

Fourth Amendment of the Redevelopment Plan for 197 City
Owned, In Foreclosure and Bankrupt Properties

Specifically for
**662-758 South Second Street / 127-141 Grant Avenue
Block 112, Lot 9.01; City of Plainfield, New Jersey**

In Accordance with the Local Redevelopment & Housing Law
(N.J.S.A. 40A:12A-1 et seq.)

January 7, 2016

Prepared for the Mayor and City Council of the City of Plainfield
by the Plainfield Division of Planning
515 Watchung Avenue, Plainfield NJ 07060
(908) 753-3394 * www.plainfieldnj.gov

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Scott Bauman, PP, AICP
New Jersey Professional Planner # 5522

William Nierstedt, PP, AICP
New Jersey Professional Planner # 3451

Mayor

Mayor Adrian O. Mapp

City Council

Bridget Rivers, Council President

Tracey Brown, Chairwoman

Vera Greaves

Cory Storch

Gloria Taylor

Diane Toliver

Rebecca Williams

Planning Board

Mayor Adrian O. Mapp

John Stewart (Mayor's Designee)

Ronald Johnson, Jr.

Cory Storch, Councilman

Ron Scott Bey, Chairman

William Toth, Vice Chairman

Horace Baldwin

Gordon Fuller

Kenneth Robertson

Sean C. McKenna

Maritza Hall

Siddeeq El-Amin

Michele R. Donato, Esq., Board Attorney

Rosalind Miller, Board Secretary

Planning Division

Bill Nierstedt, AICP, PP, Planning Director and Zoning Director

Scott Bauman, AICP, PP Principal Planner

April M. Stefel, Senior Planner

Table of Contents

SECTION 1	INTRODUCTION.....	5
	• 1.1 Administrative Background	
	• 1.2 Purpose and Vision	
	• 1.3 Required Components of a Redevelopment Plan	
SECTION 2	CONTEXT.....	8
	• 2.1 Description of Redevelopment Area	
	• 2.2 Surrounding Area	
SECTION 3	USE AND BULK REGULATIONS.....	11
	• 3.1 Applicability	
	• 3.2 Zoning Map	
	• 3.3 Comprehensive Planning	
	• 3.4 Permitted Principal Uses	
	• 3.5 Permitted Accessory Uses	
	• 3.6 Required Accessory Uses	
	• 3.7 Density and Bulk Standards	
SECTION 4	SITE DESIGN	14
	• 4.1 Driveways and Curbs	
	• 4.2 Vehicular and Site Circulation	
	• 4.3 Parking	
	• 4.4 On-Site Pedestrian and Bicycle Requirements	
	• 4.5 Outdoor Storage / Staging	
	• 4.6 Signage	
	• 4.7 Streetscape and Landscaping Requirements	
	• 4.8 Common Open Space	
SECTION 5	BUILDING AND DWELLING UNIT DESIGN	18
	• 5.1 Building Design	
	• 5.2 Dwelling Unit Design	
	• 5.3 Security	
	• 5.4 Signage	
	• 5.5 Stormwater Management	
	• 5.6 Trash and Recycling	
	• 5.7 Utilities	
	• 5.8 Lighting	
	• 5.9 Energy Efficient Design	
	• 5.10 Site Remediation	
	• 5.11 Affordable Housing Requirements	
	• 5.12 Management	

Table of Contents

SECTION 6	RELATIONSHIP TO LOCAL PLANNING AND OBJECTIVES	25
	• 6.1 Plainfield Master Plan	
	• 6.2 Redevelopment Plan Objectives	
	• 6.3 Relationship to Zoning Ordinance	
SECTION 7	PLAN CONSISTENCY REVIEW	29
	• 7.1 Relationship to Master Plans of Adjacent Adjoining Municipalities	
	• 7.2 Relationship to Union County Master Plan	
	• 7.3 Relationship to the State Development and Redevelopment Plan	
SECTION 8	PLAN IMPLEMENTATION.....	31
	• 8.1 Site Plan and Subdivision Review	
	• 8.2 Infrastructure	
	• 8.3 Acquisition and Relocation	
	• 8.4 Designation of the Redevelopment Entity and Its Powers	
	• 8.5 Criteria and Procedures for Redeveloper Selection	
SECTION 9	GENERAL PROVISIONS.....	34
	• 9.1 Escrows	
	• 9.2 Duration of the Plan	
	• 9.3 Zoning Plan Amendment	
	• 9.4 Validity of Ordinance Limits	
	• 9.5 Plan Terminology	
	• 9.6 Redevelopment Plan Amendments	

SECTION 1 Introduction

1.1 Administrative Background

On February 1, 1999, the Plainfield City Council adopted Resolution R 080-99 authorizing the Planning Board to undertake a preliminary investigation and hold a public hearing in order to determine whether 453 properties located throughout the City including 662-758 South Second Street / 127-141 Grant Avenue (known then as Block 112, Lots 9, 10, 11, 12, 13) fulfilled the criteria for declaration as an “area in need of redevelopment”, according to the statutory requirements found in the New Jersey Local Redevelopment and Housing Law (“LRHL” codified at N.J.S.A. 40A:12A-1 et seq.).

Pursuant to the City Council directive, the Planning Board undertook such an investigation and on September 2, 1999, adopted a resolution recommending that 219 properties including 662-758 South Second Street / 127-141 Grant Avenue be declared an “area in need of redevelopment”.

On September 13, 1999, (Resolution R 390-99) the City Council declared 197 properties located throughout the City including 662-758 South Second Street / 127-141 Grant Avenue as Areas In Need of Redevelopment and authorized the Planning Board to prepare a Redevelopment Plan for the designated redevelopment properties.

On December 6, 1999, (Ordinance MC 1999-20) the City Council adopted a Redevelopment Plan entitled “*Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*”, which designated 662-758 South Second Street / 127-141 Grant Avenue to be developed as 48-80 residential townhouse units.

On May 7, 2001, (Ordinance MC 2001-18) the City Council adopted an *Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*, that reduced the number of townhouse units to 50.

On June 7, 2004, (MC 2004-16) the City Council adopted a *Second Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*. On December 20, 2010 (MC 2010-36) the City Council adopted a *Third Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*. Neither amendments affected 662-758 South Second Street / 127-141 Grant Avenue.

On December 14, 2006, original Lot 9 was merged with Lots 10, 11, 12, and 13 to create new Lot 9.01.

On May 12, 2014, (Resolution R 183-14) the City Council authorized the Planning Board to study inactive redevelopment plans, including the *Third Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*.

On October 13, 2015, (Resolution R 404-15) the City Council authorized the Planning Board to conduct an assessment of the Plan to recommend further plan amendments, and 662-758 South Second Street / 127-141 Grant Avenue is part of this assessment. The Planning Board directed the Planning Division to prepare this Redevelopment Plan for 662-758 South Second Street / 127-141 Grant Avenue that satisfies the requirements under N.J.S.A. 40A:12A-7.

