units	1 story
75% of ground floor footprint	Up to 20 dwelling units	2 stories

Additional Standards

a) Outdoor Dining Standards. For restaurants that propose outdoor dining, Sections 17:9-39 Outdoor Dining: Private Property and 17:9-40 Outdoor Dining: Sidewalk Café Areas of the City Land Use Code shall apply, pending on the location of the outdoor dining area.

b) For structured parking, further regulations are provided in the Design Standards Section of this Plan.

c) All signs shall be in accordance with City's 2018 Sign Ordinance.

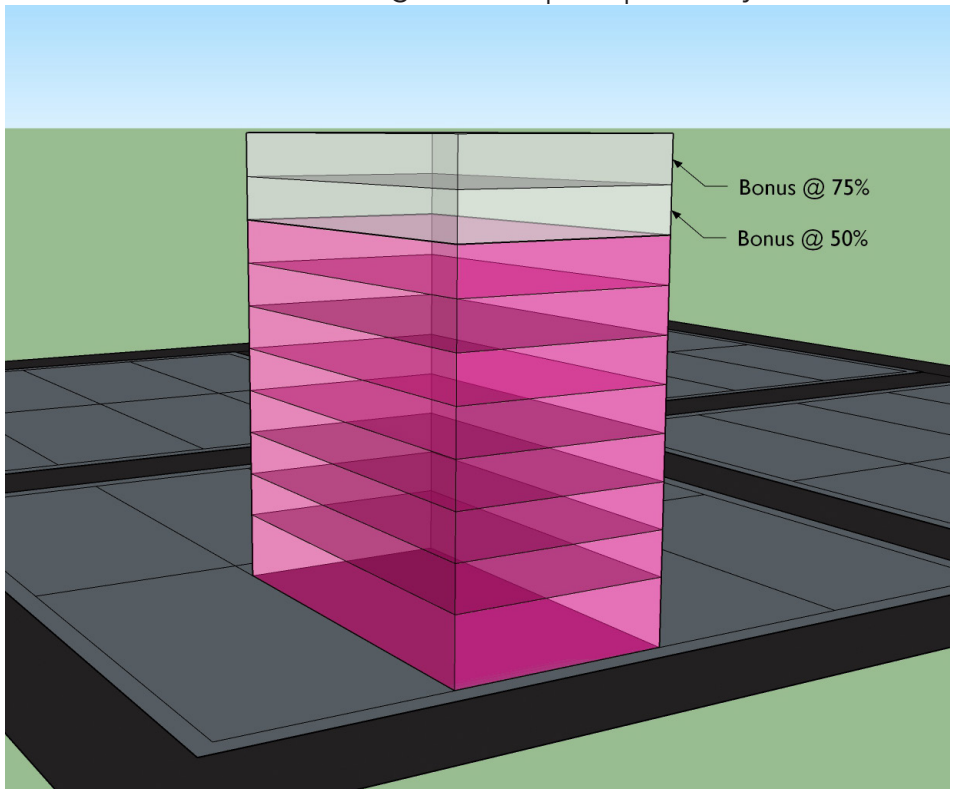
d) Parking requirements for the following permitted uses apply:

i. Art, artisan maker, or dance studios: 1 space per 700 square feet of gross floor area

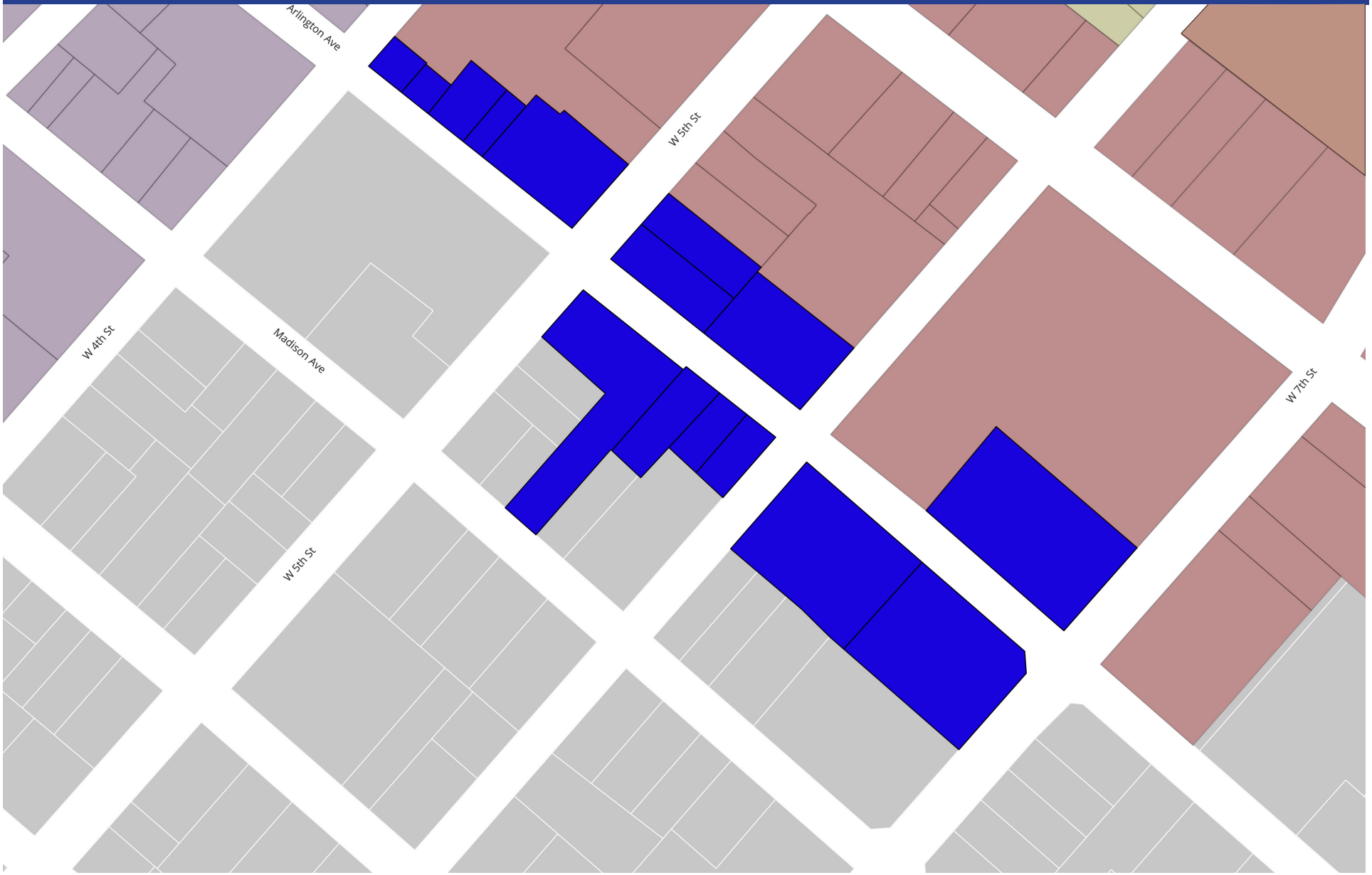
ii. Live/work space: 1 space per every two units

iii. Microbrewery, Microdistillery or Winery: 1 space per 1,500 square feet of gross floor area

iii. Senior housing units: 1 space per every two units



Development Bonus Massing Example



Map 5 - Institutional District

INSTITUTIONAL DISTRICT

Objective

To create a transitional district between residential zoning districts and central business districts. Institutional uses, such as adult education facilities, medical offices and other uses are proposed in an effort to mediate the intensity among the surrounding districts.

