

WEST END INDUSTRIAL CORRIDOR REDEVELOPMENT PLAN CITY OF PLAINFIELD, NEW JERSEY



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FEBRUARY 16, 2023

West End Industrial Corridor Redevelopment Plan

City of Plainfield, Union County, New Jersey

Presented to the Plainfield Planning Board on February 16, 2023

Prepared for:



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

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1.0 INTRODUCTION

On September 13, 1999, the City Council designated Block 138, Lots 1, 2.01, and 7.01 and Block 153, Lot 3, among others, in the “Citywide In Need of Redevelopment Study of City-Owned, Foreclosure and Bankrupt Properties” (the “1999 Area”). On August 10, 2020, the City Council adopted Resolution 244-20 designating the following Tax Blocks and Lots as a non-condemnation “Area in Need of Redevelopment” in accordance with the Local Redevelopment and Housing Law (the “LRHL”): Block 119, Lots 1, 2, and 19.01 (the “2020 Area”). On August 15, 2022, the City Council adopted Resolution 291-22 designating the following Tax Blocks and Lots as a non-condemnation “Area in Need of Redevelopment” in accordance with the LRHL: Block 116, Lots 7, 8, 9, 10, 11, 12 and 13; Block 117, Lots 1.01 & Lot 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 (the “2022 Area”) (the 1999 Area, 2020 Area, 2022 Area, excluding Block 137, Lot 4, collectively referred to herein as the “Redevelopment Area”).

This Redevelopment Plan (the “Plan”) includes the City’s vision for the Redevelopment Area and provides a framework for development and redevelopment. The Redevelopment Area runs along the northern side of South Second Street and the southern side of West Front Street. Additionally, there are pockets of lots that are located on the southern side of South Second Street. In total, the Redevelopment consists of approximately 62 acres and is located in the 4th Ward of the City of Plainfield (the “City”).

The findings of the “Area in Need of Redevelopment” Investigation found that the Redevelopment Area demonstrates underutilization and an overall need for revitalization. The Redevelopment Area has experienced numerous issues, including substantial deterioration and dilapidation of multiple existing buildings. These buildings are in need of significant repair and, for those uninhabitable, demolition. This Redevelopment Plan is designed to address the existing decline and deterioration, ensure property utilization, building rehabilitation and facilitate revitalization by activating the site with appropriate and complementary uses. The Plan envisions the establishing an industrial, advanced manufacturing and high technology-anchored hub in the West End neighborhood of the City and specifically along the West End Industrial Corridor.

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

1.1 Statutory Requirements

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

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an

estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;

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

5. Any significant relationship of the redevelopment plan to:

A. The master plans of contiguous municipalities;

B. The master plan of the County in which the municipality is located; and

C. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c. 398(N.J.S.A. 52:18A-196, et seq.).

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

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

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

This Plan provides the statutory framework for redevelopment within

the Redevelopment Area. There are no existing affordable housing units identified as to be removed as a result of the implementation of this Plan.

2.0 REDEVELOPMENT AREA OVERVIEW

2.1. Redevelopment Area Boundary


As shown on Map 1, the Redevelopment Area is located in the City's 4th Ward. Primarily, it covers northern side of South Second Street from Grant Avenue to the east and the municipal boundary with the Township of Piscataway to the west and also includes the southern side of West Front Street from the municipal boundary with the Borough of Dunellen to the west and Clinton Avenue to the east. There are also smaller areas within the Redevelopment Area scattered along the southern side of South Second Street. The Redevelopment Area tax parcels are identified on Maps 2A-J, City Tax Map Sheets, which are in the Appendices of this Plan.

Dunellen Train Station is located approximately 0.5 miles from the Redevelopment Area. Additionally, multiple New Jersey Transit bus routes serve the Redevelopment Area, including Bus Routes 59 and 113, which run along West Front Street.

2.2. Existing Land Use


The existing Redevelopment Area land uses are depicted on Map 3. In general, the southern side of South Second Street, and adjacent side streets, consists of residential dwellings. The northern side of



 Redevelopment Area

Map 1A: Redevelopment Area
Grant Avenue to Clinton Avenue (Eastern side)



 Redevelopment Area



Map 1B: Redevelopment Area
Clinton Avenue to Municipal Border (Western side)

South Second Street and southern side of West Front Streets are characterized by industrial and commercial uses.

2.3. Existing Zoning

The following are the existing zoning designations of the Redevelopment Area properties. These zoning designations are also depicted on Map 4. The zoning regulations, including permitted uses and bulk/area requirements, are provided in this Plan's Appendices.

- **Moderate Density Residential (R-4):** Blocks 116, Lots 7, 8, 9, 10, 11, 12 and 13; Block 131, Lots 14, 15, 16.01, 16.02, 17, 18 and 19; Block 138, Lot 1 and 3; Block 152, Lots 1, 2, 3, 4, 5, 6, 24, 25, and 26.

As noted in Section 17:9-8.A., the purpose of the R-4 District is "designed for single-family and two-family development at a density not to exceed 5.8 dwelling units per acre for single-family dwelling units and 8.7 dwelling units per acre for two-family dwelling units."

- **Neighborhood Commercial (NC):** Block 210, Lot 1

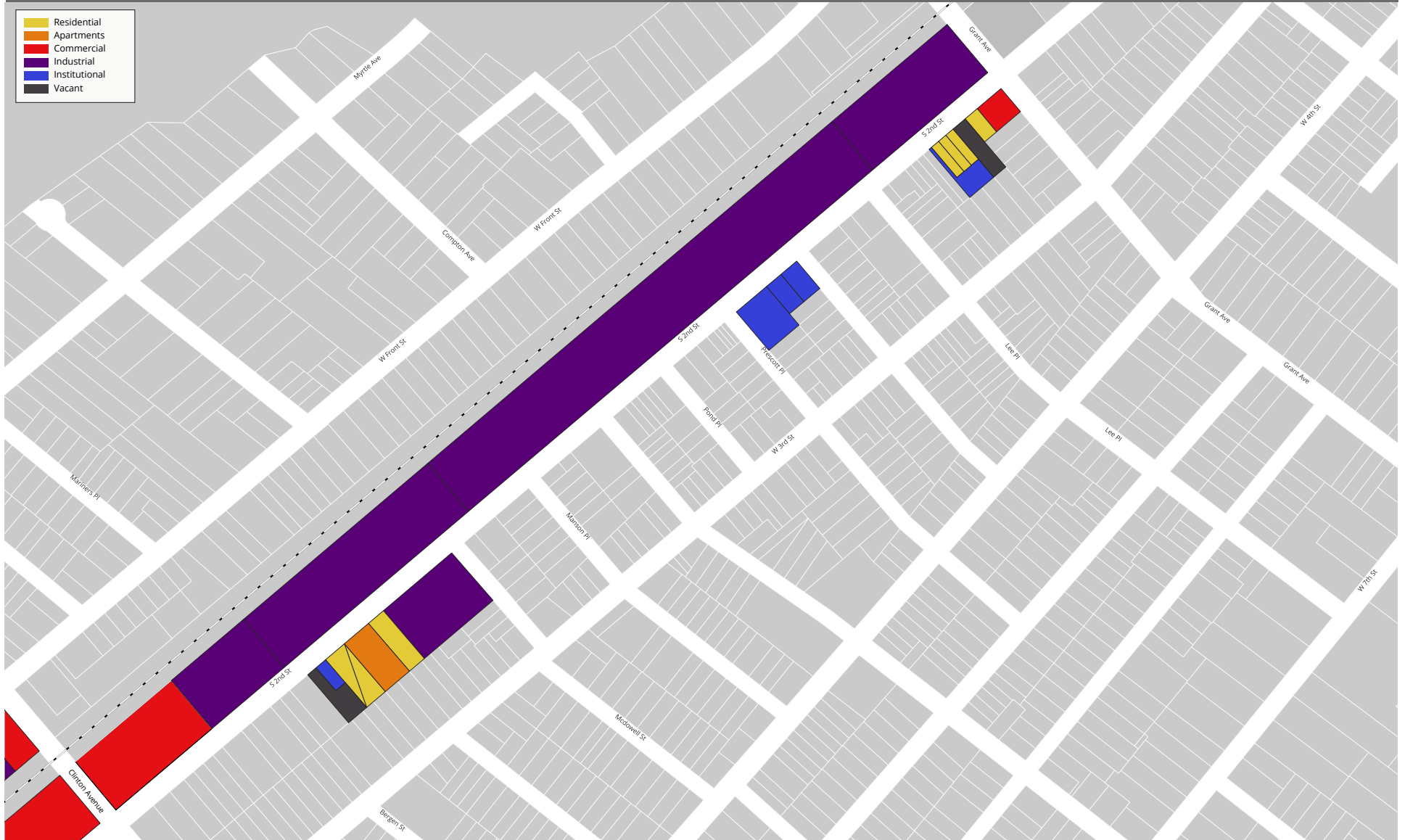
Section 17:9-12.A. of the Land Use Ordinance indicates that the NC District's purpose is "intended to include commercial areas that serve the specific surrounding neighborhoods. The scale and intensity of development should not intrude into but complement the character of the residential neighborhoods they serve."

- **Light Industrial (LI):** Blocks 117, Lots 1.01, 1.02, 1.03, and 2; Block 137, Lots 1, 2, 3, and 5; Block 154, Lot 1; Block 202, Lots 1.1, 1.2, and 1.02; Block 210, Lots 1, 2, 3 and 4.01"