1.2 Purpose and Vision

This *Fourth Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties* (the “Redevelopment Plan”) proposes the redevelopment of Block 112, Lot 9.01 for residential apartment, and warehouse/distribution with accessory retail uses. The Redevelopment Plan will develop a city-owned vacant brownfields property, retain and expand an existing Plainfield business, and create a new residential anchor in the West End of the city that capitalizes on its proximity and walkability to public transit to serve as a base for transit oriented development (TOD).

The introduction of new housing will enhance existing and proposed commercial uses in the vicinity by providing potential new customers and create an increase in NJ Transit bus ridership. It will also provide new affordable and market rate housing options for Plainfield residents.

The Redevelopment Plan will redevelop a long vacant brownfield site and provide a pedestrian friendly environment along South Second Street and Grant Avenue, stabilize and enhance the value of the surrounding neighborhood, and will improve streetscapes along the public right-of-way. The Redevelopment Plan creates new construction and permanent jobs in the City. The Redevelopment Plan expands the list of permitted uses that were previously permitted in the Third Amended Redevelopment Plan.

1.3 Required Components of a Redevelopment Plan

In accordance with the Local Redevelopment and Housing Law (“LRHL” codified at N.J.S.A. 40A:12A-1 et seq.), no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or both, according to criteria set forth in section 5 or section 14 of P.L. 1992, c. 79 (C40A:12A-5 of 40A:12A-14), as appropriate. The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project acre 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 to the "State Planning Act," P.L. 1985, c. 398 (C.52:18A-196 et al.).
6. A redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law, P.L. 1975, c.291 (C.40:55D-1 et seq.).
7. A redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
8. All provisions of a redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan, but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan
9. When a redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance.

SECTION 2 Context

2.1 Description of Redevelopment Area

The *Fourth Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties* (the “Redevelopment Plan”) consists of one (1) property located along the north side of South Second Street between Plainfield Avenue to the east and Grant Avenue to the west identified on the City Tax Map as Lot 9.01 of Block 112 (the “Redevelopment Area”). The total area of the tract is 4.97 +/- acres. The property is vacant and owned by the City of Plainfield.

The city is aware that this site has groundwater contamination and the Preliminary Assessment (PA) and Site Investigation is completed; remedial action has also been undertaken. These reports concluded that the Redevelopment Area has been sufficiently characterized with regards to soils so that the city can market the site for redevelopment.

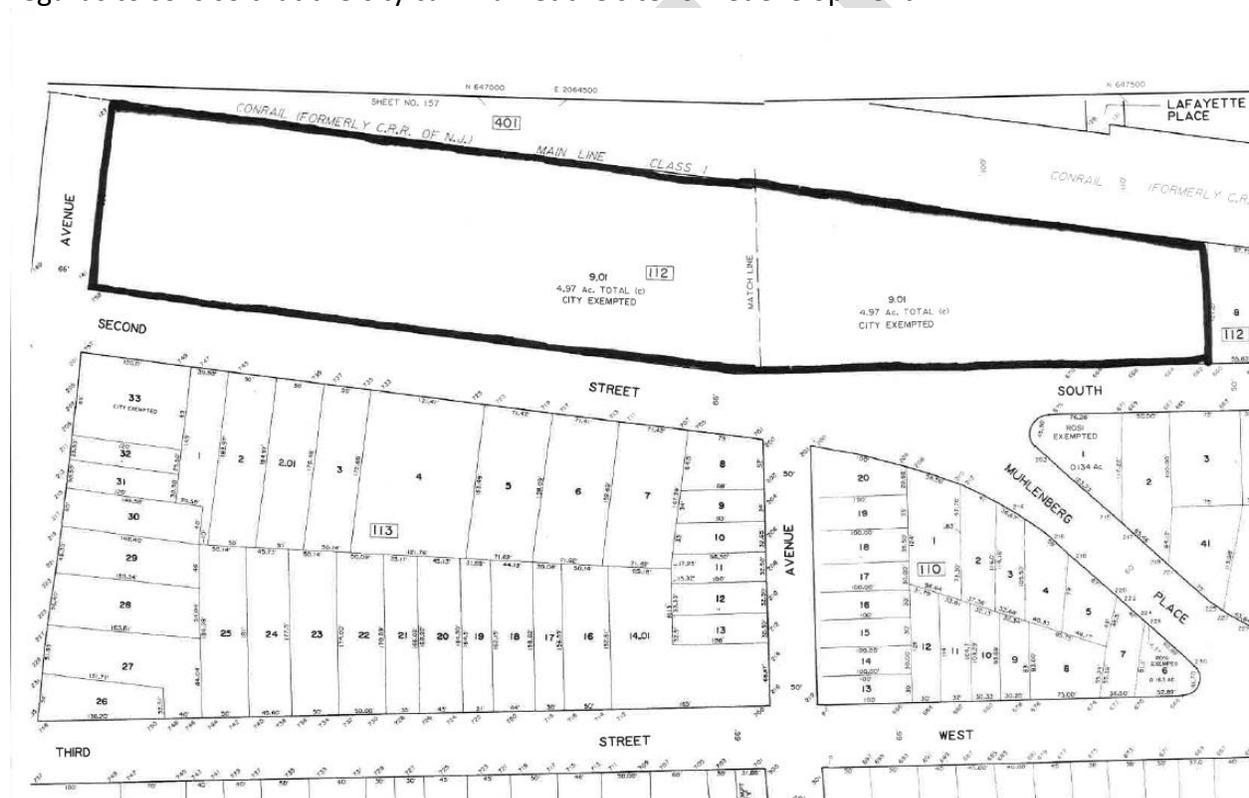


Figure 1- City Tax Map of Lot 9.01, Block 112: 662-758 South Second Street

2.2 Surrounding Area

The Redevelopment Area is located in the northcentral portion of Plainfield along South Second Street, less than 1,800 linear feet (LF) of walking distance from three (3) NJ Transit bus stops. Measuring from the intersection of Spooner Avenue and South Second Street the redevelopment area is: 700 LF from bus #819 at the intersection of West Fourth Street and Grant Avenue; 1,000 LF from bus #59 & 113 at the intersection of West Front and Grant Avenue; and 1,800 LF from bus #65 & 114 at the intersection of West Seventh Street and Grant

Avenue (see Figure 2). New Jersey Transit identifies optimal walking distance between a transit station or stop and a place of employment/residential use between ¼ mile (1,320 ft.) and 1.2 mile (2,640 ft.), which places the Redevelopment Area within walking distance of three (3) public bus routes.