Permitted Uses

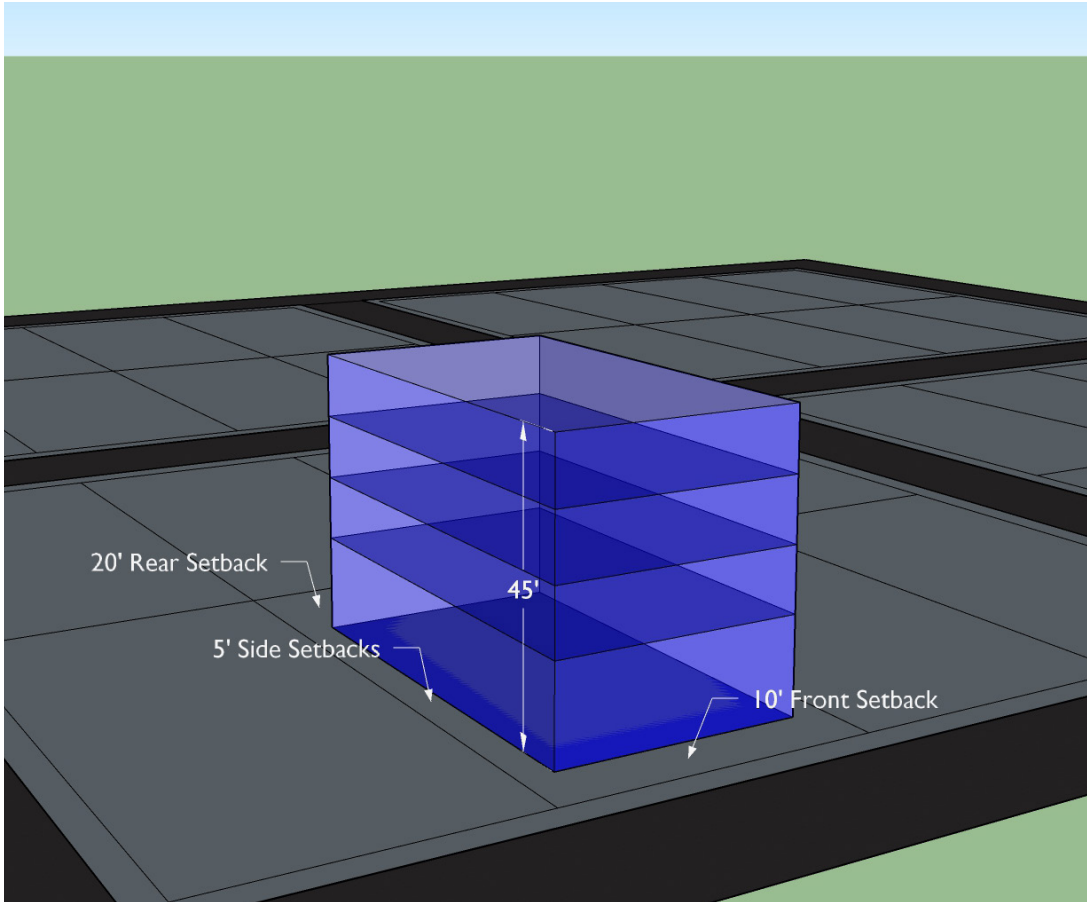
- Schools
- Medical offices
- Offices
- Multi-family dwellings
- Colleges, adult/community educational facilities
- Assisted living facilities
- Adult day care facilities
- Nursing home, skilled nursing or rehabilitation facilities
- Childcare centers
- Fraternal organizations
- Senior citizen housing
- Community centers
- Houses of worship
- Government and civic uses
- Wireless telecommunications facilities

Accessory Uses

- Surface parking areas
- Electric car charging stations



INSTITUTIONAL DISTRICT



Development Massing Example

Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Combined Side Yard Setback	10 feet
Rear Yard Setback	20 feet
Maximum Building Coverage (percentage)	60%
Maximum Lot Coverage (percentage)	80%
Maximum Floor Area Ratio (FAR)	2.5
Maximum Density	50 dwelling units per acre
Maximum Building Height (feet)	45 feet
Maximum Building Height (stories)	4
Minimum Common Open Space (percentage)	20%

INSTITUTIONAL DISTRICT

Development Bonuses

Based on the scale below, a redeveloper can earn a development bonus, in height and density, if the redeveloper dedicates a portion of the ground floor footprint towards institutional-related uses, including medical, educational or governmental.

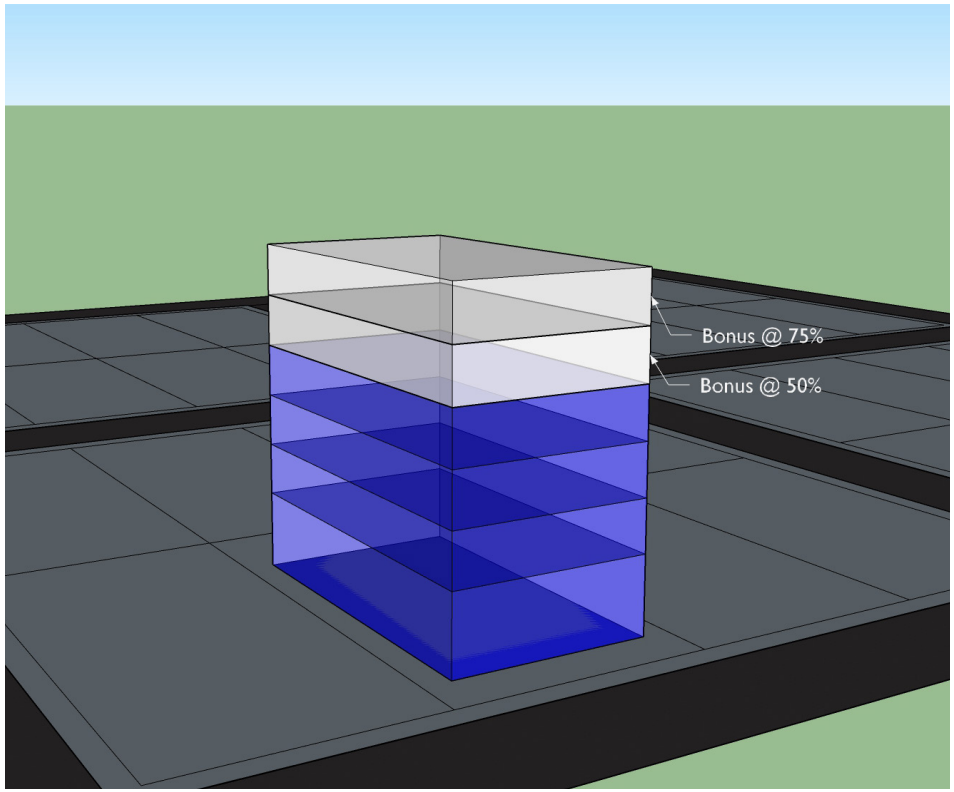
Square Footage Dedication	Additional Density Bonus	Additional Height Bonus
50% of ground floor footprint	Up to 10 dwelling units	1 story
75% of ground floor footprint	Up to 20 dwelling units	2 stories

Additional Standards

a) All parking areas shall be located in the rear and/or side yard of the property.

b) Unless otherwise noted, screening and buffering regulations under Section 17:9-24 of the City Land Use Ordinance shall apply.

c) All signs shall be in accordance with City's 2018 Sign Ordinance.