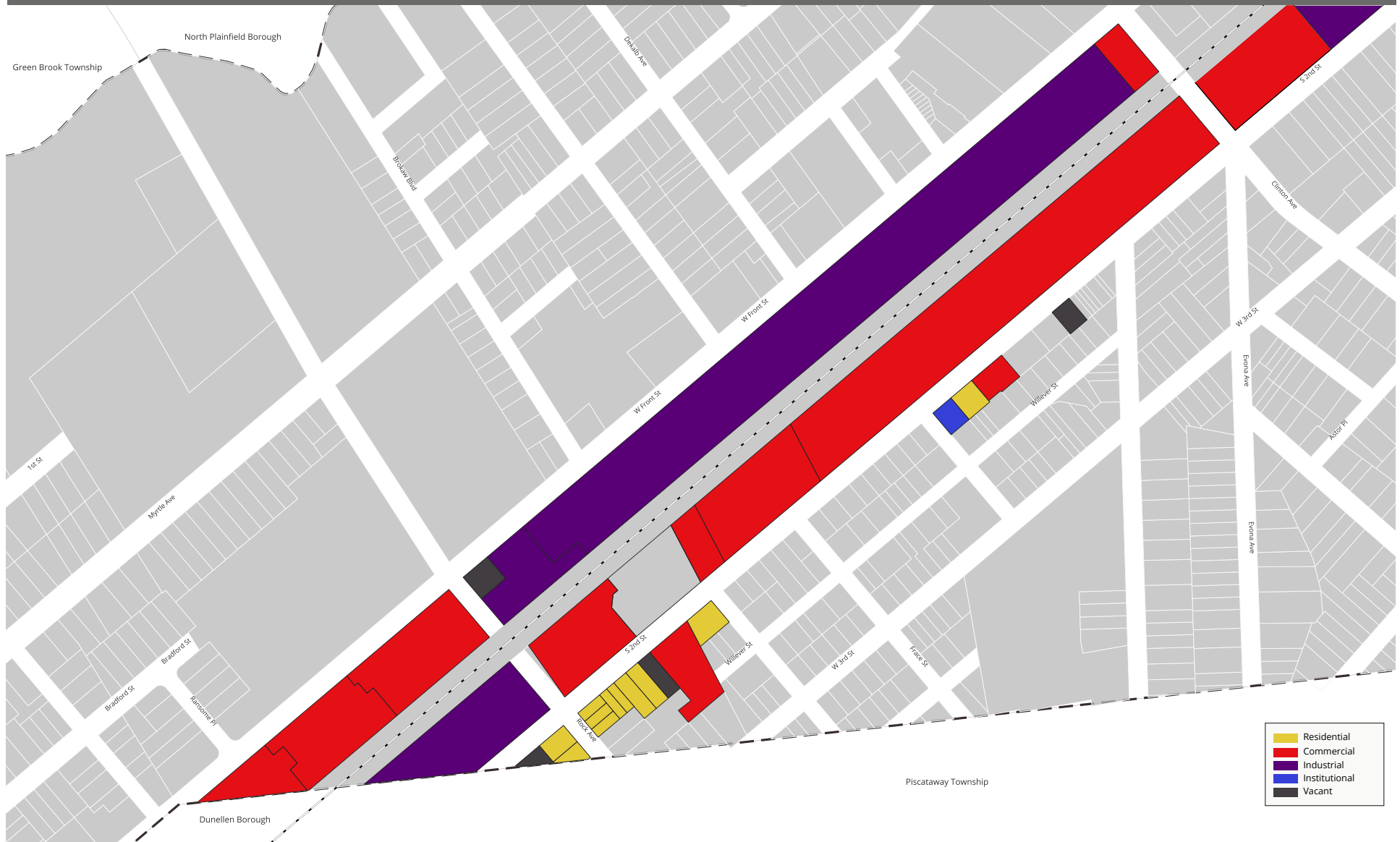
As stated in the City's Zoning Ordinance, the purpose of LI "calls for industrial and economic development activities." The uses permitted in the LI zone consist of: Childcare centers per N.J.S.A. 40:55D-66.6; Manufacturing; Assembly; Automobile repair shop; Warehouse and/or distribution facility; Offices; Print shops; Health and fitness clubs; Banquet halls; Research facilities; Automobile body shop; Telecommunications facilities on existing buildings and structures; Taverns. The following are MRC uses: Large scale retail and entertainment as follows: Supermarket; Community shopping center; Full service restaurant, other than drive-in, drive-thru and/or fast food establishments; Indoor amusement facilities; Bars and cocktail lounges without live entertainment or dancing as part of indoor amusement facilities, including theaters, bowling alleys, and skating rinks. There are no accessory uses listed as permitted in this zoning district.

Multiple parcels within the Redevelopment Area have previously been designated as an "area in need of redevelopment" and were also included adopted redevelopment plans. This Plan supersedes the previously adopted plans with regard to the following lots. Therefore, all future development shall comply with the standards set forth herein. These lots consist of:

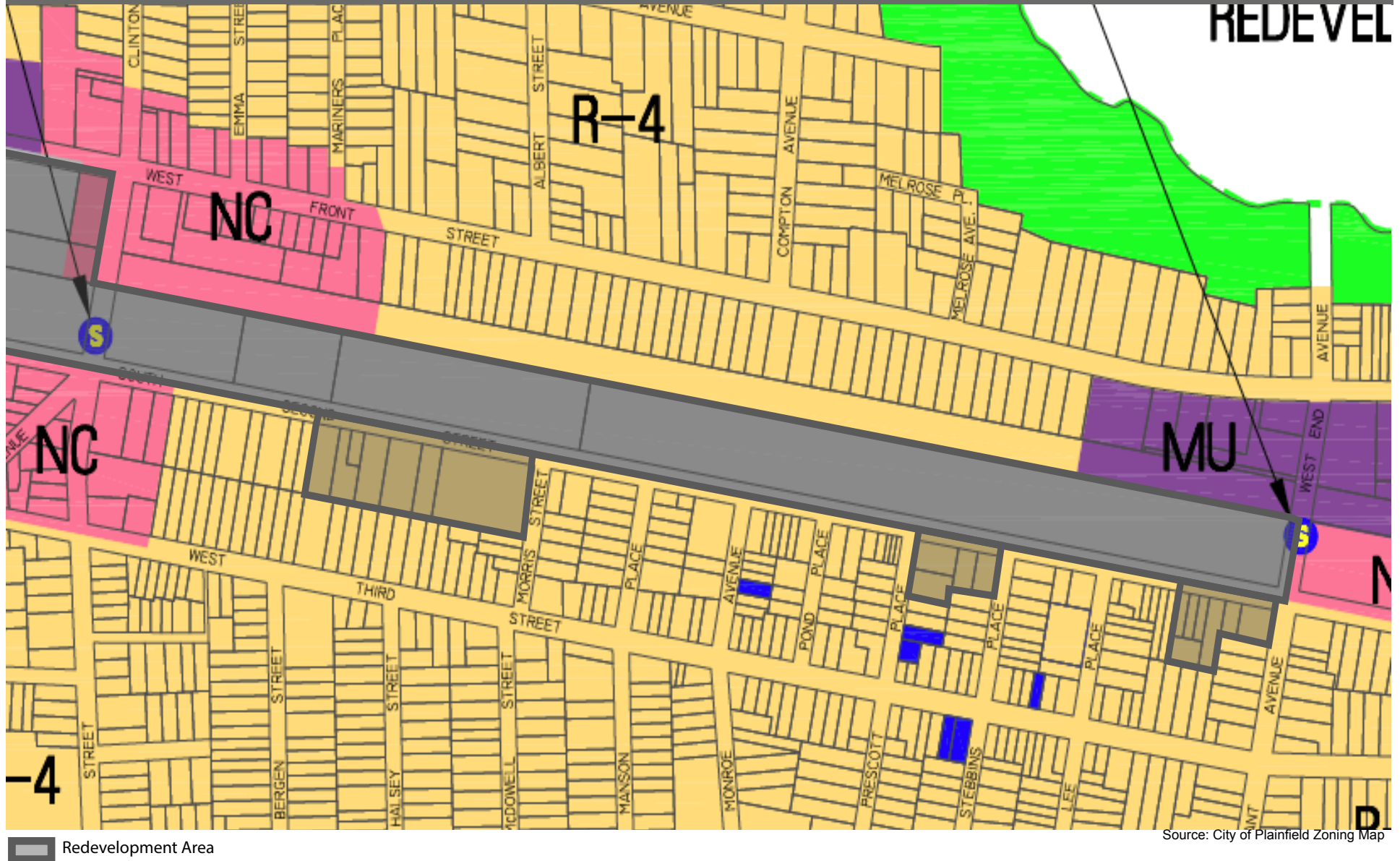
- **South Second Street Youth Center Redevelopment Plan:** Block 119, Lots 1, 2 and 19.01. This plan was adopted by City Council in December 2020.
- **197 Scattered Sites Redevelopment Plan:** Block 138, Lots 1, 2.01, and 7.01; and Block 153, Lot 3. This Plan was first adopted by City Council on December 1999 with seven subsequent amendments.



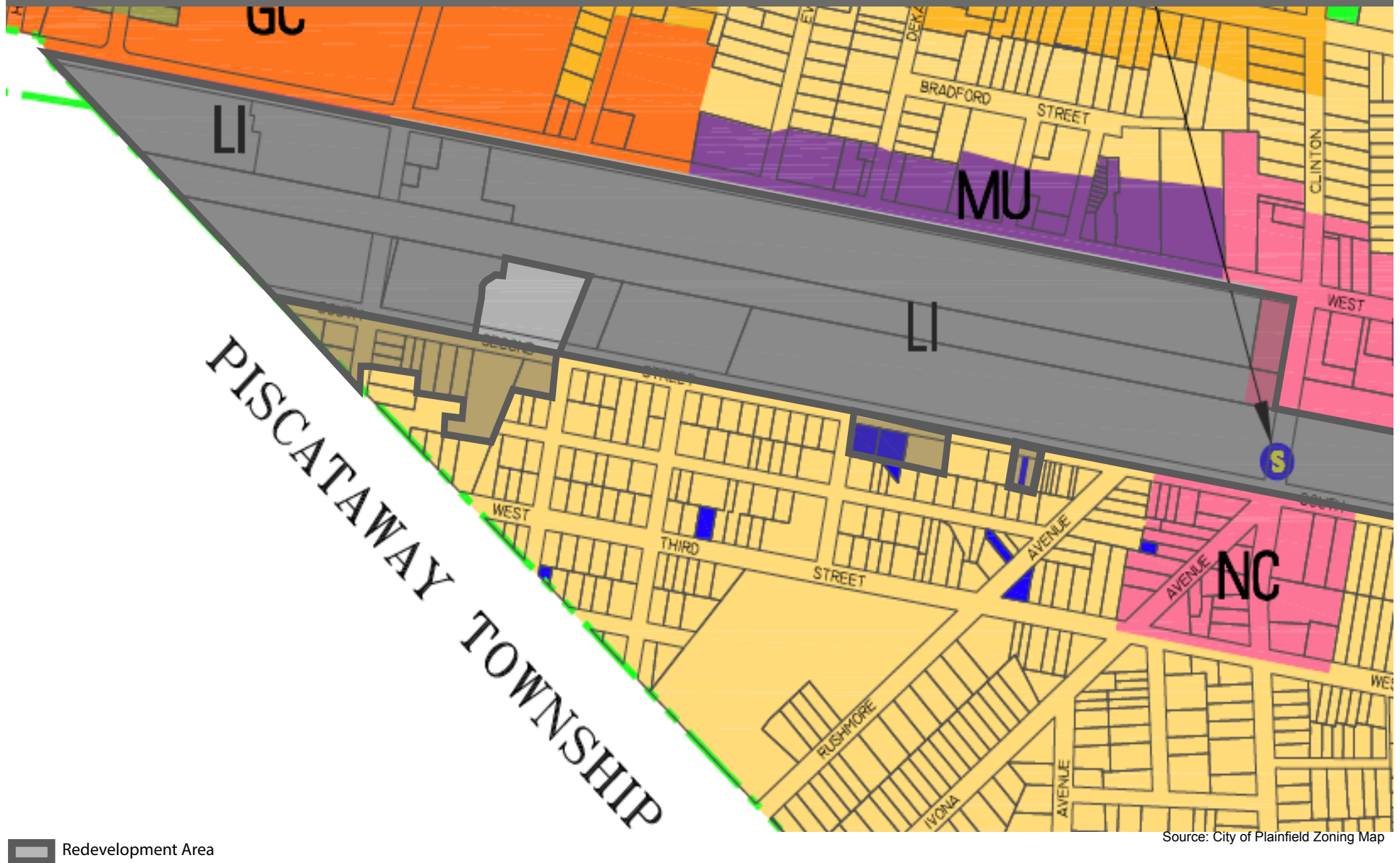
Map 3A: Existing Land Use
Grant Avenue to Clinton Avenue (Eastern side)



Map 3B: Existing Land Use
Clinton Avenue to Municipal Border (Western side)



Map 4A: Existing Zoning
Grant Avenue to Clinton Avenue (Eastern side)



3.0 REDEVELOPMENT PLAN

3.1 Purpose

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

The primary intent of this Plan is to establish a robust industrial and manufacturing district in the City with premier technology in anticipation of Plainfield developing as a high tech industrial magnet in the State. Simultaneously, the Plan envisions neighborhood-scale development that will fit into the existing established community.

It looks ahead towards the future of industrial through the evolution of advanced manufacturing and the incorporation of accessible broadband speed infrastructure. The Plan also views this new industrial redevelopment in tandem with anchoring educational institutions to provide job training and readiness to appropriately prepare the local workforce for these jobs.