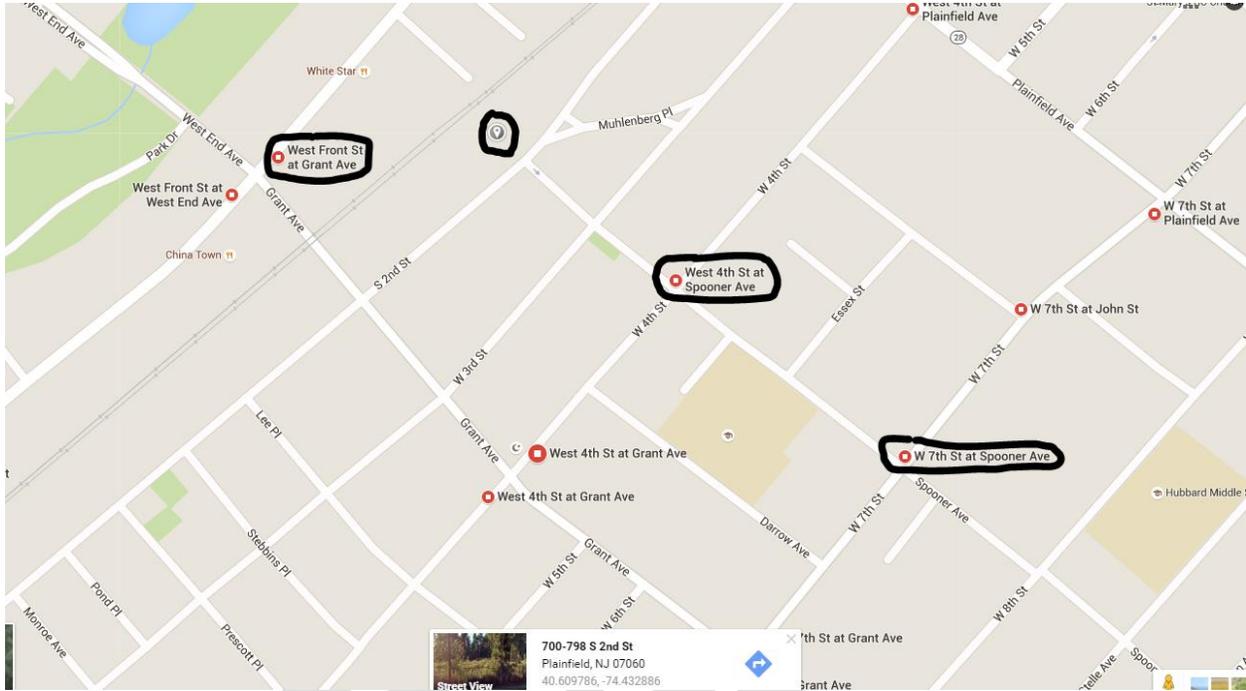


Figure 2- Redevelopment Area and its proximity to three (3) NJ Transit bus routes

The Redevelopment Area is located between Grant Avenue to the west, a one-story automobile repair shop to the east, the Raritan Valley Line / Conrail railroad to the north, and South Second Street to the south. Across South Second Street, there exists one- and two-story residential buildings, vacant properties, an outdoor storage yard, a house of worship, and a 0.134 acre city-owned dedicated ROSI exempted open space. Across Grant Avenue, there exists an industrial property with accessory parking.

The Redevelopment Area is surrounded by the R-4 Residential Zone to the south, the MU Mixed Use and R-5 Residential zones to the north, the MU Mixed Use Zone to the east, and the LI Light Industrial Zone to the west.

- The Moderate Density Residential R-4 Zone is designated for single family development at a density not to exceed 5.8 dwelling units per acre or 7,510 square foot lots, and two family development at a density not to exceed 8.7 dwelling units per acre or 5,006 square foot lots. Permitted uses consist of single family dwellings, two family dwellings, community residences, and family day care homes and home occupations as accessory uses.

- The Medium Density Residential R-5 Zone is designated for single family development at a density not to exceed 7.2 dwelling units per acre or 6,050 square foot lots, and two family development at a density not to exceed 8.7 dwelling units per acre or 5,006 square foot lots. Permitted uses consist of single family dwellings, two family dwellings, community residences, and family day care homes and home occupations as accessory uses.
- The Mixed Use MU Zone is intended to recognize areas within the City that are developed with retail/commercial uses on the first floor with apartment units above. It also includes many transition areas within the City, and aims to foster redevelopment by permitting a broad palette of compatible uses. This zone also serves as a buffer between commercial districts and lower density residential neighborhoods. Permitted uses consist of mixed use residential dwellings, apartments, townhouses, retail, personal service establishments, laundromats, offices, including medical offices, nursing homes, senior citizen housing, restaurants, banquet halls, banks, funeral homes, health and fitness clubs, car wash, assisted living facility, theater, adaptive reuse of existing residential dwellings, telecommunication facilities on existing buildings and structures, taverns, nightclubs, automobile service station, house of worship, recording studio, repair shop. Outdoor dining is a permitted accessory use.
- The Light Industrial LI Zone calls for industrial and economic development activities. Permitted uses consist of manufacturing, assembly, automobile repair shop, automotive body shop, warehouse and/or distribution facility, office, print shop, health and fitness club, banquet hall, child care center, research facility, telecommunication facilities on existing buildings and structures, taverns, 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.

SECTION 3 Use and Bulk Regulations

3.1 Applicability

The following regulations shall apply to the Redevelopment Area, Block 112, Lot 9.01, and shall supersede regulations within *Chapter 17 Land Use* and *Chapter 13 Streets and Sidewalks* of the City of Plainfield, except where the regulations herein are silent, in which case the regulations within *Chapter 17 Land Use*, supplemental zoning regulations and *Chapter 13 Streets and Sidewalks* shall govern.

3.2 Zoning Map

Under the *Third Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*, Block 112, Lot 9.01 is designated for residential townhouse development of 50 new dwelling units. This designation is hereby removed such that the provisions of the *Fourth Amended Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties* represent the only applicable zone and shall not be construed to serve as an “overlay” zone.

3.3 Comprehensive Planning

The redevelopment of Block 112, Lot 9.01 shall be undertaken as a single comprehensive plan that incorporates the entirety of the Redevelopment Area. Subdivision of the land within the Redevelopment Area may be permitted, subject to the bulk regulations of this plan and application being made to the appropriate approving authority. A reduction of land due to required dedication for public purposes (i.e. right-of-way vacation) is also permitted. This requirement does not foreclose the consideration of phasing of site development, but such phasing shall be at the sole discretion of the approving authority.

3.4 Permitted Principal Uses

The following are permitted principal uses in the Redevelopment Area:

Permitted Principal Use	Description
Warehouse	A building used primarily for the storage of goods and materials, which shall also meet any Federal, State and/or local laws or requirements pertaining to the purposes of the storage in question.
Distribution Facility	An establishment engaged in the receipt, storage and distribution of goods, products, cargo and materials, including transshipment by rail or motor vehicle.
Residential Apartments	One (1) of a group of three (3) or more dwelling units in one (1) building.

