

**RESOLUTION OF THE CITY OF PLAINFIELD PLANNING BOARD  
RECOMMENDING THAT THE CITY COUNCIL  
ADOPT THE WEST END INDUSTRIAL CORRIDOR  
REDEVELOPMENT PLAN**

WEHREAS, on September 13, 1999, the City Council of the City of Plainfield (hereinafter the "Council") designated Block 138, Lots 1, 2.01 and 7.01; and Block 153, Lot 3, among others, on the Tax Map of the City of Plainfield (hereinafter the "1999 Redevelopment Area") as an area in need of redevelopment; and

WHEREAS, on August 10, 2020, the Council adopted Resolution Number R 291-2 designating Block 119, Lots 1, 2 and 19.01, on the Tax Map of the City of Plainfield (hereinafter the "2020 Redevelopment Area") as a non-condemnation area in need of redevelopment;

WHEREAS, the Planning Board of the City of Plainfield (hereinafter referred to as "Board") previously adopted a Resolution on August 4, 2022, recommending that certain properties identified as: Block 116, Lots 7, 8, 9, 10, 11, 12 and 13; Block 117, Lots 1.01, 1.01 C0001, 1.02, 1.03 and 2; Block 131, Lots 14, 15, 16.01, 16.02, 17, 18 and 19; Block 137, Lots 1, 2, 3, 4 and 5; Block 138, Lot 3; Block 152, Lots 1, 2, 3, 4, 5, 6, 7, 24, 25 and 26; Block 153, Lots 1, 2 and 4; Block 154, Lot 1; Block 202, Lots 1.1, 1.2 and 1.02; and Block 210, Lots 1, 2, 3 and 4.01 on the Tax Map of the City of Plainfield (hereinafter the "2022 Area") meet the statutory requirements to be considered a non-condemnation area in need of redevelopment,

as each of the lots satisfies one or more of the criteria set forth in N.J.S.A. 40A:12A-5; or was necessary for an effective redevelopment of the 2022 Area; and

WHEREAS, the City Council of the City of Plainfield (hereinafter the "Council") concurred in said recommendation that the 2022 Area constitutes a non-condemnation area in need of redevelopment, by Council Resolution Number R 291-22 on August 15, 2022; and

WHEREAS, the 1999 Area, the 2020 Area and the 2022 Area, with the exception of Block 137, Lot 4 on the Tax Map of the City of Plainfield shall hereinafter be collectively referred to as the "West End Industrial Corridor Redevelopment Area;"

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

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

WHEREAS, at the direction of the Board, the Nishuane Group, LLC (hereinafter "Nishuane") thereafter prepared the "West End Industrial Corridor Redevelopment Plan" (hereinafter the

"Plan"), dated February 16, 2023, relating to the West End Industrial Corridor Redevelopment Area; and

WHEREAS, the members of the Board have received and reviewed the Plan prepared by Nishuane; and

WHEREAS, the Board conducted a public hearing on February 16, 2023, at which meeting the Plan was reviewed by the Board; and

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

WHEREAS, it is the opinion of Mr. Martini that the Plan will: (a) establish the West End Industrial Corridor as the premier regional industrial district in Central Jersey; (b) create neighborhood development pockets to complement existing residential development; (c) repurpose the South Second Street Youth Center through adaptive reuse; (d) spur economic development along the West End Industrial Corridor; (e) ensure safety in circulation, loading and accessibility of the West End Industrial Corridor Redevelopment Area; and (f) effectuate sustainability principles within the West End Industrial Corridor Redevelopment Area; and

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

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

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

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

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

2. The Plan will: (a) establish the West End Industrial Corridor as the premier regional industrial district in Central Jersey; (b) create neighborhood development pockets to complement existing residential development; (c) repurpose the South Second Street Youth Center through adaptive reuse; (d) spur economic development along the West End Industrial Corridor; (e) ensure safety in circulation, loading and accessibility of the West End Industrial Corridor Redevelopment Area; and (f) effectuate sustainability principles within the West End Industrial Corridor Redevelopment Area.

3. The goals and objectives of the Plan are consistent with the City's existing Master Plan; the Master Plans of

Plainfield's contiguous municipalities; as well as the Union County Master Plan; and the State Development and Redevelopment Plan.

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

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

**ROLL CALL ON MOTION FEBRUARY 16, 2023:**

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

This Resolution adopted this \_\_\_\_ day of \_\_\_\_\_ 2023 memorializes the action taken at a meeting of the City of Plainfield Planning Board on February 16, 2023, with the roll call vote on the memorialization as follows:

**ROLL CALL ON MEMORIALIZATION**

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

I hereby certify that the foregoing is a true copy of a Resolution of the City of Plainfield Planning Board memorialized on \_\_\_\_\_, 2023.

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Maximo Vazquez  
Planning Board Secretary