3.2 Goals and Objectives

This Redevelopment Plan intends to revitalize this area of the City as a vibrant industrial corridor while attracting infill neighborhood development. This Plan proposes to achieve the following policy goals and objectives:

Establish the West End Industrial Corridor as the premier regional industrial district in Central Jersey

- o Bring technological advancements to increase accessibility and capacity of high-speed broadband infrastructure along the Corridor
- o Create new training programs, apprenticeships, and jobs through economic development initiatives and partnerships with anchoring higher education institutions
- o Revitalize and modernize existing industrial facilities to attract high technological businesses
- o Improve physical appearance of the Corridor, including enhancing the facades of aged industrial buildings and implement existing streetscape design and amenities wherever it is lacking

Neighborhood development pockets to complement existing residential neighborhood

- o Attractive infill redevelopment projects to address missing physical gaps
- o Promote the assemblage of lots for cohesive redevelopment project
- o Encourage an array of neighborhood commercial uses that will serve local residents

Repurpose the South Second Street Youth Center through adaptive reuse

- o Integrate mixed-use development at this location
- o Utilize placemaking to shape mixed-use development in creating a sense of place
- o Address the City's need for workforce and low/moderate income housing through the provision of multi-family dwellings

Spur economic development along the Corridor

- o Increase and diversify the economic base and offer employment opportunities for residents
- o Introduce new uses that will complement and support the resurgence of present-day industry
- o Expand and generate tax ratables to offset taxes
- o Invest in advanced infrastructure to assist in the growth of technological start-ups

Ensure Safety in Circulation, Loading and Accessibility of the Redevelopment Area

- o Enhance safety and conditions for pedestrians and motorists alike
- o Implement safety mechanisms for loading and unloading activities in efforts to keep clear lines of sight as well as unobstructed pedestrian paths
- o Support the usage of alternative modes of transportation, including public transportation, bicycle or scooter

Effectuate Sustainability Principles

- o Encourage the implementation of energy efficient building standards and features in new construction as well as use and reuse of energy efficient materials
- o Implement elements of Smart Cities, such as smart grid power, solar-powered trash compactor bins and smart lighting on streetscapes
- o Recommend the use of renewable energy and low impact development strategies such as porous pavements, rain gardens and others

3.3. Compatibility with State and Local Plans

State Development and Redevelopment Plan

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

Union County Master Plan

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

Plainfield's 2020 Master Plan

In August 2020, the City adopted a new Master Plan and in November 2021, a Re-examination Report was adopted (collectively, the "Master Plan"). This Redevelopment Plan is consistent with the Master Plan. Specifically, the following goals, objectives and excerpts will be furthered:

- *Review zoning-related issues:* Review, evaluate and reclassify current zoning as needs are identified, including for open spaces, schools, institutional uses, commercial recreational facilities and other businesses (Land Use Element, pg. 20)
- *Continue to further the goals from the 2009 Master Plan:* Revitalize/redevelop underutilized areas (Land Use Element, pg. 20)
- *West End Industrial Corridor:* the existing industrial areas, which offer a good opportunity for continued industrial use, should be assessed to ensure that they remain viable. Notwithstanding this, however, the City recently received an Innovation Grant to implement an initiative that would revitalize and re-purpose the West End Industrial Corridor located in the western end of the City abutting the railroad ROW. (Land Use Element, pg. 28)
- *Industrial Development:* Limited industrial areas remain viable in the traditional locations for such businesses. One of these areas is the LI zone located in the West End of the City. This industrial zone, also known as the West End Industrial Corridor, would feature as its centerpiece a potential light manufacturing facility that would leverage high speed communication technologies (HSCT) to revitalize the West End Industrial Corridor and the surrounding neighborhood. The City was awarded an Innovative Challenge Grant

by the New Jersey Economic Development Authority to develop this initiative. The revitalization of the West End Industrial Corridor is anticipated to have a positive impact in this neighborhood and surrounding area, creating employment, educational and economic development opportunities. (Land Use Element, pg. 38).

- *Job Training:* Provide skills training for City residents to meet the demand of targeted industries. The City has partnered with the Elizabeth Economic Development Center to provide training and apprenticeship in the building trades through the New Jersey Builders Utilization Initiative for Labor Diversity (NJ BUILD). NJ BUILD which provides outreach, apprenticeship training, and post-graduation placement in the construction trades industry for women and minorities. The City should continue to encourage these partnerships, especially with Union County College and its Center for Economic and Workforce Development. The trades (i.e. electricians, plumbers, welders, carpenters) should be promoted as reputable occupations in the City. There should be seamless connections and communications among educational institutions and City employers. Programs such as apprenticeships should be explored to prepare trade workers. Additionally, the City should explore partnerships with organizations that support young people going into trades, such as Mike Rowe's mikeroweWORKS Foundation. (Economic Plan Element, Recommendations, pg. 86)
- *Diversify economic base:* In combination with job training programs, the City can create opportunities for a variety of job types that require various skill sets and experience. (Economic Plan Element, Recommendations, pg. 86)
- *Light industrial / manufacturing* (South Western end of the City): The City should foster the growth and expansion the

industrial and manufacturing industries. There is an existing hub of manufacturing and industrial businesses in Plainfield. Since these industries are significant drivers of the economy, the City should work towards creating more jobs. (Economic Plan Element, Recommendations, pg. 86)

- *High technology:* The City should consider implementing 'Smart City' standards. As the City is a recipient of NJEDA's Innovation Challenge Grant, the City should position itself as a technological hub, transforming aging vacant and industrial properties to thriving mixed-use, high-technology centers. As discussed earlier, a technology-needs assessment should be conducted to determine the technical infrastructure needs of the City. (Economic Plan Element, Recommendations, pg. 86)

- *Maker economy and Maker-Space:* Stimulate small-scale manufacturing (makerspaces, microbreweries, etc.) within the City. As former larger-scale industrial uses have declined and vacated the City in recent years, smaller-scale manufacturing and light industrial uses are appropriate replacements. Similar to co-working spaces in office settings, makerspaces can provide space for numerous makers within one facility. This will also foster collaborative partnership among many types of makers. The maker economy should be explored as a job growth sector as the trade specialties develop in the City. Programs offering maker-related skills should be expanded in Plainfield. (Economic Plan Element, Recommendations, pg. 86)

- *Urban Enterprise Zone:* Continue to leverage existing businesses and encourage others to locate within the City's Urban Enterprise Zone and take advantage of the tax abatements and benefits. Small businesses should continue to take advantage of

the assistance and services offered by the UEZ Program. (Economic Plan Element, Recommendations, pg. 86)

The Redevelopment Area has the characteristics of becoming a significant job generating asset to the community. The Redevelopment Area has potential to become a significant industrial and manufacturing magnet/hub for the Central New Jersey region as well as the State. In tandem, major educational program tied with these technological advancements can grow, thrive, and contribute to the economic ecosystem

Relation to Adjacent Municipalities

The Redevelopment Area is contiguous with multiple municipalities, including the Borough of Dunellen to the west and the Township of Piscataway to the southwest. However, this proximity is beneficial to both municipalities as it provides employment and educational opportunities to each municipality's residents.

3.4. Statutory Basis for the Redevelopment Plan

The Redevelopment Area is contiguous with multiple municipalities, including the Borough of Dunellen to the west and the Township of Piscataway to the southwest. However, this proximity is beneficial to both municipalities as it provides employment and educational opportunities to each municipality's residents.

3.5. Definitions

This Plan sets forth standards for land uses, structures, site design and parking. Except as otherwise provided below, terms that appear in this Redevelopment Plan shall be interpreted in accordance with

the Definitions section of the City's Land Use Ordinance as set forth in Section 17:1-6.

- *Advanced manufacturing* – Production and creation of products through the use of innovative technological processes, including but not limited to applications, automation, computation, information, sensing and networking.
- *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.
- *Café* – A small eating and drinking establishment where light meals are prepared and served. Patron seating is usually limited to less than a restaurant.
- *Co-working, shared work space* – Space that is utilized among numerous individuals for business, professional, and administrative functions.
- *Demonstration or showroom space* – A dedicated space where interactive presentations are conducted related to the application of technological products, test kitchens, artisan maker

creations, or other 'smart' devices or features. These spaces can also serve as collaborative workspaces.

- *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.
- *Educational facilities* – An institution for organized instruction which may include traditional (public, private or charter) primary, secondary, or post-secondary education; vocational or technical education; or another school offering training or skill development.
- *Industrial* – Land or building utilized for the purposes of assembly, manufacturing, mining, processing or storage for productions.
- *Light Industrial* – Operations and facilities related to warehousing, distribution, research and development but shall not include activity involving heavy industry such as manufacturing and automobile-related uses.
- *Microbrewery, microdistillery or winery* – An establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is considered a retail establishment.
- *Mixed-use development* – A development containing two

or more different uses such as, but not limited to residential, retail, office, parking, institutional, entertainment or open space.

- *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.
- *Research and development facilities* – An establishment for conducting investigation in the natural, physical, or social sciences, which may include engineering and product development.
- *Recording, rehearsal or production studio* – A facility for sound/video recording, broadcasting, filming and mixing and/or rehearsal space.
- *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.

4.0 PROPOSED LAND USE PLAN

4.1. Land Use Plan

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

The Redevelopment Area is intended to facilitate and attract modern, industrial-related uses to the West End area of the City. An overall land use plan map is laid out on Map 5 Proposed Land Use Plan.