3.5 Permitted Accessory Uses

The following are permitted accessory uses in the Redevelopment Area:

Permitted Accessory Use	Description
Off-Street Parking	A temporary storage area for a motor vehicle that is directly accessible to an access aisle and that is not located on a dedicated street right-of-way.
Parking Structure	A building or structure used to store motor vehicles.
Outdoor Storage Accessory to Warehouse/Distribution Facility	The keeping, in an unenclosed area of any goods, material, merchandise, or vehicles in the same place for more than 24 hours.
Outdoor Staging Accessory to Warehouse/Distribution Facility	The assembling and organizing of materials or merchandise to organize flow and distribution.
Retail Sales Accessory to Warehouse/Distribution Facility	The selling of goods, material, or merchandise to the general public for consumption, which may include rendering services incidental to the sale of such goods.
Office	A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files and communication equipment.
Loading Area	An off-street space or berth used for the loading or unloading of cargo, products, or materials from vehicles.
Common Open Space	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.
Streetscape Improvements	Elements that constitute the physical makeup of a street and that, as a group, define its character, including street paving; street furniture; landscaping including trees and other plantings; awnings, signs; and lighting.
Residential Amenities	A desirable or useful feature or facility of a building or place including but not limited to a community room, fitness center, office spaces for community service use.

3.6 Required Accessory Uses

The following are required accessory uses in the Redevelopment Area:

1. One (1) dwelling unit for an on-site manager or superintendent.
2. Community room within a building; or, community center in a single building for exclusive use by residents.

3.7 Density and Bulk Standards

The following density and bulk standards shall govern development within the Redevelopment Area:

Warehouse/Distribution Facility Component

Bulk Standards	Requirement
Minimum Lot Area	3 acres (130,680 square feet)
Minimum Lot Width	700 feet
Minimum Lot Frontage	700 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	10 feet
Minimum Rear Yard Setback	5 feet
Minimum Side Yard Setback	10 feet
Maximum Building Coverage	60 percent (78,408 square feet)
Maximum Impervious Coverage	90 percent (117,612 square feet)
Maximum Building Height- Principal Buildings	3 stories, 40 feet
Maximum Building Height- Accessory Buildings	1.5 stories, 15 feet

Residential Apartment Component

Bulk Standards	Requirement
Minimum Lot Area	1 acre (43,560 square feet)
Maximum Density	75 dwelling units per acre
Minimum Lot Width	150 feet
Minimum Lot Frontage	150 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	10 feet
Minimum Rear Yard Setback	10 feet
Minimum Side Yard Setback	20 feet
Combined Minimum Side Yard Setback	40 feet
Maximum Building Coverage	90 percent (39,204 square feet)
Maximum Impervious Coverage	90 percent (39,204 square feet)
Maximum Building Height	70 feet, 5 stories (4 residential stories over 1 story of parking)
Minimum Open Space	15 percent. Open space may be provided above structured parking provided that all drainage concerns are addressed, and the space is designed for recreational use

SECTION 4 Site Design

4.1 Driveways and Curbs

1. Driveways shall not be located closer than 5 feet from a property line.
2. Curbs along public right-of-ways shall be poured-in-place concrete or other masonry material such as Belgian block.
3. Curbs for off-street parking areas shall be Belgian block or concrete.

4.2 Vehicular and Pedestrian Site Circulation

1. A Traffic Circulation Plan for the Redevelopment Area shall be provided depicting:
 - A. The turning radius of emergency vehicle routes, trash/recycling trucks, moving vehicles related to residential apartment use. No truck circulation routes shall interfere with any permitted on street parking spaces or driveways.
 - B. The turning radius of delivery and shipping trucks related to warehouse/distribution use. No truck circulation routes shall interfere with any permitted on street parking spaces or driveways.
 - C. A snow removal plan showing the turning radius of snow removal vehicles, removal of snow from pedestrian walkways, vehicular driveways, and storage of snow removed from circulation routes.
2. A Pedestrian and Vehicle Safety Circulation Plan (Circulation Plan) shall be provided that makes reviews and recommendations to address, safety concerns as well as improvements to the intersections of: South Second Street and Muhlenberg Place; South Second Street and Spooner Avenue; and South Second Street and Grant Avenue. The Circulation Plan will also provide for a public 'gateway' to the site incorporating signage and landscaping in the South Second Street Right-of-way.
3. Interior two-way driveways shall be a minimum 20 feet in width and aisles shall be a minimum of 24 feet in width with adjacent parking spaces.
4. Fire lanes and restricted parking areas shall be provided as directed by the City Fire Official.
5. All parking spaces, loading spaces, fire lanes, and circulation routes shall be striped and signed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All such striping and signage shall be depicted on the Traffic Circulation Plan.

6. All areas designated for truck circulation, deliveries, customer parking and employee parking shall be paved with an asphalt or concrete material.
7. Any modifications to existing on-street parking configurations shall be subject to review and approval by the City Engineer and City Council. Any modified on-street parking configurations shall integrate with the existing system of adjacent public sidewalks, routes and crossings to maintain continuous public pedestrian access adjacent to streets.
8. Pedestrian circulation throughout the site shall conform to the NJ Barrier-Free Subcode.

4.3 Parking

1. All required parking generated by the redevelopment shall be accommodated on-site. The minimum required parking is:
 - A. Warehouse/Distribution Facility Component: 1 space per 4,000 square feet of warehouse area
 - B. Residential Apartment Component: 1 space per dwelling unit
2. A Parking Plan shall be provided showing the location of all parking spaces, maneuvering aisles, driveways, and driveway aprons with related curbing.
3. Parking may be provided as both surface parking and structure parking. All parking structures contained within residential buildings are to be designed to disguise the parking use within. In no case shall parking beneath or within a building be open or fully exposed along any façade.
4. Overflow parking may be provided off-site via a parking agreement with the number of parking spaces, duration of agreement, and improvement conditions subject to board approval.
5. Minimum Parking Setbacks for Exterior Uncovered Parking
 - A. Front Yard: 10 feet
 - B. Other Yard: 20 feet
 - C. From Building: 10 feet
 - D. Minimum distance between residential and warehouse/distribution facility: 10 feet
6. Required Parking Buffer Width for Visual Screening
 - A. Front Yard: 10 feet of planted landscaping
 - B. Other Yard: 10 feet of planted landscaping
7. The New Jersey Residential Site Improvement Standards (RSIS) govern the minimum required number of parking spaces for residential development. The parking ratio for the dwelling within this Redevelopment Plan represents a lower ratio than that which is called for in the RSIS. Such a ratio shall be approved by the local approving authority under

N.J.A.C. 5:21-4.14(c) upon demonstration that such standard better reflects local conditions, and the applicant will file appropriate waivers with the State of New Jersey.

8. The required number of barrier free design parking spaces shall be provided but not additive to the overall required parking spaces.
9. All required parking spaces must be a minimum of 9 feet wide by 18 feet deep.
10. Light sources within any parking level shall be screened in order to limit the visibility of these light sources from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
11. All parking required by the Redevelopment Plan for permitted commercial/industrial and residential uses and provided within the Redevelopment Area shall be for the sole use of the residents or tenants of the Redevelopment Area. Parking may be shared between and among buildings within the Redevelopment Area. Parking may not be leased to commuters or other non-residents or non-tenants of the Redevelopment Area.