Development Bonus Massing Example



Map 5d - Light Industrial District

LIGHT INDUSTRIAL DISTRICT

Objective

To continue to permit light industrial uses, while at the same time, enhance the aesthetics of these facilities to promote walkability and safety among adjacent land uses, including schools.

Permitted Uses

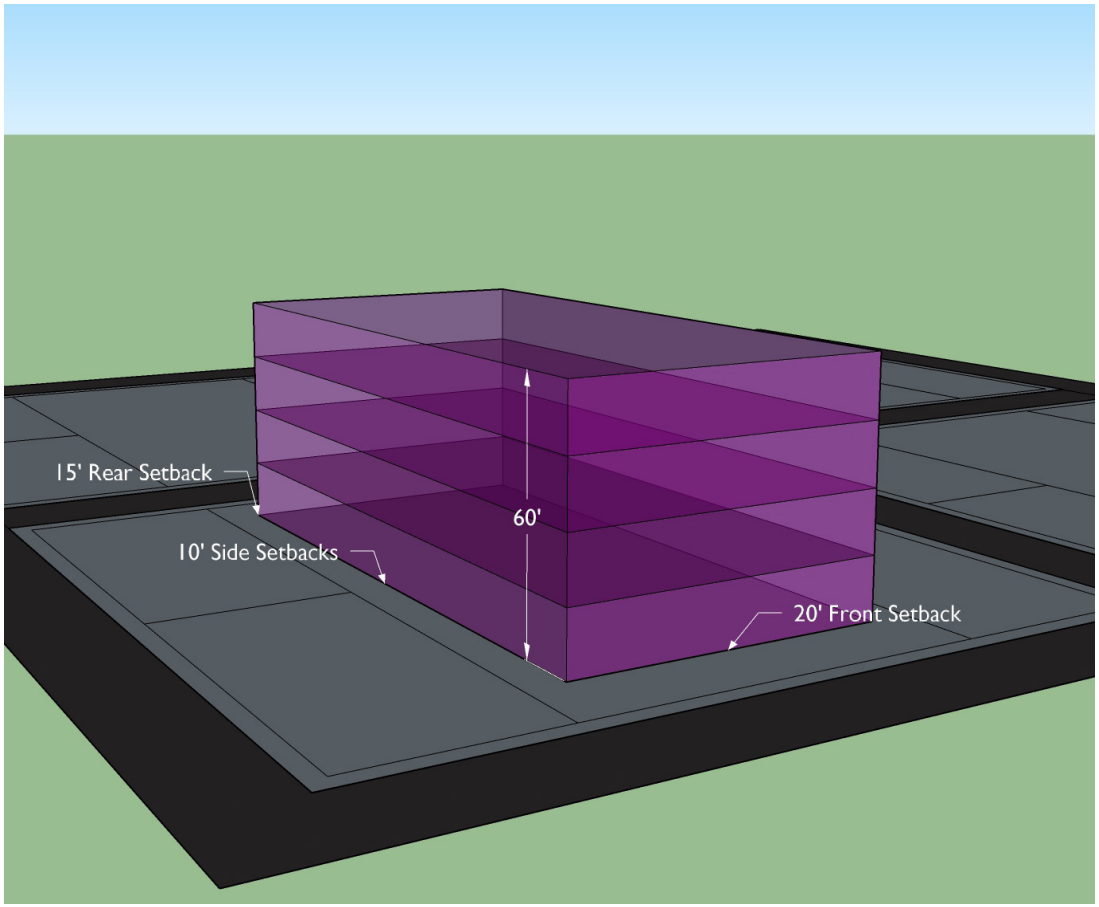
- Light industrial
- Research and development facilities
- Warehousing or distribution facilities
- Data centers (or technology centers)
- Offices
- Medical offices
- Wireless telecommunications facilities
- Child care centers
- Art, artisan maker, or dance studios
- Microbreweries, Microdistilleries or Wineries
- Technology and data centers

Accessory Uses

- Surface parking areas
- Electric car charging stations



LIGHT INDUSTRIAL DISTRICT



Development Massing Example

Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	10 feet
Minimum Combined Side Yard Setback	20 feet
Minimum Rear Yard Setback	15 feet
Maximum Building Coverage (percentage)	60%
Maximum Lot Coverage (percentage)	80%
Maximum Floor Area Ratio (FAR)	2.0
Maximum Density	N/A
Maximum Building Height (feet)	60 feet
Maximum Building Height (stories)	4
Minimum Common Open Space (percentage)	20%

LIGHT INDUSTRIAL DISTRICT

Additional Standards

a) Light industrial uses located with a 100-foot radius from a school must provide screening in the form of either a landscaped buffer, wall, fence or other materials that will complement the adjacent buildings.

b) All signs shall be in accordance with City's 2018 Sign Ordinance.