4.2. Standards

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

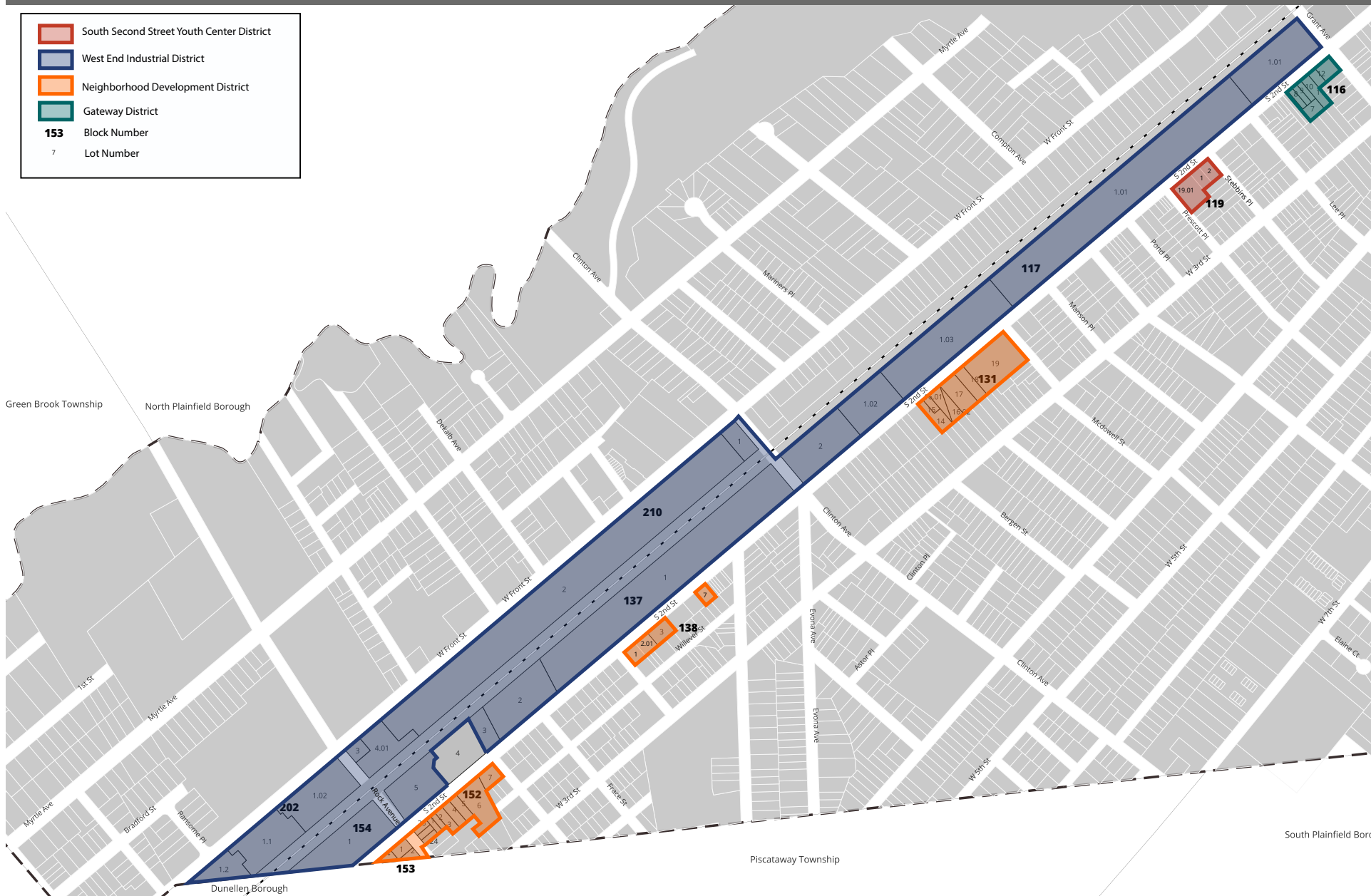
4.2.1. Subdistricts

Due to the Redevelopment Area's expansive area covered, and its varying contexts, one set of standards cannot effectively accommodate the entire Redevelopment Area while furthering the goals and objectives of Plan. To that end, subdistricts have been incorporated into the Plan. These subdistricts consist of:

- **West End Industrial District:** Block 117, Lots 1.01, 1.02, 1.03 and 2; Block 137, Lots 1, 2, 3, and 5; Block 154, Lot 1; Block 202, Lots 1.1, 1.2, and 1.02; Block 210, Lots 1, 2, 3 and 4.01
- **South Second Street District:** Block 119, Lots 1, 2, and 19.01
- **Neighborhood Development District:** Block 131, Lots 14, 15, 16.01, 16.02, 17, 18 and 19; Block 138, Lots 1, 2.01, 3 and 7.01; Block 152, Lots 1, 2, 3, 4, 5, 6, 7, 24, 25, and 25; Block 153, Lots 1, 2, 3 and 4
- **Gateway District:** Block 116, Lots 7, 8, 9, 10, 11, 12 and 13



WEST END INDUSTRIAL CORRIDOR REDEVELOPMENT PLAN



Map 5A: Proposed Land Use Plan



Map 5B: West End Industrial District

WEST END INDUSTRIAL DISTRICT

Purpose: Repurpose the West End neighborhood with high technology, industrial and advanced manufacturing uses as this corridor transforms into a modern, accessible and attractive place for business.

Permitted Uses

- Advanced manufacturing
- Artisan maker or industrial studio
- Automobile (repair and body) shops
- Banquet halls
- Bars and taverns
- Breweries, wineries, and distilleries
- Cannabis classes 1, 2, 3, 4, and 5
- Catering supply establishments
- Child care centers
- Co-working, shared work space
- Data or technology centers
- Distribution facilities
- Educational facilities
- Flexible space
- Hotels
- Industrial
- Light Industrial
- Manufacturing and assembly
- Offices
- Recording, rehearsal or production studios
- Research and development facilities
- Retail sales
- Warehouse facilities

Accessory Uses and Structures

- Outdoor storage
- Electric car charging stations
- Surface parking, including commercial vehicles
- Any other use customarily incidental to a permitted principal use

Prohibited Uses

- Any residential use



Bulk and Area Standards - Industrial-related uses*

Regulation	Requirement
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	15 feet
Maximum Building Coverage (percentage)	60%
Maximum Lot Coverage (percentage)	90%
Maximum Building Height (feet)	60 feet
Maximum Building Height (stories)	4 stories
Maximum FAR	2.75
Open Space (percentage)	10%

*Industrial-related permitted principal uses shall consist of: advanced manufacturing; artisan maker or industrial studio; automobile (repair and body) shops, breweries, wineries or distilleries; cannabis classes 1, 2, 3, 4 and 5; catering supply establishments; data or technology centers; distribution facilities; industrial; light industrial; manufacturing and assembly; recording, rehearsal or production studios; research and development facilities; and warehouse facilities.

Bulk and Area Standards - Non-industrial uses**

Regulation	Requirement
Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	15 feet
Maximum Building Coverage (percentage)	60%
Maximum Lot Coverage (percentage)	80%
Maximum Building Height (feet)	60 feet
Maximum Building Height (stories)	5 stories
Maximum FAR	3.0
Open Space (percentage)	10%

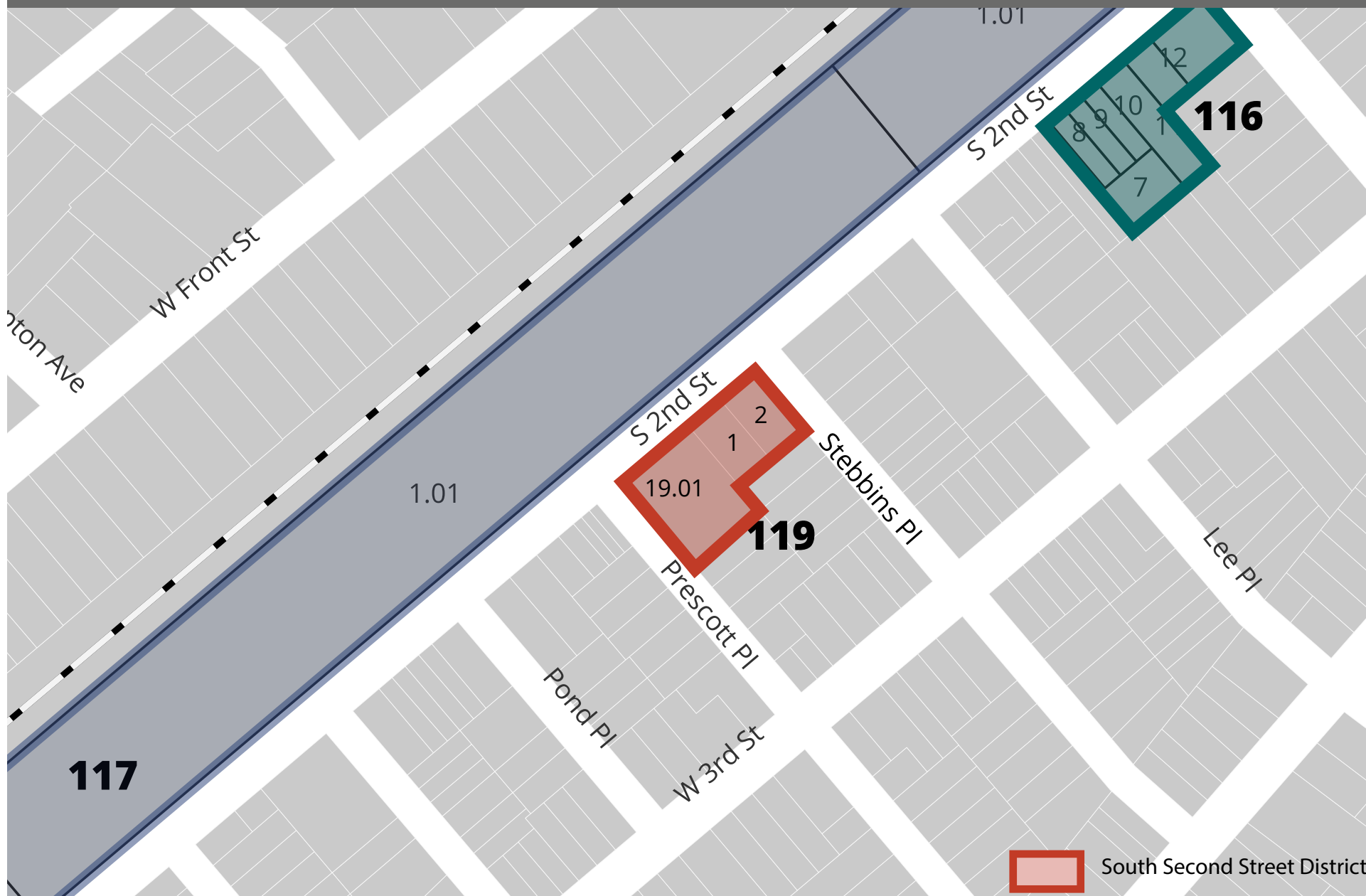
**Non-industrial-related permitted principal uses shall consist of: banquet halls; bars and taverns; child care centers; co-working, shared work space; educational facilities; flexible space; hotels; offices; and retail sales.

Additional Standards

- a) Roof appurtenances may be excluded from the building height measurement; however, roof appurtenances shall not exceed a height of 10 feet.
- b) All uses shall adhere to all generally applicable noise ordinances and regulations of the City.
- c) Cannabis establishments shall follow the regulations set forth in the Cannabis Ordinance.
- e) A roof-top garden, landscaped roof area or deck shall be provided on every newly constructed building in this District. These amenities may be provided at any portion of a building where a rooftop is accessible. Rooftop amenities or landscaped areas, at any level, can contribute towards the minimum common open space requirement

Parking Standards

- a) Parking requirements for the following permitted uses apply:
 - i. Industrial-related uses (except for Artisan maker or industrial studio or recording, rehearsal, or production studio): 1 space per every 2,500 square feet of gross floor area.
 - ii. Recording, rehearsal, or production studio: 1 space per 500 square feet
 - iii. Co-working, shared work space; educational facilities; flexible space; and offices: 1 space per 750 square feet of gross floor area
 - iv. Artisan maker or industrial studios: 1 space per studio
- b) If a parking requirement is not stated in this Redevelopment Plan, the regulation stated in the City's Land Use Ordinance shall control.
- c) The State electric vehicle ordinance regarding parking requirement reduction shall be applicable if the State requirement is fulfilled.



Map 5D: South Second Street District

SOUTH SECOND STREET DISTRICT

Purpose: Rejuvenate this area of South Second Street as an innovative mixed-use destination within the City.

Permitted Uses

- Apartments or multi-family dwellings (excluding basement level)
- Art galleries
- Art studios
- Artisan maker or industrial studios
- Co-working spaces or shared work spaces
- Childcare centers
- Demonstration/showroom spaces
- Fraternal organizations
- Health or fitness clubs
- Mixed-use structures containing commercial uses on the ground floor and residential, parking or office uses on the upper floors
- Offices
- Personal services establishments
- Restaurants or cafes
- Retail sales

Accessory Uses and Structures

- Electric car charging stations
- Health club, gym, multi-purpose room, laundry facilities, plazas and other such facilities or amenities associated with multi-family residential uses
- Outdoor amenities including community gardens, patio, seating areas, and areas to be used for passive recreation activities
- Structured parking as a component of the mixed-use building
- Surface parking
- Any other use customarily incidental to a permitted principal use



Bulk and Area Standards - Principal uses

Regulation	Requirement
Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	0 feet at South Second Street; 10 feet at Prescott Place; 10 feet at Stebbins Place
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	15 feet
Maximum Building Coverage (percentage)	75%
Maximum Lot Coverage (percentage)	90%
Maximum Building Height (feet)	45 feet
Maximum Building Height (stories)	4 stories
Maximum FAR	3.0
Maximum Density	60 dwelling units per acre
Open Space (percentage)	10%

Additional Standards

- a) Residential uses are not permitted in the basement.
- b) A roof-top garden, landscaped roof area or deck shall be provided on every newly constructed building in the Redevelopment Area. These amenities may be provided at any portion of a building where a rooftop is accessible. Rooftop amenities or landscaped areas, at any level, can contribute towards the minimum common open space requirement.
- c) One third of Lot 19.01 must be preserved as open space (as per Green Acres designation).
- d) Roof appurtenances may be excluded from the building height measurement; however, roof appurtenances shall not exceed a height of 10 feet.