4.4 On-Site Pedestrian and Bicycle Requirements

1. Pedestrian walkways shall be provided connecting South Second Street and Grant Avenue to building entrances, and connecting parking areas to building entrances.
2. 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.
3. Walks, sidewalks and parking areas shall have lighting as required by Articles IX and XI of Chapter 17 of the City Land Use Ordinance (LUO).
4. Internal walkways shall be a minimum of four (4) feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).
5. Bicycle parking shall be provided as required by Articles IX and XI of Chapter 17 of the City LUO in order to make cycling a more convenient transportation option and advance TOD realities.

4.5 Outdoor Storage/Staging

Any outdoor storage/staging area shall be screened with a mixture of deciduous (minimum 10-12 foot height) and evergreen plants (minimum 5 – 6 foot height) at time of planting –sufficient to screen such storage from the public right-of-way and any residential properties.

4.6 Signage

1. Two (2) monument-style signs identifying the name of the residential complex may be provided at the primary entrance and one (1) at the corner of South Second Street and Grant Avenue. The monument sign shall have a maximum height of 5 feet, a maximum area of 30 square feet, and be set back a minimum of 7 feet from any street right-of-way line. Any illumination shall be limited to either indirect lighting or diffused lighting; the source of any lighting shall be limited to either indirect lighting or diffused lighting, and the source of any lighting shall be shielded in such a manner as to not be visible from the street or any adjoining residential property.
2. Appropriate directional signage indicating the location of parking and/or unit locations may be required.

4.7 Streetscape & Landscaping Requirements

1. All public right-of-way frontages of the Redevelopment Area shall be improved in accordance with the most current adopted Streetscape Design Manual. Streetscape and Landscape Improvement Plans shall be submitted for review and approval by the Plainfield Planning Board. Streetscape details shall be provided at the time of site plan approval and shall conform to the standard for the street upon which the project is located.
2. A Streetscape and Landscape Improvement Plan shall be prepared by a licensed Landscape Architect and shall include detailed construction drawings for all on site landscaping, common area, recreation areas and all street frontage improvements, including but not limited to street trees, ornamental lighting, brick paver walkways, benches, bicycle racks, trash receptacles, signage and other street furniture as directed by the Planning Board.
3. A “public gateway” to the site shall be designed at the intersection of South Second Street and Muhlenberg Place.

4.8 Common Open Space

Active and passive recreational areas and other public and/or semipublic open space, such as courtyards, plazas, alleys and pedestrian walkways, shall be designed to promote use and enjoyment by residents of the development. Such areas shall be designed to utilize natural features of the site including existing vegetation, where possible and desired, and shall be extensively landscaped with a wide variety of plant materials. Where such areas are enclosed by buildings, such as courtyards and plazas, they shall be designed to be architecturally formal and geometrically logical; however, this shall not preclude the use of curvilinear designs for walkways or landscaped areas.

SECTION 5 Building and Dwelling Unit Design

The appropriate architectural reference for buildings within the Redevelopment Area shall be based on creating a development that would have a seamless transition and based on the surrounding neighborhood's natural features and how residents live and work in the area. Buildings shall be created that maintain a human scale of neighborhood homes and businesses while adding an aesthetic that encourages other neighborhood improvements.

Design guidelines shall be implemented to reinforce a sense of community and to promote a durable and sustainable construction that will retain its initial integrity and reduce maintenance requirements over the lifetime of the buildings. These guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial characteristics of the Redevelopment Area. The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing high density residential development for the City.

5.1 Building Design

1. **Minimum Building Size**
 - A. Warehouse/Distribution Facility: 40,000 square feet
 - B. Residential Apartment Building: 80,000 square feet
2. **Building Material- Warehouse/Distribution Facility and Residential Apartment**

All materials comprising exterior building components (siding, accents, roof, trim, etc.) shall be unified through a comprehensive palette. The use of vinyl or aluminum siding is discouraged.
3. **Building Composition- Residential Apartment Building**

Exterior building walls shall have a composition that embodies a traditional three-part elevation- base-middle-top.
4. **Building Base- Warehouse/Distribution Facility and Residential Apartment**

The base of each building shall have a finish of metal panels, metal siding, masonry, brick, stone, cast stone, stucco or a combination thereof.
5. **Building Exterior Walls**
 - A. Warehouse/Distribution Facility: The exterior walls of the building shall have a finish of masonry, brick, stone, cast stone, stucco or a combination thereof.
 - B. Residential Apartment: The exterior walls of each building shall have a finish of masonry (brick, stone, cast stone, stucco), wood clapboard siding/trim, fiber-cement clapboard

siding/trim, or a combination thereof. Clapboard siding shall not have an exposed width of between 8 and 16 inches.

6. Roofs- Warehouse/Distribution Facility and Residential Apartment

- A. The shape, pitch, and color of a roof should be architecturally compatible with the style, material, and colors of such building.
- B. Roofs for residential apartment buildings may be simply and symmetrically pitched. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building. Flat roofs are permitted only if a parapet is utilized at the necessary height needed to conceal the flat roof. All parapets shall be architecturally compatible with the style, material, and colors of the building.
- C. Roofs may be designed and used for recreation purposes, or for provision of solar panels.

7. Individuality of Dwelling Units and Buildings- Residential Apartment

To provide attractiveness, identity and individuality to the dwelling units and to avoid the monotonous repetition of design elements and its undesirable visual effects, the following design standards shall be utilized:

- A. Varying dwelling unit widths, staggering dwelling unit setbacks and altering building heights and rooflines;
- B. Varying architectural embellishments to roof between dwelling units, buildings or complexes of buildings including roof elements, provided that such are architecturally compatible with the style, materials, colors and details of the building.
- C. Varying the front entrance definition and articulation between dwelling units, buildings or complexes of buildings, provided that such are architecturally compatible with the style, materials, colors and details of the building.

8. Façade Treatment- Warehouse/Distribution Facility and Residential Apartment

- A. Façades shall be expressed as building nodules to reduce the apparent size of larger buildings and to set up a rhythm in the façade that expresses the traditional scale of buildings. Architectural variety in building material, massing, cornice height, and window style/height/arrangement is encouraged.
- B. All buildings shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.