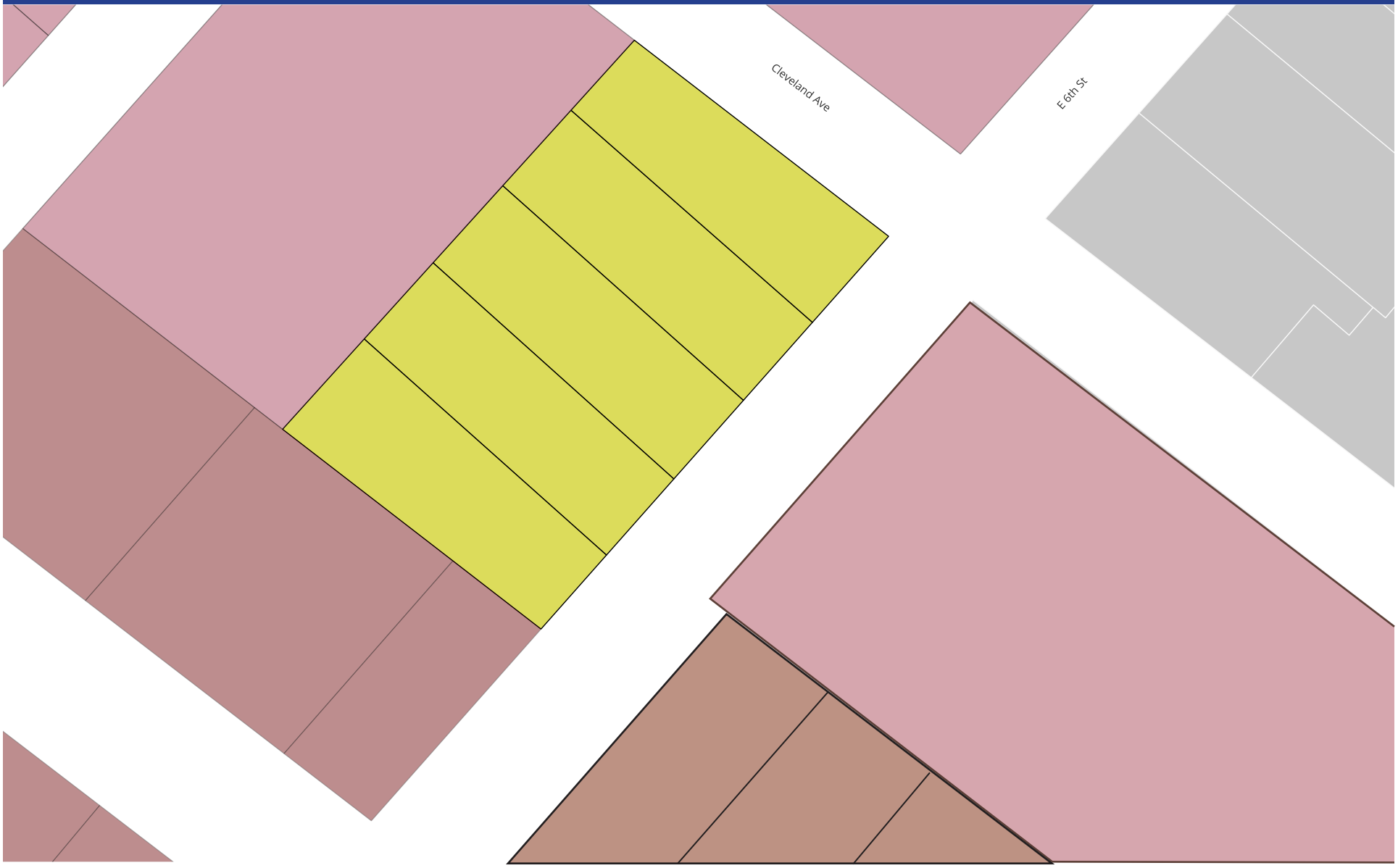
c) Outdoor storage shall only be located in the rear yard.

d) Loading docks, solid waste and recycling facilities and other service areas shall be to the rear or side of buildings in visually unobtrusive locations.

e) Buffering and Screening Section 17:9-24 of City Land Use Ordinance shall apply.

f) Parking requirements for the following permitted uses apply:
   i. Art, artisan, dancing or maker studios: 1 space per 700 square feet of gross floor area
   ii. Microbrewery, Microdistillery or Winery: 1 space per 1 space per 1,500 square feet of gross floor area





Map 5e - Medium/Moderate Density Residential District

MEDIUM/MODERATE-DENSITY RESIDENTIAL DISTRICT

Objective

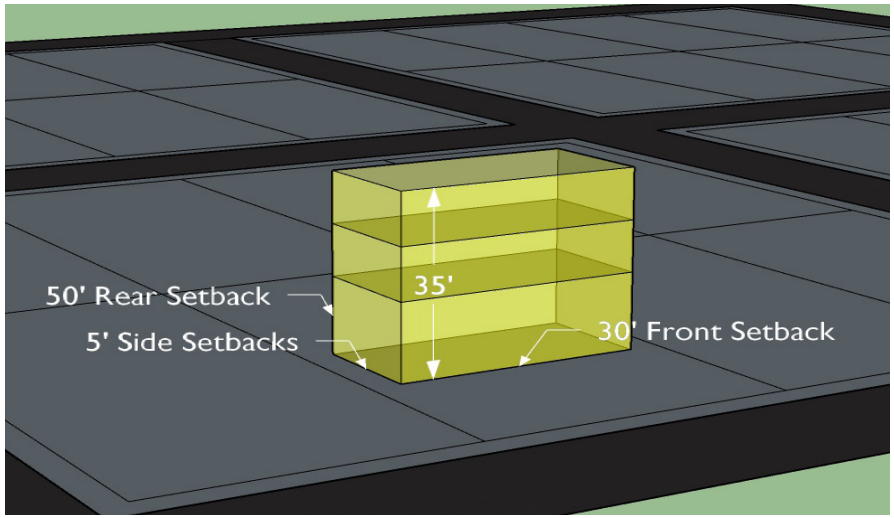
To preserve the medium/moderate-density residential character along the northern side of East 6th Street.

Permitted Uses

- Single-family to three-family dwellings
- Multi-family dwellings
- Community residences (according to N.J.S.A. 40:55D-66.1)

Accessory Uses

- Detached garages or sheds
- Home occupations
- Family day care homes (according to N.J.S.A 40:50D-66.5)



Development Massing Example

Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	5 feet
Minimum Combined Side Yard Setback	10 feet
Rear Yard Setback	50 feet
Maximum Building Coverage (percentage)	35%
Maximum Lot Coverage (percentage)	50%
Maximum Floor Area Ratio (FAR)	1.5
Maximum Density	20 dwelling units per acre
Maximum Building Height (feet)	35 feet
Maximum Building Height (stories)	3
Minimum Common Open Space (percentage)	20%

4.3 Design Standards

The City recognizes that a number of urban design standards and improvements are necessary in order to achieve vibrant and attractive smart growth around transit. These improvements include pedestrian and parking upgrades to new residential and commercial developments; all aiming at increasing the desirability of the Redevelopment Area as a place of residence and commerce. The key elements and the design standards are listed below:

Building, Mass and Form

a) Variation in architectural massing is encouraged. Architectural massing is the arrangement of forms of a building. Massing refers to the structure in a three-dimensional form.

b) Primary entrances shall be conveniently oriented to public streets or plazas to allow safe, convenient access to and from transit facilities and/or services.

c) Buildings should be placed to minimize the number of driveways along main streets and primary pedestrian routes. Shared driveways and shipping and receiving points are encouraged to reduce the number of curb openings to enhance the streetscape and promote traffic safety.

d) Buildings should include, at the street level, design elements that encourage pedestrian interest such as large display windows, awnings, multiple entries, and clear signage.

e) Building entries may be recessed into the facade and partially covered, allowing pedestrians to escape inclement weather.

f) Buildings that are six (6) stories higher shall reduce the effect of building massing above the fourth floor. This may be achieved by using various architectural strategies that may include setbacks, voids in the building facade or varied building material to reduce the effect of the massing in all or some of the sides of the building.

g) Buildings with expansive blank walls more than 300 feet in length are prohibited. The walls must be treated with landscaping, artwork or other decorative treatment.

Architectural Standards and Facade Treatments

a) Structures should be designed to encourage architectural variety within an overall framework of design continuity.

b) A 'human scale' of development shall be achieved at grade and along street frontage through the use of building elements such as enhanced entrances, corners, display windows, doors, columns, awnings, canopies, and graphic panels. These are encouraged to provide a visually attractive environment and help alleviate the monotony of pedestrian trips.

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

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

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

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

g) Side and rear yard elevations shall receive architectural treatments comparable to the front facades when public access or public parking is provided next to the buildings.