Adaptive Reuse

- a) Front yard setbacks: 0 feet is required if adaptive reuse is implemented.
- b) The developer is encouraged to follow the City's Historic Preservation Guidelines.
- c) Adaptive reuse bonuses: If the redeveloper pursues adaptive reuse, the developer shall be granted the following development bonuses:
 - i. Additional building height of 30 feet (3 stories) onto the existing structure. This additional building height must be stepped

back at least 5 feet from the front and sides of the existing structure.

ii. Additional residential density of 15 dwelling units per acre

d) Materials, texture and finishes shall be consistent with the historic character during rehabilitation. If original materials are unavailable, the developer shall use similar materials and replicate to the greatest extent possible.

e) Any expansion on the existing structure shall be constructed to be consistent with the elements of the original structure.

k) Modification shall be permitted that complement the existing architectural style.

Parking Standards

a) Parking requirements for the following permitted uses apply:

i. Residential dwelling unit: 1 space per dwelling unit.

ii. Personal service establishments or retail sales: 1 space per 500 square feet of gross floor area.

iii. Office, co-working or shared work space: 1 space per 750 square feet of gross floor area.

iv. Demonstration or showroom space (non-residential): 1 space per 1,000 square feet of gross floor area.

v. Artisan maker or industrial studios: 1 space per studio

c) If a parking requirement is not stated in this Redevelopment Plan, the regulation stated in the City's Land Use Ordinance shall control.

d) The State electric vehicle ordinance regarding parking requirement reduction shall be applicable if the State requirement is fulfilled.

Rehabilitation

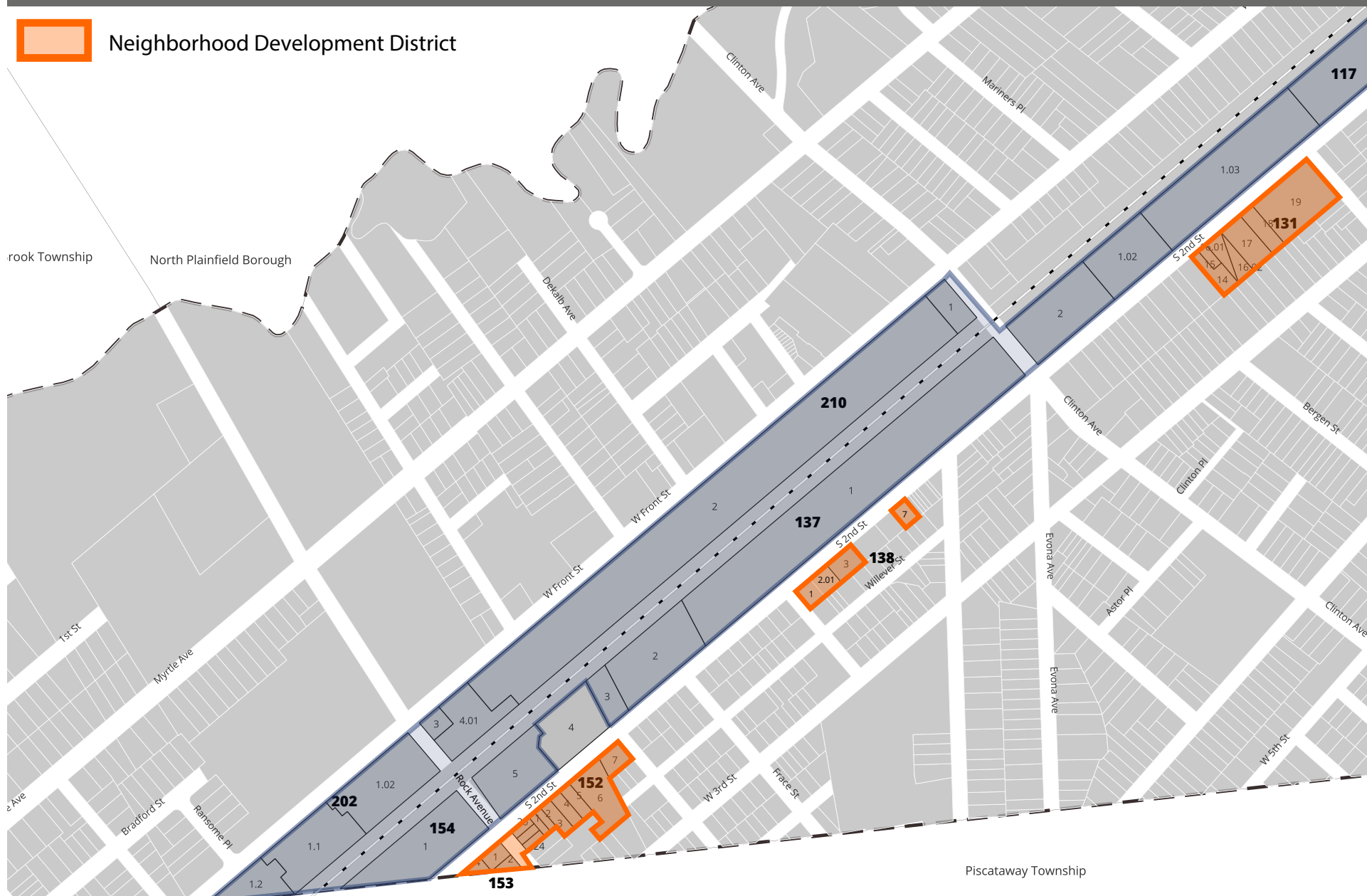
a) Materials, texture and finishes shall be consistent with the historic character during rehabilitation. If original materials are unavailable, the developer shall use similar materials and replicate to the greatest extent possible.

b) Any expansion on an existing structure shall be constructed to be consistent with the elements of the original structure.

c) Building modifications shall be permitted that complement the existing architectural style and appearance.



Neighborhood Development District



Map 5D: Neighborhood Development District

NEIGHBORHOOD DEVELOPMENT DISTRICT

Purpose: Provide pockets/nodes of neighborhood mixed-use commercial uses to serve the residential community and the adjacent technology/advanced manufacturing/industrial hub.

Permitted Uses

- Apartments or multi-family dwellings
- Artisan maker or industrial studios
- Childcare centers
- Co-working spaces or shared work spaces
- Medical offices
- Mixed-use structures containing commercial uses on the ground floor and residential, parking or office uses on the upper floors
- Offices
- Personal services establishments
- Restaurants or cafes
- Retail sales
- Single- and two-family dwellings

Accessory Uses and Structures

- Electric vehicle charging stations
- Health club, gym, multi-purpose room, laundry facilities, plazas and other such facilities or amenities associated with multifamily residential uses
- Outdoor amenities including community gardens, patio, seating areas, and areas to be used for passive recreation activities
- Structured parking as a component of the mixed-use building
- Surface parking
- Any other use customarily incidental to a permitted principal use

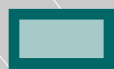


Bulk and Area Standards - Principal uses

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	10 feet
Maximum Building Coverage (percentage)	75%
Maximum Lot Coverage (percentage)	90%
Maximum Building Height (feet)	45 feet
Maximum Building Height (stories)	4 stories
Maximum FAR	2.0
Maximum Density	75 dwelling units per acre
Open Space (percentage)	10%

Parking Standards

- a) Parking requirements for the following permitted uses apply:
- i. Residential dwelling unit: 1 space per dwelling unit (except single- and two-family dwellings, which shall follow RSIS standards).
 - ii. Personal service establishments or retail sales: 1 space per 500 square feet of gross floor area.
 - iii. Office, medical office, co-working or shared work space: 1 space per 750 square feet of gross floor area.
 - iv. Artisan maker or industrial studios: 1 space per studio
- b) The State electric vehicle ordinance regarding parking requirement reduction shall be applicable if the State requirement is fulfilled.
- c) If a parking requirement is not stated in this Redevelopment Plan, the regulation stated in the City's Land Use Ordinance shall control.



Gateway District



Map 5E: Gateway District

GATEWAY DISTRICT

Purpose: Establish a gateway for entering into the West End Industrial Corridor of the City.

Permitted Uses

- Apartments or multi-family dwellings
- Childcare centers
- Mixed-use structures containing commercial uses on the ground floor and residential uses on the upper floors
- Personal services establishments
- Restaurants or cafes
- Retail sales

Accessory Uses and Structures

- Electric vehicle charging stations
- Health club, gym, multi-purpose room, laundry facilities, plazas and other such facilities or amenities associated with multifamily residential uses
- Outdoor amenities including community gardens, patio, seating areas, and areas to be used for passive recreation activities
- Structured parking as a component of the mixed-use building
- Surface parking
- Any other use customarily incidental to a permitted principal use



Bulk and Area Standards - Principal uses

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Maximum Building Coverage (percentage)	75%
Maximum Lot Coverage (percentage)	90%
Maximum Building Height (feet)	45 feet
Maximum Building Height (stories)	4 stories
Maximum FAR	2.0
Maximum Density	75 dwelling units per acre
Open Space (percentage)	10%

Parking Standards

- a) Parking requirements for the following permitted uses apply:
 - i. Residential dwelling unit: 1 space per dwelling unit.
 - ii. Personal service establishments or retail sales: 1 space per 500 square feet of gross floor area.
- b) The State electric vehicle ordinance regarding parking requirement reduction shall be applicable if the State requirement is fulfilled.
- c) If a parking requirement is not stated in this Redevelopment Plan, the regulation stated in the City's Land Use Ordinance shall control.

4.3. Design Standards All Districts (as applicable)

The City recognizes that a number of urban design standards and improvements are necessary in creating vibrant and safe neighborhoods for living, working and learning. These standards are necessary for not only functionality but also quality aesthetics of the built environment. The key elements and the design standards are listed below.

Building, Mass and Form

- a) Variation in architectural massing is encouraged. Architectural massing is the arrangement of forms of a building. Massing refers to the structure in a three-dimensional form.
- b) Buildings should balance fenestration to prevent windowless



walls and facades.

- c) 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 Façade Treatments

- a) Structures should be designed to encourage architectural variety within an overall framework of design continuity.
- b) A 'human scale' of development shall be achieved at grade and along street frontages through the use of building elements such as enhanced entrances, corners, display windows, doors, columns, awnings, canopies and graphic panels. These are encouraged to provide a visually attractive environment.
- c) Architectural features are to be provided when using a flat roof. These features should include a parapet wall accented with a cornice and frieze. Capped roof or sloping roof structures are encouraged.
- d) Side and rear yard elevations should receive architectural treatments comparable to the front facades when public access or public parking is provided next to the building.
- e) The building design shall incorporate to the greatest extent practicable green design techniques and promote energy efficiency through the choice of materials and major systems.

Materials and Texture

- a) A variety of materials shall be utilized. Masonry, which works

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

- b) The existing or similar materials, textures and finishes of the existing buildings or structures are encouraged to be used (i.e., brick). If the developer is unable to use any of these materials, textures or finishes, the developer must use an appropriate substitute, closely related to the original.