- C. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
 - D. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
 - E. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.
 - F. Articulate the building entrance in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest.
9. Community Space- Residential Apartment
Any proposed development shall incorporate the appropriate ratio of interior community space such as, but not limited to: a wellness/fitness center, business center, concierge services, recreation room, and library or jitney services. All of these services should be for the use of building residents only.
10. Private Open Space- Residential Apartment
A minimum of twenty-five percent (25%) of dwelling units located above the ground floor level shall be provided with a private outdoor patio balcony area consisting of a minimum of 64 square feet. The minimum length of any individual dimension of such area shall not be less than 6 feet. A minimum of 1 low-wattage light fixture shall be provided to light such area.
11. Mechanical Equipment Screening- Warehouse/Distribution Facility and Residential Apartment
- A. Screening of rooftop mechanical equipment is required. Screening materials shall be consistent with the architectural detail, color and materials of the building; wire mesh screening is not permitted.
 - B. All rooftop mechanical equipment including telecommunication antennae shall be screened from view from all adjacent public streets to minimize the negative impact

- C. If wall pack ventilation units are being used they are required to match the building material color.

12. Windows- Residential Apartment

Each habitable room in each dwelling shall have at least one (1) energy efficient, operable window. Windows may be double-hung and shall either have, or have the appearance of, traditional, divided lites. The use of vinyl windows is not encouraged but not prohibited.

5.2 Dwelling Unit Design

1. In residential developments with three (3) or more structures, the mix of building types shall be such that not more than 50% of the total number of dwelling units shall be located in the same type of building.
2. The mix of dwelling units shall be such that not more than 75% of the total number of dwelling units shall have the same number of bedrooms.
3. Only one-, two-, and three bedroom units are permitted and must meet the following minimum gross floor areas:
 - A. one-bedroom: minimum 750 square feet
 - B. two-bedroom: minimum 1,000 square feet
 - C. three-bedroom: minimum 1,150 square feet
4. Adjacent dwelling units in the same building shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
5. Each dwelling unit shall be provided with the following:
 - A. An individual laundry area;
 - B. Interior cabling to provide television, audio, internet and other similar services to residents without the necessity of exterior antennas.
 - C. No exterior satellite dishes shall be permitted.
 - D. A completely enclosed, covered storage space consisting of a minimum of 200 cubic feet. Such storage area shall be exclusive of normal interior closets and may either be contained within the dwelling unit or building, attached thereto or located separately. If such storage space cannot be accommodated within each unit or located separately on the property, then the Developer must demonstrate an alternative off-site arrangement for tenants who desire storage space.

6. Dwelling units requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.
7. All dwelling units shall conform to the NJ Barrier-Free Subcode.

5.3 Security

Surveillance cameras shall be provided throughout the Redevelopment Area to ensure adequate coverage throughout the site/buildings. A diagram showing the coverage of cameras throughout the site shall be included with the site plan application. Security plans with specific attention to singular access to multiple residential apartment units are to be prepared and submitted to the Plainfield Police Division for review and approval.

5.4 Signage

1. All signage shall comply with the requirements of the City LUO.
2. All signs are subject to zoning permit when not included as part of a site plan application.
3. All buildings and/or uses shall display the street address of the building on the front façade or front door of the building such that it is visible from the adjoining street right-of-way.
4. Signs may be lit from gooseneck fixtures, backlit halo, or up-lights. Internally lit signs and sign boxes are prohibited.
5. Free standing, or pylon, signs are not permitted; monument signs are recommended for both the warehouse/distribution facility and residential apartment.
6. Wall signs for the warehouse/distribution facility are permitted and shall comply with current Light Industrial sign requirements.

5.5 Stormwater Management

The redevelopment of the property within the Redevelopment Area shall be required to meet the requirements and standards of the New Jersey Department of Environmental Protection (NJDEP) Stormwater Management Rules, pursuant to N.J.A.C. 7:8.

5.6 Trash and Recycling

1. An indoor trash and recycling area for the collection and storage of commercial/industrial generated trash and recyclable materials shall be provided either within the building being served or in a designated screened location outside the building.
2. Any outdoor trash/recycling areas shall be screened by a solid masonry wall or 6 foot solid fencing on three sides and heavy duty gate closures.
3. A recycling and trash pickup plan shall be submitted to the Planning Board for their review and approval.

5.7 Utilities

1. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground in accordance with the prevailing standards and practices of the respective utility or other companies providing such services. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.
2. Sanitary sewer capacity and design plans are to be submitted to the Plainfield Municipal Utility Authority (PMUA) for review and approval.

5.8 Lighting

Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including street lamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminated only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. All lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the LUO standards for lighting.

5.9 Energy Efficient Design

The developer shall incorporate, to the extent possible, in the performance based criteria from LEED; ICC-700-2008 National Green Building Standard and/or ASHRAE Standard 189.1-2009 in addition to ENERGY STAR, a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy. The developer shall be required to submit LEED documentation efforts for the development but are not required to be certified LEED buildings. ENERGY STAR aims to reduce heating and cooling costs and protect the environment through energy efficient products and practices for residential buildings. The developer shall contact the New Jersey Office of Clean Energy, the administrator of the New Jersey Clean Energy Program, to see how the project can participate in New Jersey’s ENERGY STAR programs.

1. Appliances in the residential apartment shall be “Energy Star” rated.
2. All buildings shall be designed to maximize energy efficient through orientation, design, use of natural lighting, and materials.
3. Building entrances shall be designed and oriented to avoid exposure to northwest winter winds.
4. Lighting shall consist of light emitting diode (LED) fixtures.
5. Shade trees shall be planted in order to buffer solar exposure during summer.
6. Adequate heating, ventilating and air conditioning shall be integrated into each residential dwelling unit without generating the need for any portable mechanical equipment.

5.10 Site Remediation

The city is aware that this site has groundwater contamination, and the Preliminary Assessment (PA) and Site Investigation have been completed. Remedial action has also been undertaken. These reports concluded that the site has been sufficiently characterized with regards to soils so that the city can market the site for redevelopment. Groundwater issues remain to be resolved.

1. The redeveloper shall be required to clean up and remediate the site to meet all applicable environmental site remediation requirements. A Licensed Site Remediation Professional (LSRP) shall certify that the entire tract has been remediated to developable standards and shall provide copies of all studies and reports associated with the environmental cleanup activities.
2. The redeveloper is encouraged to work with the city Brownfields Coordinator and their LSRP to ensure that all required environmental testing, clean-up and monitoring permits and work are obtained, completed and properly assigned as to continuing responsibilities.
3. The redeveloper shall obtain all environmental clearances and/or permits (RAO) prior to the issuance of a temporary Certificate of Occupancy.

5.11 Affordable Housing Requirements

N.J.S.A. 40A:12A-7 requires 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 (C.52:27D-304), that are to be removed as a result of implementation of the Redevelopment Plan. There are no housing units affordable to low and moderate income households that will be removed as a result of implementation of this Redevelopment Plan.

The redeveloper shall submit to the Planning Board a breakdown of market rate and affordable / workforce housing units at the time of site plan submission and any deviation from that requires approval from the Planning Board.

5.12 Management

The owner of the residential complex shall employ an on-site manager or superintendent of the development.