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

i) There shall be no more than 300 feet of a continuous building facade on a single property. Diversifying building facades every 50 feet is required to visually break up these buildings.

Material and Texture

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

b) Where practical, pedestrian walkways shall be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.

c) Textured crosswalks, landscaped buffers, and other streetscape improvements along Watchung Avenue, Park Avenue, West Third Street, Cleveland Avenue, Madison Avenue, Arlington Avenue, East Sixth Street, and West Fifth Street consistent with the City Streetscape Standards are to be provided in order to encourage greater pedestrian connectivity with the Plainfield Train Station and other development initiatives.

d) Any proposed street trees must be indigenous to the region and be listed on the City's master list of preferred plantings; ornamental light fixtures and foundation plantings must be provided.

e) When designing plazas and public spaces the usage of permeable surfaces and materials is strongly encouraged.

Parking Areas Design Standards

a) All parking areas shall be located in the rear and/or side yard of the property.

b) Any surface parking must be screened from street view through the use of landscaping, decorative fencing, or construction of low walls.

c) First floor parking areas shall be appropriately screened with a faux wall. The faux wall shall consist of architectural features and facade materials that are compatible with ground floor uses.

Parking Structure Design Standards

a) Parking structures in the Central Business District Subdistrict must include ground floor commercial use, particularly retail sales or personal service establishments.

b) For parking structures within 500 feet of the Plainfield Train Station, at least twenty percent (20%) of total parking spaces shall be reserved for train station commuters.

c) The façade of the parking structure shall be compatible with adopted architectural standards and harmonious with the surrounding character of the area.

d) All parking facilities within the Redevelopment Area shall include at a minimum two electric car charging stations as well as the infrastructure necessary to support additional car charging facilities to accommodate future demand. The car-charging facilities shall be the responsibility of the redeveloper.

e) Bicycle parking design shall comply with the standards in the City Land Use Ordinance

Parking Standards

a) Shared parking arrangements among uses is strongly encouraged, subject to the approving authority review.

b) Residential dwelling units within a 0.25-mile radius of the Train Station shall have a parking requirement of 0.8 spaces per dwelling unit. Residential dwelling units located outside of the 0.25-mile radius shall be required 1 space per dwelling unit.

c) Unless otherwise noted, parking ratios for all other uses shall be in accordance with the regulations included in the Land Use Ordinance.

Residential Dwelling Units

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

1) Studio/efficiency unit: 500 square foot
2) One-bedroom apartment: 750 square foot
3) Two-bedroom apartment: 1,000 square foot

b) Three-bedroom dwelling units are not permitted except in the Medium/Moderate Density Residential District.

Miscellaneous Design Standards

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

b) Implementing sustainable design practices and LEED certifiable buildings standards are strongly encouraged for newly constructed/redeveloped buildings.

c) A roof-top garden or landscaped roof area is required on newly constructed/ redeveloped buildings. Rooftop amenities can

contribute towards the minimum open space requirement.

d) Public parks are encouraged throughout the Redevelopment Area.

Waivers

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

4.4 Historic Design Standards

As stated in Chapter 17 of the City's Land Use Ordinance, the Historic Preservation Commission shall make recommendations regarding rehabilitation projects. The purpose of this section is to provide uniform standards and design guidelines, in addition to the existing guidelines, for properties within the Redevelopment Area. All applications for development on properties identified on the local, state and or national historic registers of historic places shall be guided by the Design Guidelines for Historic Districts and Sites which are enumerated below:

a) The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

b) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural elements features or architectural elements from other buildings, shall not be undertaken.

c) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

d) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

e) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

f) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

g) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

h) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.

i) New additions and adjacent or related new construction

shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4.5 Adaptive Reuse

Adaptive Reuse is the rehabilitation of the majority of an existing structure to satisfy a new use. When the original use of a structure changes or is no longer required, designers have the opportunity to change the primary use of the structure. Although there will be a change in the primary use, some of the existing architectural details that make the building unique will remain and be preserved.

This Plan acknowledges the significance of its historic structures and the rich architectural and aesthetic value of these buildings. The Plan therefore, recommends inclusion of adaptive reuse development for these properties.

a. Original historic features shall be preserved, replaced-in-kind, and retained or relocated to the extent possible for continued use or creative interpretation.

b. Materials and finishes shall be consistent with the historic character during rehabilitation.

c. The City's Historic Preservation Guidelines shall be followed.

d. The Planning Board may grant a reduction in permitted parking requirements.

e. Any addition or extension to an existing historically designated building shall contain similar architectural features and design and shall be replicated to the extent possible.

f. Demolition of any or a portion of any historically designated building, site, place or structure shall follow Section 17:10-11 of the City's Land Use Ordinance.

5 PROJECT REVIEW PROCESS AND AMENDMENTS TO THE PLAN

5.1 Site Plan and Subdivision Applications

In the execution of this Plan, it should be noted that the development and subdivision within the Redevelopment Area shall be governed by the requirements set forth under the applicable development regulations of the City of Plainfield. Redevelopment activities shall be in conformance with this Redevelopment Plan which may be amended from time to time in accordance with law.

Site plan and subdivision review, as may be required, shall be conducted by the Planning Board of the City of Plainfield, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq.

5.2 Powers of the Planning Board

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a piece of property, the strict

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

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

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

6 IMPLEMENTATION OF THE PLAN

6.1 Selection of Redeveloper

This Plan is to be implemented in accordance with the procedures of the LRHL. Only a redeveloper(s) formally designated by the City may undertake a redevelopment project within the Redevelopment Area.

6.2 Land Acquisition

As authorized by the LRHL, lands and/or buildings in the Condemnation Redevelopment Area not owned by the City of Plainfield, necessary for the effective execution of this Redevelopment Plan, may be acquired by condemnation in accordance with the provisions of the Eminent Domain Act of 1971. Under N.J.S.A. 40A:12A-7.a.(4), properties proposed for acquisition are to be identified. Accordingly, this Redevelopment Plan specifies that all lands within the Condemnation Redevelopment Area may be acquired through the exercise of eminent domain or negotiated settlement.

6.3. Certification of Completion

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

6.4. Statutorily Permitted Actions

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A: 12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, re-planning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate

the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 P.L. 1992, c. 79 (C.,40A: 12A-29) and issue bonds.

2) Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79(C:40A-12 through 22).

3) Acquire any condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C. 20:3-14)

4) Clear any area owned or acquired and install or reconstruct infrastructure.

5) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.

6) Arrange or contract with public agencies or redevelopers.

7) Lease or convey property or improvements without public bidding.

8) Enter upon building or property for conduction of investigations or surveys.

9) Provide for relocation assistance.

10) Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.

11) Request the designation of particular areas as areas in need of redevelopment or rehabilitation.

6.5 Agreements with Redevelopers

Agreements with redevelopers shall note that only those uses established in the Redevelopment Plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent. Agreements will also specify that the redeveloper is responsible for the performance of a Phase I Environmental Site Assessment (ESA) to be conducted if the designated district's need for redevelopment has been fulfilled, in accordance with American Section of the International Association for Testing Materials (ASTM) International Standards. Based upon information obtained from the Phase I ESA, testing will be performed at the discretion of the City. The redeveloper will bear the cost of needed environmental testing and required remediation and will provide a guarantee to ensure said work in the form found acceptable to the City and the Union County Improvement Authority.