Buffering and Screening

- a) Service areas, loading docks, solid waste and recycling facilities and other service areas are to be screened so as to not be visible from street view. Such facilities and areas shall also be appropriately screened with vegetation, a decorative wall or other materials.
- b) Unless otherwise noted, buffering and screening shall adhere to the regulations set forth in Section 17:9-24 and Section 17:9-43 of the City's Land Use Ordinance.
- c) Shrubs with a maximum height of 4 feet shall be planted along the rear and side yards that do not abut a street.
- d) Chain link fences are prohibited in the Redevelopment Area.

Parking Area Landscaping and Circulation Design Standards

- a) Standards set forth in Section 17:9-42 of the City's Land Use Ordinance are not applicable to the Redevelopment Area.

b) Planting islands shall be five (5) feet wide. Planting islands shall be located at each end of the parking bay. No interior planting islands shall be required.

c) Parking lots shall be setback a minimum of 20 feet from a right-of-way and 10 feet from a side or rear yard property line.

d) Parking areas are encouraged to be located in the rear and/or side yards of the property. Parking areas may be located in the front yard, however, must be screened from street view through the use of: 1. Landscaping (i.e., vegetative buffer) and 2. decorative wall or ornamental fence. Walls and fences shall be a minimum 4 feet in height. Vinyl and chain link fences shall not be permitted.

e) Parking facilities within the Redevelopment Area shall provide the infrastructure necessary to support additional car charging facilities to accommodate future demand. The car charging facilities shall be the responsibility of the redeveloper.

f) Bicycle rack(s) to accommodate a minimum of five percent (5%) of the total parking stalls shall be provided.

Parking, Driveways and Loading

a) Shared driveways and shipping and receiving points are encouraged to reduce the number of curb openings to enhance the streetscape and promote traffic and pedestrian safety.

b) Driveway widths shall be sized to provide sufficient turning radius for the largest expected truck entering the site.

c) Parking for commercial vehicles shall be permitted if the

commercial vehicles are parked at the rear of the site.

d) Any obstruction of sidewalks due to loading area proximity is prohibited. Clear paths shall always be provided along any sidewalks.

e) Sight lines of vehicles shall not be obstructed due to proximity of loading areas.

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 minimum floor area
- 2) One-bedroom apartment: 750 square foot minimum floor area
- 3) Two-bedroom apartment: 1,000 square foot minimum floor area.

Lighting

a) All other requirements set forth in Section 17:11-12 of the City's Land Use Ordinance shall be met.

Shade Trees

a) The requirements of Section 17:9-49C of the Land Use Ordinance shall be applicable.

- b) The adopted Streetscape Design Manual shall apply to all development within the Redevelopment Area.

Signage

- a) All signs shall be in accordance with the City's Signage Design Standards – Section 17:9-51(C) of the City's Land Use Ordinance.
- b) All signage and wayfinding shall be clear to provide property identification of buildings and their specified entrances (i.e., loading areas for trucks, main or pedestrian entrances)

Outdoor Storage

- a) Unless otherwise noted, the standards of Section 17:9-41 of the City's Land Use Ordinance shall be applicable.
- b) Outdoor storage shall be permitted. However, stored items (i.e., equipment, supplies and materials) shall be kept within a covered structure for safety and aesthetic purposes. Said structure shall be secured with a lock.
- c) Storage structure shall not exceed a height of 15 feet.
- d) Storage structure shall only be located in the rear yard.
- e) Storing any items outside a structure is prohibited.
- f) A minimum buffer of 5 feet from property line is required for any storage structure. Storage structures shall be screened with a vegetative buffer from street view.

Refuse and Recycling Storage Areas

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

Sidewalks

- a) Onsite walkways and sidewalks shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).
- b) Sidewalks along the perimeter of the project site shall be repaired if damaged.
- c) Sidewalk within a public-right-of-way shall have a minimum width of 4 feet.
- d) Where the width allows, sidewalks within public rights-of-way shall have a 5 foot wide grass strip between the sidewalk and the curb.
- e) The standards of Section 17:11-18 of the City Land Use Ordinance shall apply.

Miscellaneous Design Standards

- a) Implementing sustainable design practices and energy efficient buildings standards are strongly encouraged for newly constructed or rehabilitated buildings.
- b) All buildings, parking facilities, walkways, recreational facilities and playgrounds shall be designed to be ADA accessible.

c) Site amenities such as benches, refuse and recycling receptables shall be provided throughout the Redevelopment Area and along its streetscapes.

d) The implementation of green infrastructure is highly encouraged.

e) Street curb shall be replaced and/or repaired where the existing curb is missing, noncompliant, or damaged, as recommended by the City Engineer.

to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. and Article XI (Site Plan and Submission and Performance Standards) of the City's Land Use Ordinance.

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

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

5.0 PROJECT REVIEW PROCESS AND AMENDMENTS TO THE PLAN

5.1 Site Plan and Subdivision Applications

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

Site plan and subdivision review, as may be required, shall be conducted by the Planning Board of the City of Plainfield, pursuant

5.2 Powers of the Planning Board

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

notice as set forth in N.J.S.A 40:55D-12a and b.

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

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

In addition to granting or denying “C” variances for bulk standards, the Planning Board shall have the authority to grant waivers from the Design Standards set forth in Section 4.3 of this Redevelopment Plan pursuant to N.J.S.A. 40:55D-51.

6.0 IMPLEMENTATION OF THE PLAN

6.1 Selection of Redeveloper

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

6.2 Certification of Completion

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

6.3 Statutorily Permitted Actions

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

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 P.L. 1992, c. 79 (C. 40A: 12A-29) and issue bonds.
- 2) Acquire property pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C. 40A-12 through 22).
- 3) Clear any area owned or acquired and install or reconstruct infrastructure.
- 4) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
- 5) Arrange or contract with public agencies or redevelopers.
- 6) Lease or convey property or improvements without public

bidding.

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

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

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

6.4 Agreements with Redevelopers

Agreements with redevelopers shall be in accordance with the LRHL and note that only those uses established in the Redevelopment Plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

6.5 Equal Opportunity

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

6.6 Period of Applicability

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



need for redevelopment has been substantially alleviated.

7.0 APPENDICES

- Existing Zoning Regulations
- Tax Maps

Existing Zoning Regulations: Moderate Density Residential (R-4), Neighborhood Commercial (NC), and Light Industrial (LI)

Moderate Density Residential (R-4)

As shown on Map 3, the Redevelopment Area parcels are located within the R-4 Moderate Density Residential District. As noted in the City's Land Use Ordinance, the R-4 District is "designed for single-family and two-family development at a density not to exceed 5.8 dwelling units per acre for single-family dwelling units and 8.7 dwelling units per acre for two-family dwelling units. This district permits single-family dwellings; two-family dwellings; and community residences (as per N.J.S.A. 40:55D-66.1).

Table A.1: Bulk Table of Moderate Density Residential (R-4) District

Requirement	Single-Family	Two-Family
Area (square feet)	7,500	10,000
Maximum Density (d.u. per acre)	5.8	8.7
Minimum Lot Width (feet)	50	80
Minimum Lot Frontage (feet)	50	80
Minimum Lot Depth (feet)	100	100
Front Yard Setback (feet)	25	25
Side Yard Setback (feet)	10	10
Combined Side Yard Setbacks (feet)	20	25
Rear Yard Setback (feet)	30	30
Maximum Floor Area Ratio (FAR)	N/A	N/A
Maximum Percent Building Cover	25%	25%
Maximum Percent Total Lot Cover	40%	40%
Minimum Number of Stories	N/A	N/A
Maximum Number of Stories	2.5	2.5
Maximum Building Height (feet)	35	35
Minimum Improvable Area (MIA) (square feet)	2,000	2,400
MIA- Diameter of Circle	31	34

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

Neighborhood Commercial (NC)

As shown on Map 3, the Redevelopment Area is located within the Neighborhood Commercial (NC) Zoning District. As discussed in the City's Zoning Ordinance (Section 17:9-12), the purpose this zone is "intended to include commercial areas that serve the specific surrounding neighborhoods. The scale and intensity of development should not intrude into but complement the character of the residential neighborhoods they serve." This zone permits the following uses:

- Mixed-use residential dwellings
- Child care center per N.J.S.A 40:55D-66.6
- Retail
- Personal service establishments
- Laundromats
- Offices
- Banks
- Funeral homes/mortuary
- Restaurants
- Commercial centers, public and non-profit
- Nursing homes
- Houses of worship
- Assisted living facilities
- Senior citizen housing
- Adult day care facilities
- Recording studios
- Repair Shops

The bulk and area standards of each of these zoning districts are summarized in Table A.2 below.

Table A.2: Bulk Table of Neighborhood Commercial Zone District

Requirement	Requirement
Area (square feet)	5,000
Maximum Density (d.u. per acre)	25
Minimum Lot Width (feet)	50
Minimum Lot Frontage (feet)	50
Minimum Lot Depth (feet)	100
Front Yard Setback (feet)	0
Side Yard Setback (feet)	0
Combined Side Yard Setbacks (feet)	0
Rear Yard Setback (feet)	10
Maximum Floor Area Ratio (FAR)	1.8
Maximum Percent Building Cover	60%
Maximum Percent Total Lot Cover	80%
Minimum Number of Stories	N/A
Maximum Number of Stories	3
Maximum Building Height (feet)	35
Minimum Improvable Area (MIA) (square feet)	2,700
MIA- Diameter of Circle	36

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

Light Industrial (LI)

The zoning district designations for all of the Redevelopment Area properties is depicted on Map 3. The Redevelopment Area property falls within the Light Industrial (LI) Zoning District.

As discussed in the City's Zoning Ordinance, the purpose of LI "calls for industrial and economic development activities." The uses permitted in the LI zone consist of: Child care centers per N.J.S.A. 40:55D-66.6; Manufacturing; Assembly; Automobile repair shop; Warehouse and/or distribution facility; Offices; Print shops; Health and fitness clubs; Banquet halls; Research facilities; Automobile body shop; Telecommunications facilities on existing buildings and structures; Taverns. The following are MRC uses: Large scale retail and entertainment as follows: Supermarket; Community shopping center; Full service restaurant, other than drive-in, drive-thru and/or fast food establishments; Indoor amusement facilities; Bars and cocktail lounges without live entertainment or dancing as part of indoor amusement facilities, including theaters, bowling alleys, and skating rinks. There are no accessory uses listed as permitted in this zoning district.

The bulk and area standards of each of these zoning districts are summarized in Table A.3 below.