DRAFT

SECTION 6 Relationship to Local Planning & Objectives

6.1 Plainfield Master Plan

Plainfield's current Master Plan and Master Plan Reexamination were adopted in May 2009. The master plan calls the South Second Street Area an "Area of Inconsistency between the 1998 Master Plan and Zone Plan":

The South Second Street area bounded by Plainfield Avenue and Grant Avenue remains the only area where the 1998 Land Use Map and Zoning Map are not consistent. The Land Use Plan identifies the area as Medium High (R-6) and Moderate Residential Density (R-4), while the Zoning Map shows Neighborhood Commercial (NC), Mixed Use (MU) and Moderate Density Residential (R-4) zoning districts. The city, in concert with the State School Construction Corporation and a Board of Education sponsored neighborhood group, had identified this area for a new middle school. The Community Facilities Element identifies the need for this facility; the state had advanced the project to the point of asking for first refusal on privately owned properties and submitting a concept plan to the Planning Board for review. The plan was subsequently not advanced and the funding for a school does not appear available (page 36).

The master plan recognizes the Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties, and states the following:

This plan [197 Scattered Site Redevelopment Plan] needs to be reviewed in light of consistent development that has occurred on the designated lots in order to update the zoning map to reflect that certain lots have been appropriately developed and to remove the redevelopment designation. City policy for the remaining lots in the adopted redevelopment plan could then be reviewed in order to determine if any plan changes need to be made (page 42).

The master plan recommends changes in the land use pattern and zone plan classification in the Redevelopment Area:

The South Second Street area bounded by Plainfield Avenue and Grant Avenue remains the only area where the 1998 Land Use Map and Zoning Map are not consistent. As previously mentioned, the West End does not have a commercial area adequate to support community needs. This area could provide for such a need. This plan recommends that this area be studied in order to advance a land use pattern and zone plan change advancing the concept of a moderate intensity TOD development centered around the location of the former Grant Avenue train station, and a Neighborhood Commercial land use pattern linking with the Neighborhood Commercial Land Use Pattern along Plainfield Avenue (page 45).

This Redevelopment Plan is consistent with the 2009 Master Plan and Reexamination Report of the City of Plainfield. The Master Plan provides guidance through its policies and objectives for thoughtful redevelopment in a residential neighborhood. A number of goals of the 2009 Reexamination are relevant to this Redevelopment Plan, including the following:

Objective 2: Development and redevelopment should be responsive to the needs of the Plainfield community by ameliorating conditions suggestive of physical and economic

deterioration, by supporting sustainability, creating economic opportunity and providing a variety of housing. Redevelopment planning is to be implemented in a comprehensive city-wide manner and where appropriate to promote transit oriented design (page 14).

Policy 2.1: Targeted Redevelopment Areas. The master plan identifies specific development and redevelopment areas where future development and growth is to be targeted. These areas should include two primary and two potential auxiliary TOD areas along the Raritan Valley Line which connect/join those areas. Development activities should incorporate new construction and rehabilitation as called for in the plan for the specific areas (page 14).

Policy 3.4: Barrier Free Requirements. New residential construction is to satisfy the barrier free requirements of the New Jersey Uniform Construction Code N.J.A.C. 5:23 et seq. (page 15).

Policy 5.1: Business Retention, Expansion and Growth. The city should support the retention and expansion of existing businesses consistent with the city LUO and provide new areas for growth (page 17).

Policy 7.6: Energy Efficient Construction. The city LUO regulations should require that newly constructed buildings as well as buildings being redeveloped be energy efficient through their design, orientation, and utilization of energy efficient building systems (page 19).

Policy 10.5: Infrastructure Improvements to Support Investments. Existing roadways and infrastructure must be maintained in such a manner to support additional economic development (page 21).

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.) (page 25).

The Planning Board is aware of the need to have the master plan reflect any redevelopment plans and is in the process of updating the master plan to incorporate the proposed Redevelopment Plan.

Although not located within the current Transit Oriented Development zone districts within the city, the redevelopment site supports planning rationale of transit oriented development, and the plan advances the master plan goal to *advance a land use pattern and zone plan change advancing the concept of a moderate intensity TOD development centered around the location of the former Grant Avenue train station, and a Neighborhood Commercial land use pattern linking with the Neighborhood Commercial Land Use Pattern along Plainfield Avenue*

6.2 Redevelopment Plan Objectives

The City is looking to develop the Redevelopment Area with mixed-use development consisting of a warehouse/distribution facility and residential apartment component. The objectives for this Redevelopment Plan are to:

1. Provide for the retention and expansion of an existing warehouse/distribution facility and associated jobs in Plainfield by establishing a warehouse/distribution facility component of redevelopment to accommodate warehousing, distribution, and uses accessory to warehousing and distribution (outdoor storage, staging, office, and retail use).
2. Redevelop a brownfield site to meet all applicable environmental site remediation requirements.
3. Promote a multi-story residential design that utilizes traditional design and planning concepts combined with modern architectural elements that create a sense of place and attractive livable environment.
4. Establish a residential component of redevelopment to accommodate multi-family housing density of up to 75 units per acre.
5. Allow for lower parking ratios that reflect, statistically, lower automobile ownership and usage for residents that have good access to public transportation.
6. Create regulations that provide a degree of flexibility while producing buildings, structures, and arrangements that are sympathetic to the character of the existing neighborhood.
7. Create a development that is pedestrian oriented in its scale and design of circulation and open space and interconnected with the surrounding land uses.
8. Provide for pedestrian friendly environment by incorporating streetscape improvements along all street frontage, including but not limited to street trees, decorative street lighting, ornamental fencing and pillars, brick pavers, a pedestrian plaza area and landscaping.
9. Support existing business and property owners while creating new construction and permanent jobs in the City.
10. Eliminate deteriorating, unsafe and blighted conditions on a city-owned property that has been vacant for over 20 years as demonstrated in the preliminary investigation.
11. Stabilize and enhance the value of the surrounding neighborhood and properties through redevelopment.
12. Provide for redevelopment in a comprehensive, well-planned manner for the creation of an industrial/commercial and residential component that will trigger West End development.
13. Use the redevelopment process to create a physical environment that promotes safe and healthy living conditions for both residents and businesses.

14. Provide support for the redevelopment through the tools afforded through the New Jersey Local Redevelopment and Housing Law.
15. Provide opportunities to utilize bicycle transportation, including adequate bicycle storage capacity within residential building design to encourage bicycle links to mass transit.

6.3 Relationship to Zoning Ordinance

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of Plainfield regulating development in the Redevelopment Area. In all situations where zoning issues are not specifically addressed herein, the Plainfield LUO and Development Regulations shall, however, remain in effect. The City's Zoning Map shall be amended to indicate the Redevelopment Area to which this Redevelopment Plan applies.