Prior to submission of an application to the Planning Board, the Redeveloper shall execute a redevelopment agreement with the City. Any application submitted to the Planning Board prior to execution of a redevelopment agreement with the City shall be deemed incomplete.

6.6 Equal Opportunity

The land within the Redevelopment Area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof.

6.7. Period of Applicability

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

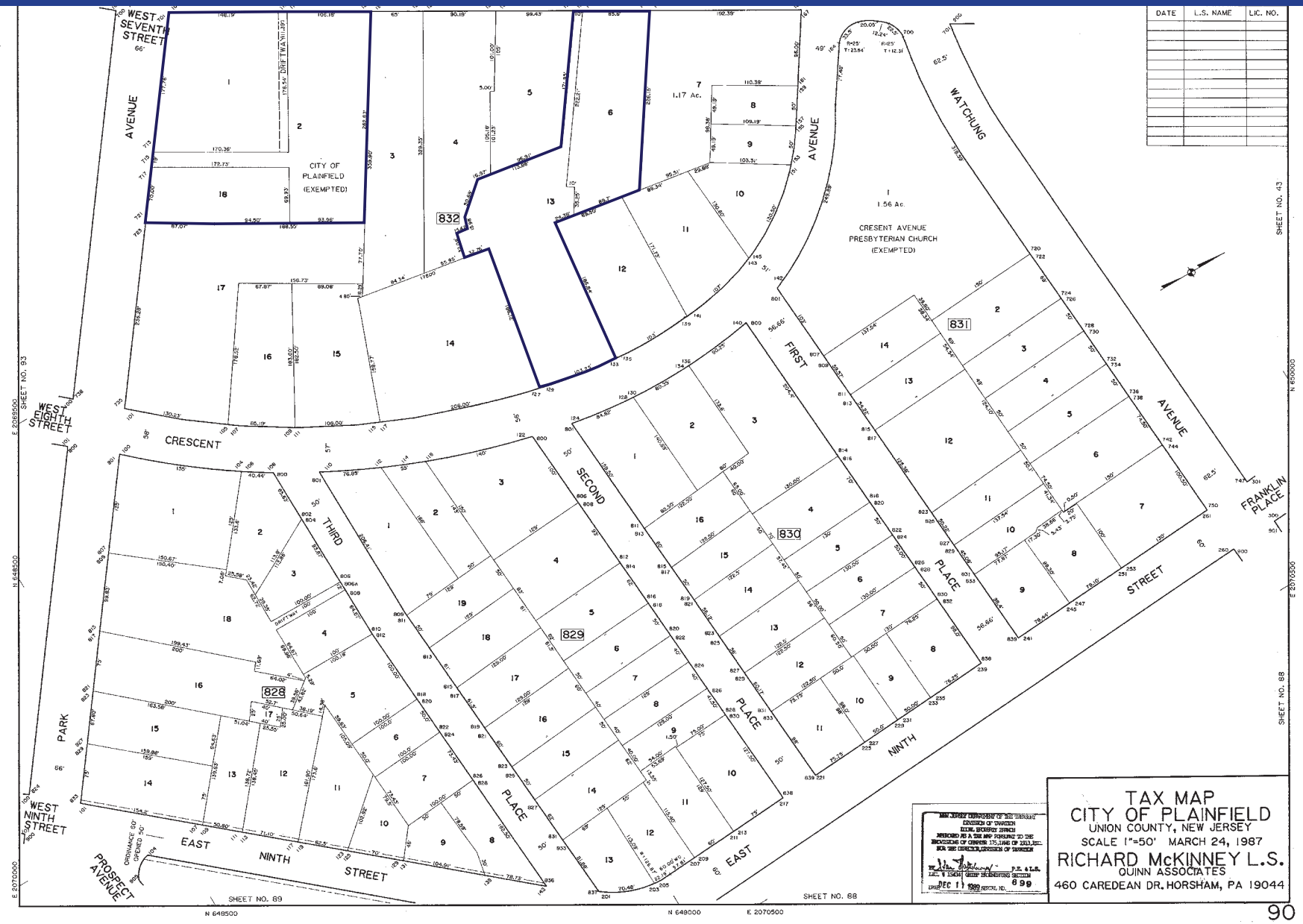
6.8 Relocation Assistance

The City shall undertake all appropriate relocation measures as required by law pursuant to the Relocation Assistance Law of 1967, P.L. 1967, C. 79 (c. 52:31B-1 et. seq.) and the Relocation Assistance Act, P.L. 1971, C. 362 (c. 20:4-1 et. seq.) in the event of displacement of any resident from the Condemnation Redevelopment Area.

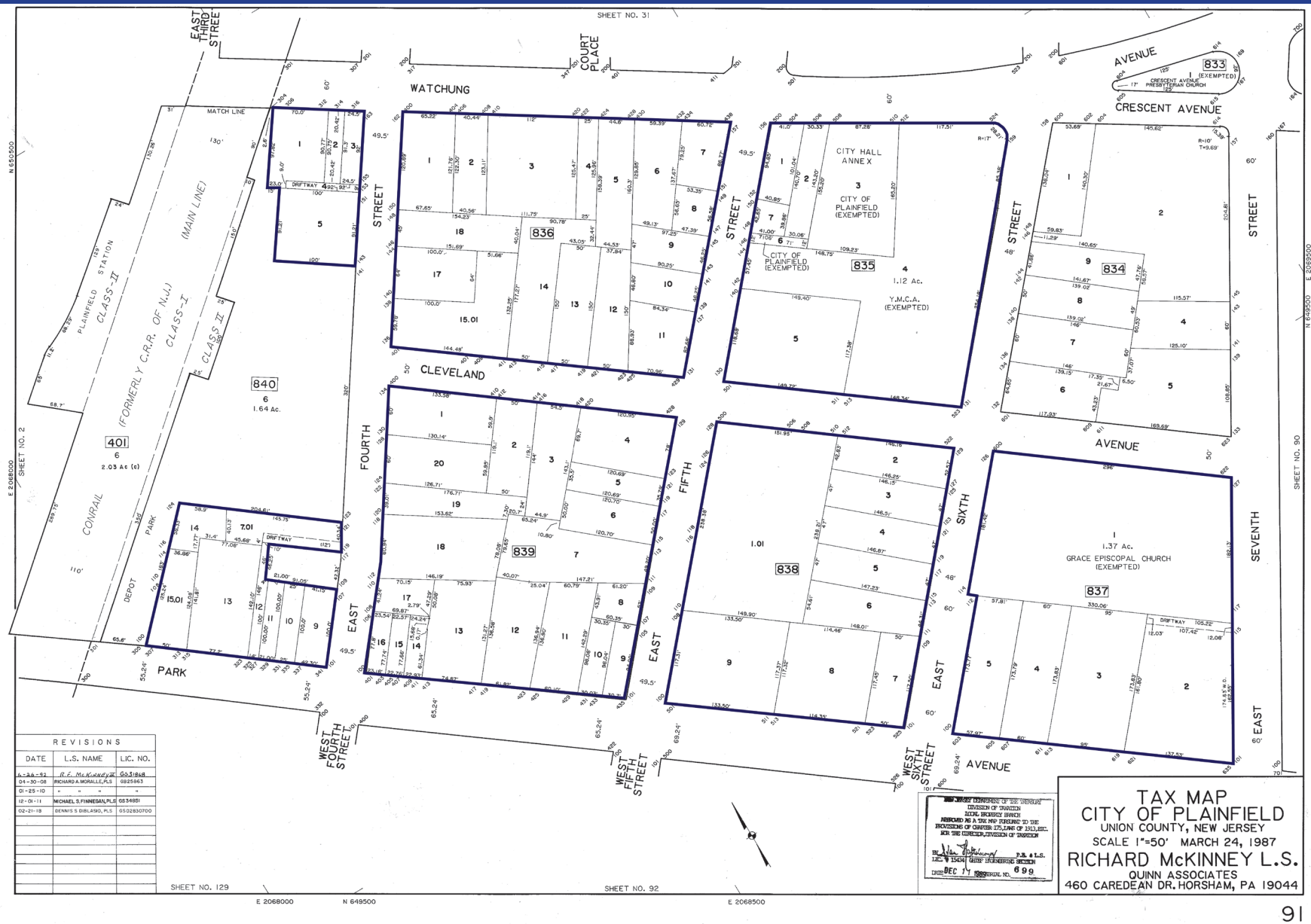
A portion of the Redevelopment Area governed by this Redevelopment Plan is a Condemnation Redevelopment Area. Prior to the undertaking of any acquisition of property by the City, to the extent required by law, a Workable Relocation Assistance Plan shall be submitted to and approved by the Department of Community Affairs in accordance with the requirements of N.J.A.C. 5:11-1.1 et seq. The City shall comply with the requirements of the Relocation Assistance Act, N.J.S.A. 20:4-1, and the Relocation Assistance Law, N.J.S.A. 52:31B-1 et seq, if applicable. The Workable Relocation Assistance Plan will also include any related redevelopment agreement.