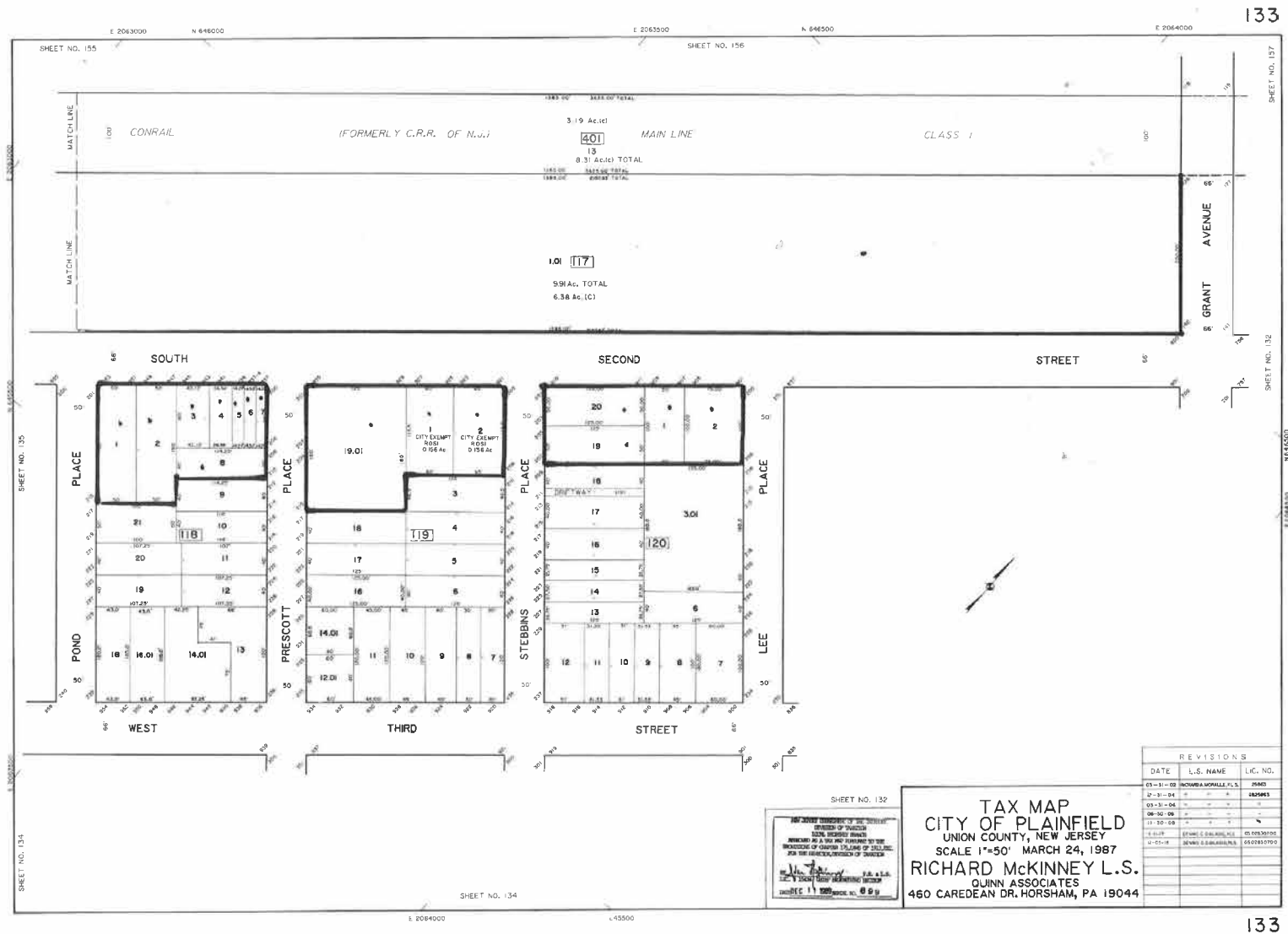
Table A.3: Bulk Table of Redevelopment Area Zoning District Light Industrial (LI)

Requirement	Light Industrial Uses	Commercial Uses
Area (square feet)	20,000	5,000
Maximum Density (d.u. per acre)	N/A	N/A
Minimum Lot Width (feet)	100	50
Minimum Lot Frontage (feet)	100	50
Minimum Lot Depth (feet)	150	100
Front Yard Setback (feet)	20	10
Side Yard Setback (feet)	10	5
Combined Side Yard Setbacks (feet)	20	10
Rear Yard Setback (feet)	15	15
Maximum Floor Area Ratio (FAR)	2	1.8
Maximum Percent Building Cover	60%	60%
Maximum Percent Total Lot Cover	80%	80%
Minimum Number of Stories	N/A	N/A
Maximum Number of Stories	4	3
Maximum Building Height (feet)	60	35
Minimum Improvable Area (MIA) (square feet)	9,600	1,500
MIA- Diameter of Circle	69	27

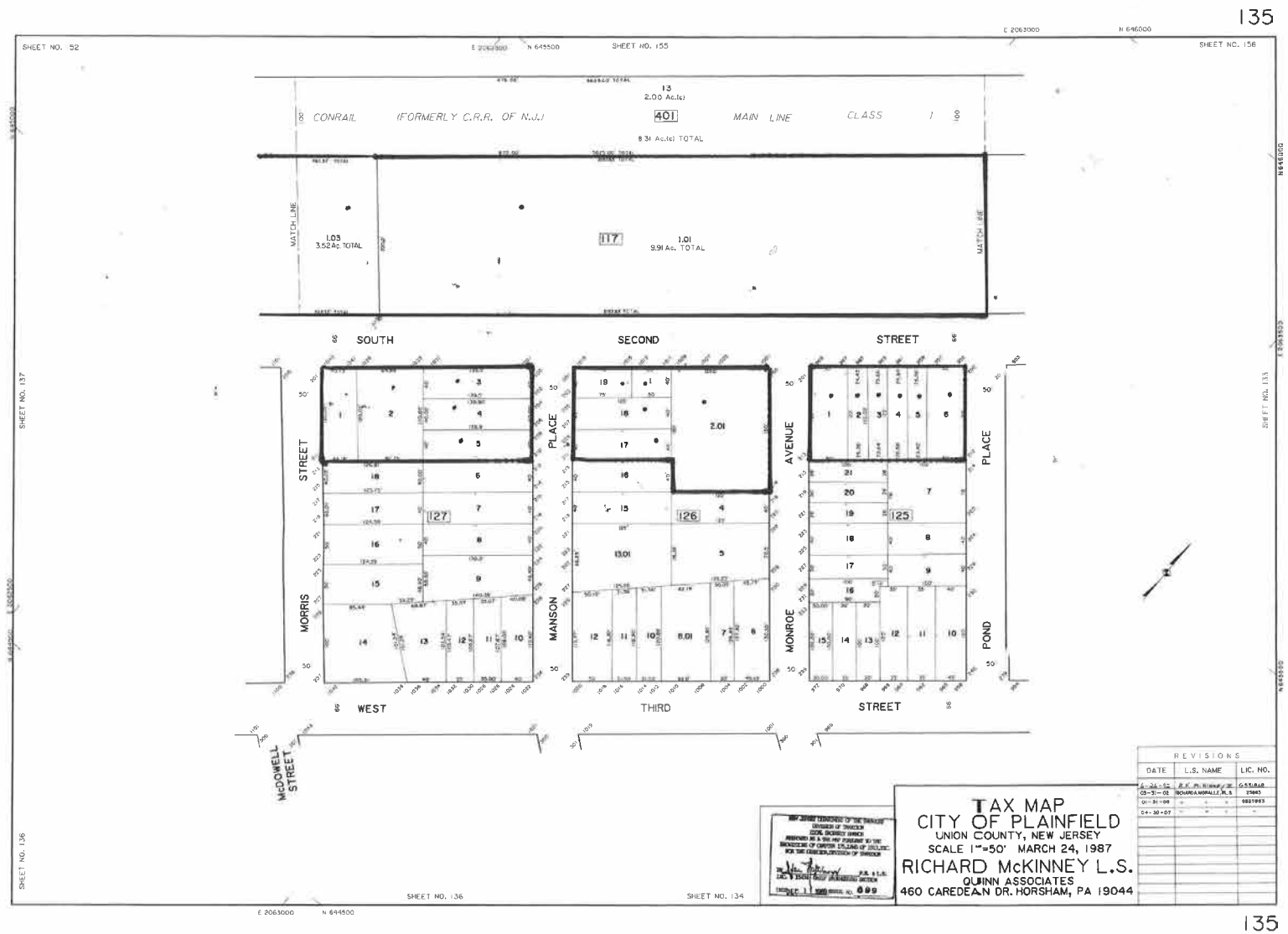
Source: City of Plainfield, Land Use Ordinance, Schedule B – Bulk Zoning Requirements.