DRAFT

SECTION 7 Plan Consistency Review

7.1 Relationship to Master Plans of Adjacent Municipalities

Plainfield is surrounded by eight municipalities in three counties; those in Union County include Scotch Plains and Fanwood, those in Somerset County include Watchung, North Plainfield and Green Brook and those in Middlesex County include Dunellen, South Plainfield and Piscataway. The Redevelopment Area, located in the northwestern part of the City, is not adjacent to any surrounding municipality but is nearest to the Borough of North Plainfield. Given its physical separation, the Redevelopment Plan will not affect those nearby municipalities to any significant degree. The Redevelopment Plan provides for the redevelopment of a site already served by infrastructure and transit, therefore it would not impact the master plan of any municipality adjoining Plainfield.

7.2 Relationship to the Union County Master Plan

The Union County Master Plan, adopted in 1998 consists of goals and objectives, demographics analysis, land use plan, circulation and transportation element and an economic development element. The following goals of the master plan relating directly to the Redevelopment Area are as follows:

- **Housing Goal:** Promote the provision of a broad range of housing opportunities for all income levels and household types by encouraging the maintenance or rehabilitation of the existing housing stock and through the construction of new housing units.
- **Development Goal:** To facilitate the development of Union County by directing new growth to environmentally suitable areas that can be provided with essential infrastructure and support facilities and to revitalize the urban centers and corridors within the county.

Based on the review of the County master plan, the planning goals of this Redevelopment Plan are consistent with the goals identified in the 1998 Union County Master Plan.

7.3 Relationship to the State Development and Redevelopment Plan

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Plan. The most current adopted plan is dated March 1, 2001. The purpose of the State Plan is to:

Coordinate planning activities and establish statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination. (N.J.S.A. 52:18A-200(f), the State Planning Act).

The State Plan uses a policy map to differentiate areas from the highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA-1 Metropolitan to PA-8 State Park.

Plainfield is situated within Planning Area 1 Metropolitan Planning Area. The State Plan envisions this Planning Area to be a place where growth and redevelopment is promoted. The intent of the State Plan is to direct growth and development into areas served by public infrastructure as a means of more efficiently using public resources. This means that municipal efforts to promote growth should be met with support, both a financial and regulatory perspective, by the State. The Redevelopment Plan is consistent with the goals, strategies, and policies of the New Jersey State Development and Redevelopment Plan.

The State Development and Redevelopment Plan is in the process of revision, but it is not anticipated that the designations or policies relating to Plainfield will change.

DRAFT

SECTION 8 Plan Implementation

8.1 Site Plan and Subdivision Review

1. Development review shall be conducted by the Plainfield Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Any deviations from the Redevelopment Plan shall constitute a variance. The Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan in accordance with the provisions of N.J.S.A. 40:55D-60 and -70c.
2. Prior to commencement of construction, site plans for the construction of improvements to the Redevelopment Area, prepared in accordance of the City LUO and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and shall be submitted by the developer to the Planning Board for approval.
3. Any revisions to plans previously approved by the Planning Board must also be submitted to the Planning Board for approval. This pertains to revisions or additions prior to, during, and after completion of the improvements.

8.2 Infrastructure

1. The redeveloper at its cost and expense shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees.
2. The redeveloper at its cost and expense shall provide all sidewalks, curbs, street trees, street lighting and their pro rata share of on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project.
3. The redeveloper's agreement between the City and the developer will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

8.3 Acquisition and Relocation

1. As the property within the Redevelopment Area is currently owned by the City of Plainfield, no property is proposed to be acquired by public entities in the Redevelopment Area as part of this Redevelopment Plan.
2. No property acquisitions will be undertaken by a governmental entity or utilizing governmental funds pursuant to this Redevelopment Plan. Consequently, there would be

no displacement of either residents or businesses that requires a Workable Relocation Assistance Program under N.J.S.A. 5:11-1 et seq.

8.4 Designation of Redevelopment Entity and Its Powers

1. The City Council shall be the designated Redevelopment Entity pursuant to N.J.S.A. 40A-12A-4.c for the purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the City Council shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.
2. The governing body of the City of Plainfield, may designate an entity to implement redevelopment plans and carry out redevelopment projects in the areas designated by this Redevelopment Plan, if necessary.
3. When necessary for the implementation of the Redevelopment Plan, the Plainfield Redevelopment Entity, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A:12A-4(c)).
4. The designated redeveloper shall agree to retain interest acquired in the project until the completion of the construction and development of the specified project, as required by this Redevelopment Plan. The redeveloper shall further agree not to lease, sell or transfer interest acquired, or any part thereof, without prior written approval of the governing body of the City of Plainfield.

8.5 Criteria and Procedures for Redeveloper Selection

1. Applicants wishing to be designated as a redeveloper shall submit the following materials to the Plainfield City Council, together with any other materials requested:
 - A. Documentation evidencing financial responsibility and capability with respect to proposed development.
 - B. Estimated total development cost.
 - C. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
 - D. Detailed description of proposed public amenities and benefits.
 - E. Estimated time schedule for start and completion of development.

- F. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, vehicle and pedestrian circulation, landscaping, active and/or passive recreation space, and sign proposals for all uses.
- G. A certification that no member of the governing body or any member of the Planning Board will receive any pecuniary benefit from the redeveloper or as a consequence of the redevelopment of the property.
- H. The redeveloper will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan and Redevelopment Agreement.
- I. Upon completion of the required improvements, the conditions determined to exist on the subject property at the time the Redevelopment Area was determined shall be deemed to no longer exist, and the land and improvements thereon shall no longer be deemed in need of redevelopment pursuant to the LRHL.
- J. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redevelopers, the City, or successors, lessees, or assigns of any of them, by which the land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, or marital status.
- K. Neither the redeveloper nor Plainfield, nor the successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, sexual orientation, ancestry, national origin, sex, or marital status in the sale, lease or rental in the use and occupancy of land or improvements erected thereon or any part thereof the Redevelopment Area.

SECTION 9 General Provisions

9.1 Escrows

The redeveloper shall be responsible to post sufficient escrows to cover the costs of the professional consultants retained by the City to review the proposed redevelopment project prior to advancement of the redevelopment plan to the City Council.

9.2 Duration of the Plan

Once a redeveloper is selected by the City, the developer will be required to enter into a redeveloper's agreement with the City that stipulates, among other things, the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

9.3 Zoning Map Amendment

The Zoning Map of the City of Plainfield is hereby amended to include the Redevelopment Area as described in this Redevelopment Plan.

9.4 Validity of Ordinance Limits

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this plan shall be deemed valid and effective.

9.5 Plan Terminology

Throughout this Redevelopment Plan, a conscious distinction is made in the regulations between "shall" and "should." "Shall" means that a developer is required to comply with the specific regulation, without deviations. "Should" means that a developer is encouraged to comply but is not required to do so.

9.6 Redevelopment Plan Amendments

This Redevelopment Plan may be amended from time to time in accordance with the procedures outlined in the Local Redevelopment and Housing Law (LRHL) P.L. 1993, c.79 (N.J.S.A. 40A:12A-1 et seq.).