Appendix

Maps 2A-2E: Tax Maps

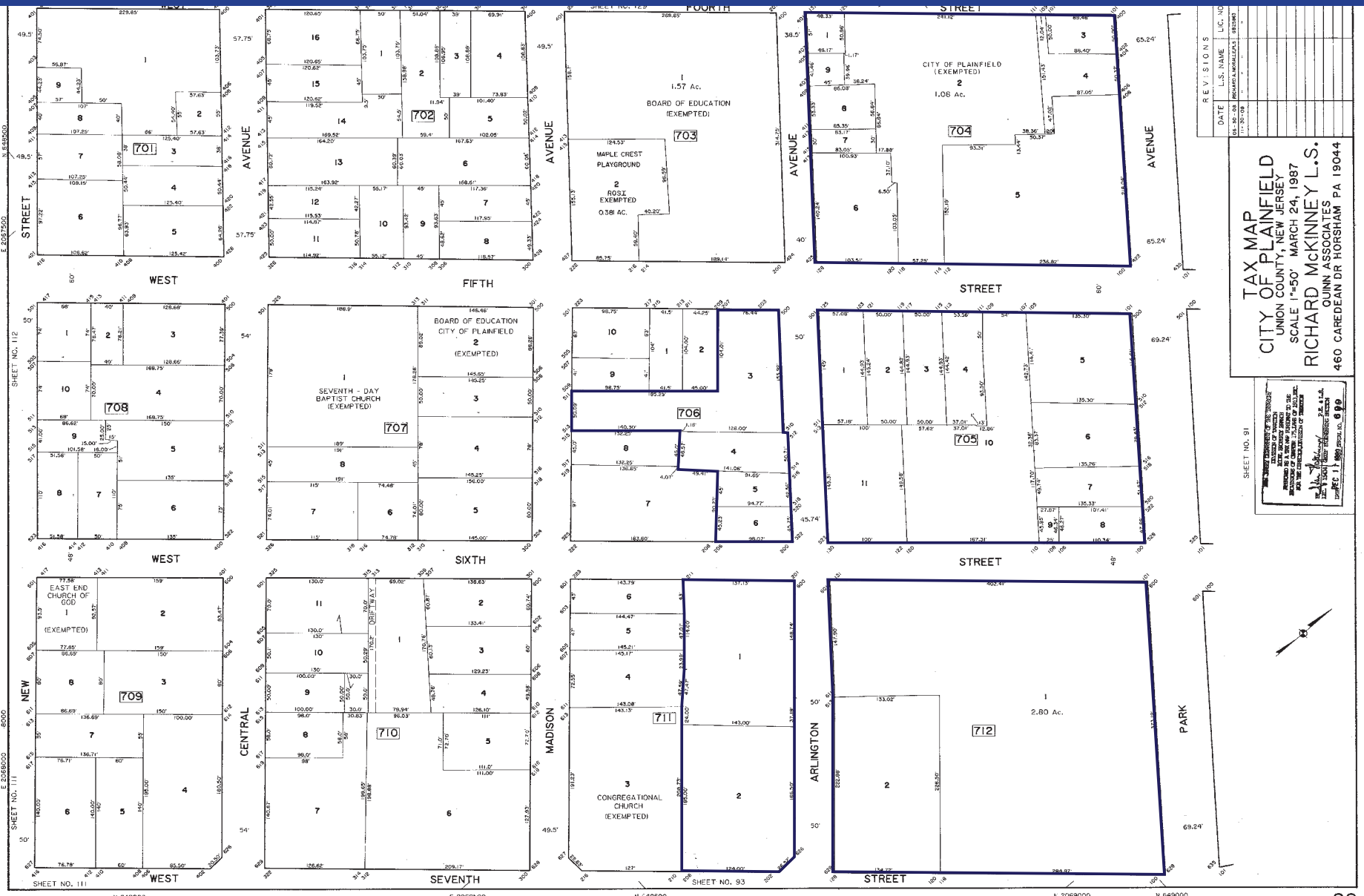


Map 2A - Tax Map - Block 832, Lots 1, 2, 6 ,13 and 18

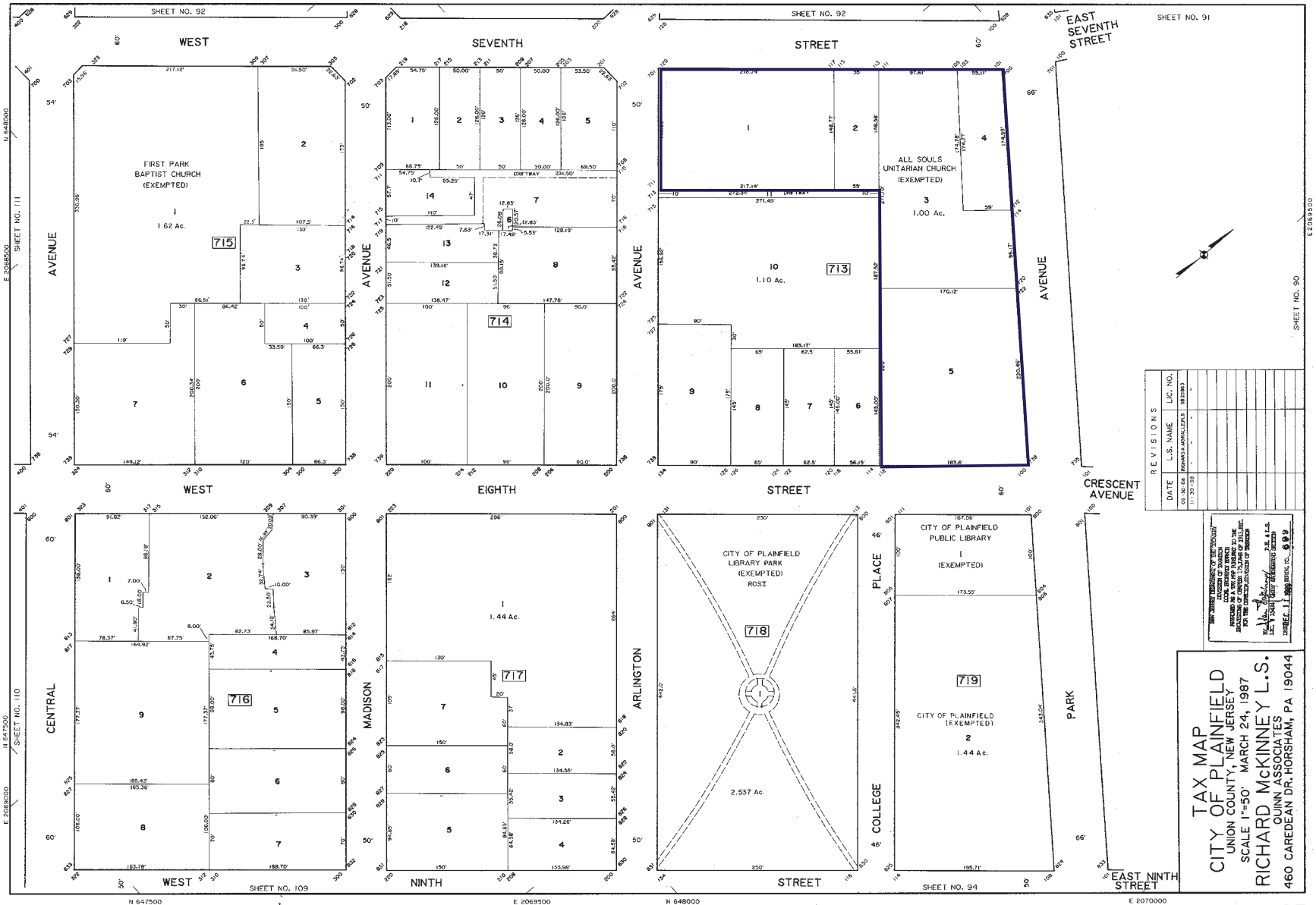


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Map 2B - Tax Map - Blocks 835, 836, 837, 838, 839, and 840