Map 2A: Tax Map Sheet 132



Map 2B: Tax Map Sheet 133

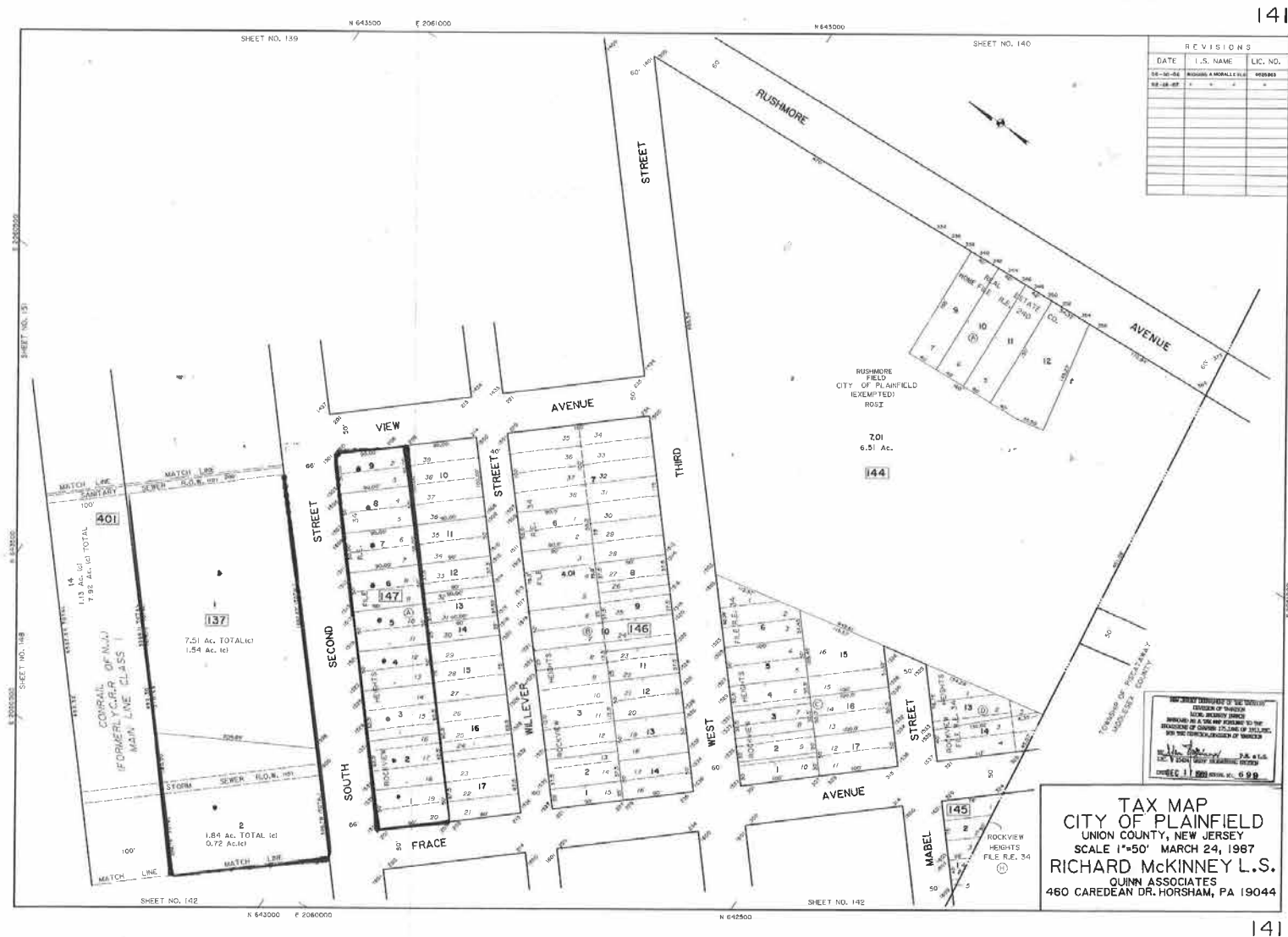


Map 2C: Tax Map Sheet 135

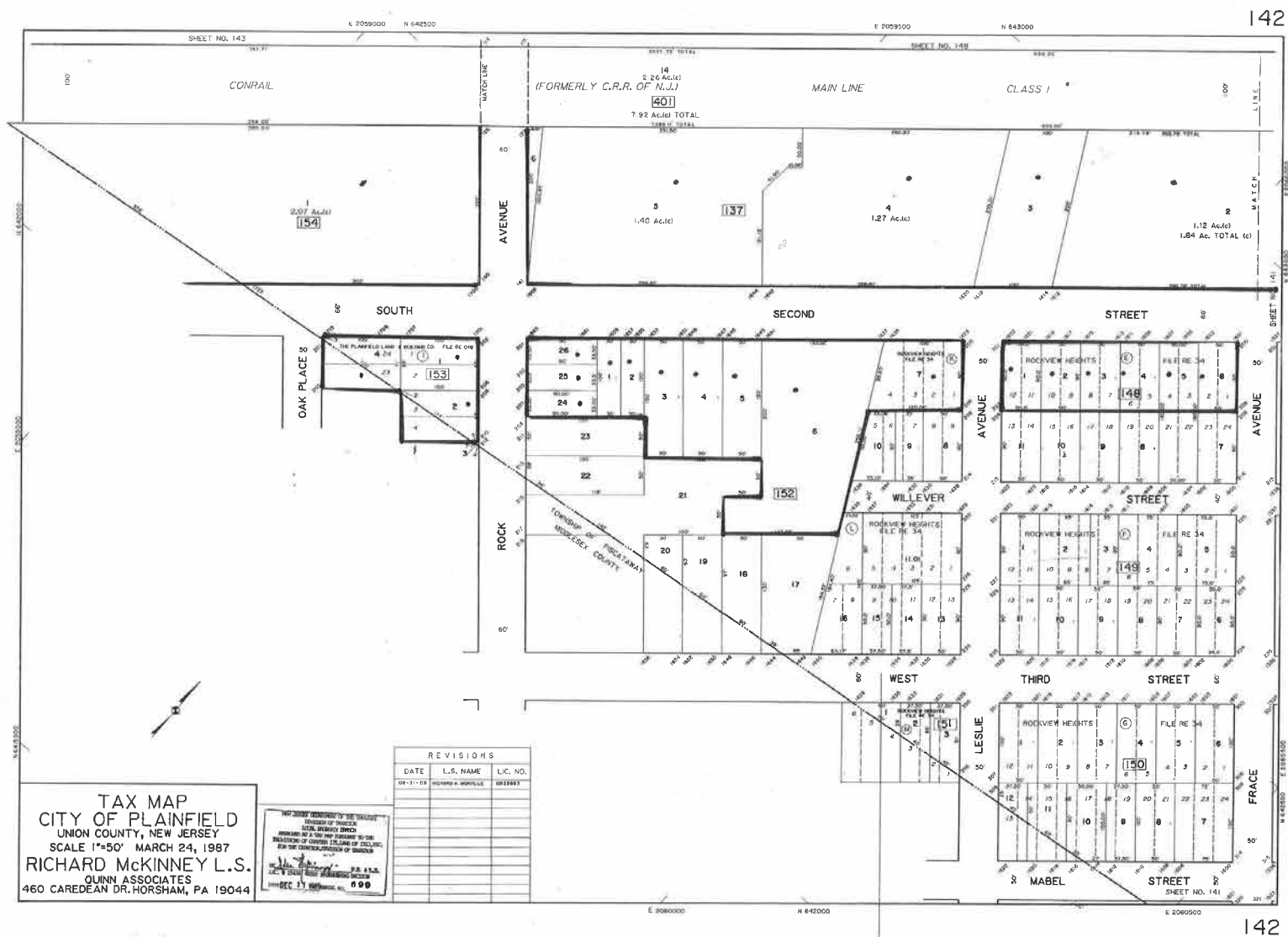


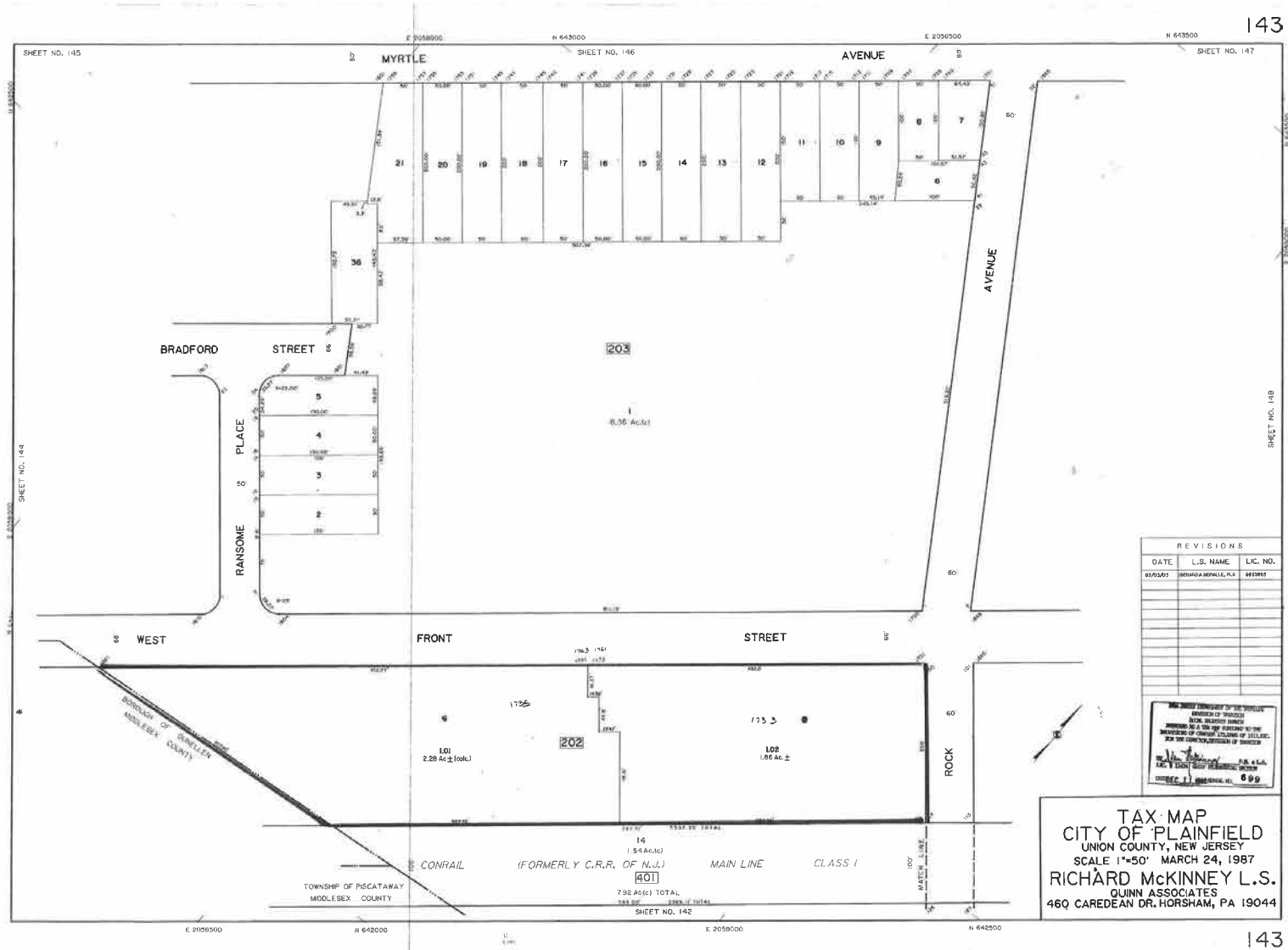


Map 2E: Tax Map Sheet 139

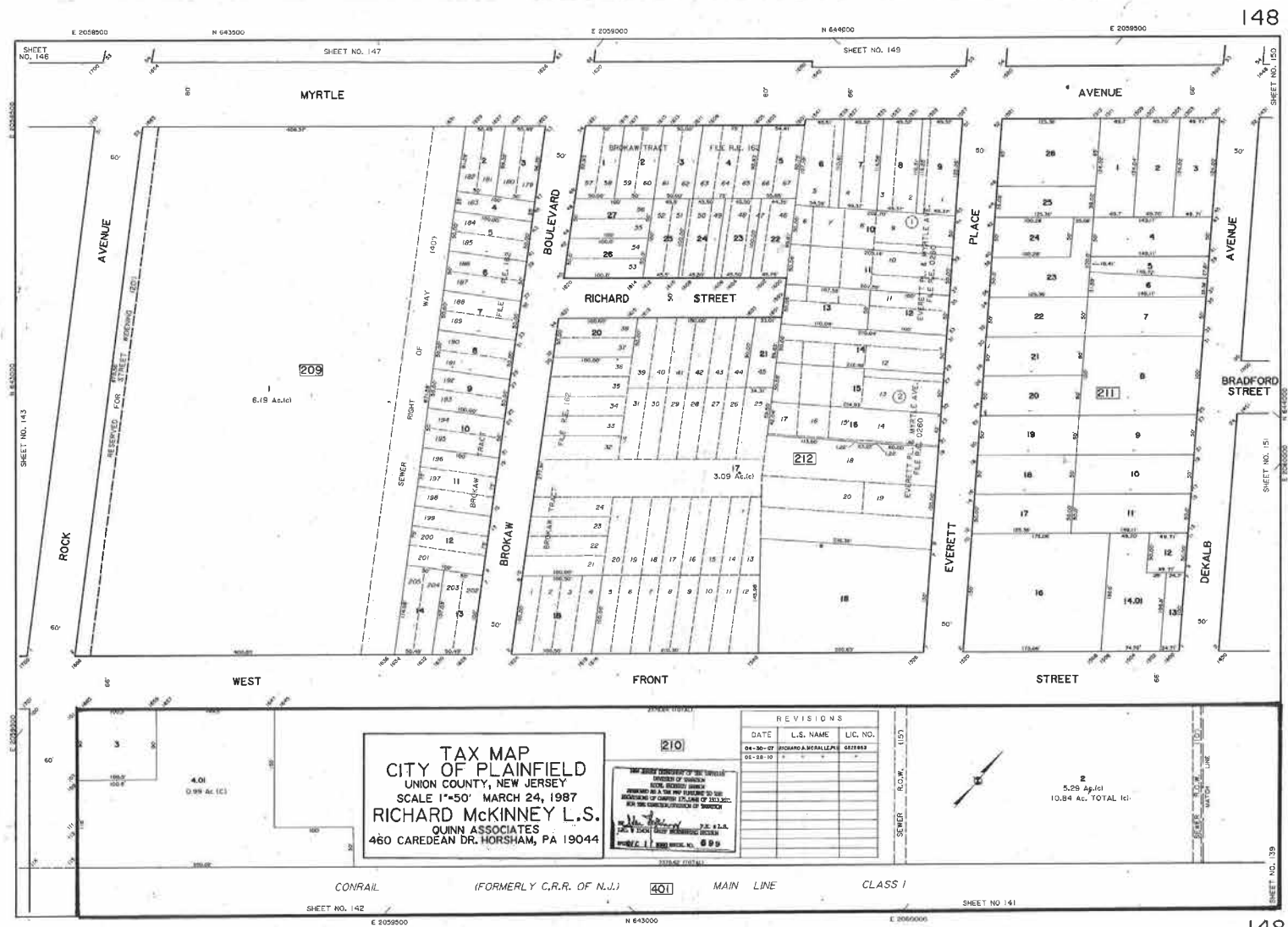


Map 2F: Tax Map Sheet 141





Map 2H: Tax Map Sheet 143



Map 2I: Tax Map Sheet 148