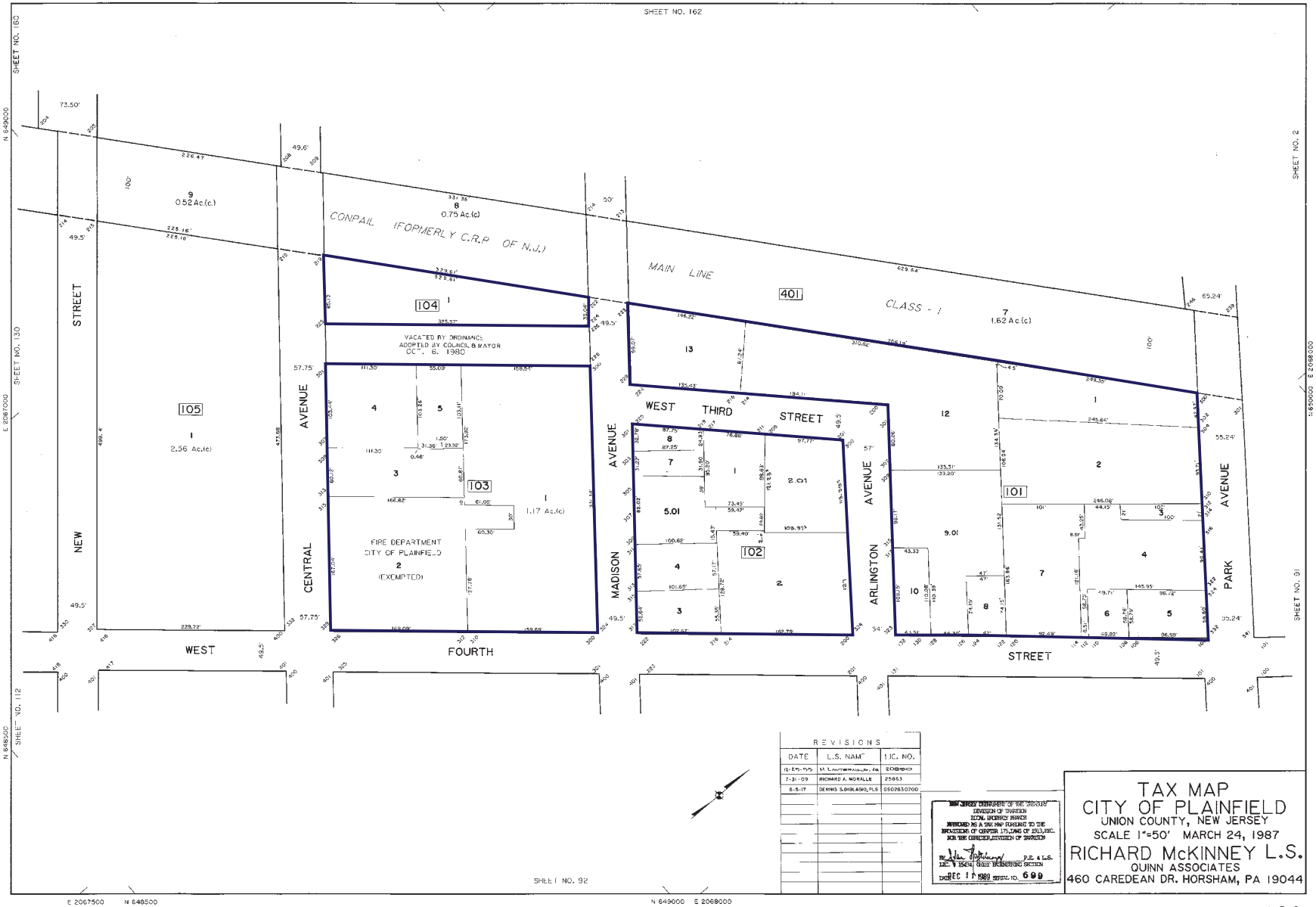


Map 2C - Tax Map - Blocks 704, 705, 706, 711, and 712



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Map 2D - Tax Map - Blocks 713



Map 2E - Tax Map - Blocks 101, 102, 103 and 104