



SOUTH SECOND STREET YOUTH CENTER AREA IN NEED OF REDEVELOPMENT INVESTIGATION

**CITY OF PLAINFIELD,
NEW JERSEY**

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South Second Street Youth Center Area in Need of Redevelopment Investigation - Non-Condemnation

City of Plainfield, Union County, New Jersey

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Prepared for:



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1.0 INTRODUCTION

In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), the City Council of the City of Plainfield (the "City Council") adopted Resolution R340-19 on November 12, 2019, which authorized a preliminary investigation of Block 119, Lot 1 (with an address of 925-927 South Second Street), Block 119, Lot 2 (921-923 South Second Street) and Block 119, Lot 19.01 (929-935 South Second Street) on the official tax maps of the City (the "Study Area") to determine whether it meets the statutory criteria to be designated as a non-condemnation redevelopment area.

Report Sections

This report contains five sections: Introduction, Study Area Characteristics, LRHL Statutory Criteria, Study Area Evaluation and Conclusion. Section 2 describes the Study Area in terms of its location, existing zoning and land use, physical, regulatory, fiscal and environmental conditions. Section 3 reviews and applies the statutory criteria and sets forth the findings based upon the characteristics and conditions of the Study Area that have been observed and analyzed. Section 4 summarizes and evaluates the Study Area, based upon the criteria set forth in the LRHL. Supporting documentation includes tax assessments, field observations, and photo surveys. Section 5 proposes recommendations to the City of Plainfield Planning Board relative to the designation of the Study Area as a non-condemnation redevelopment area.

Methodology

On March 5, 2020, a site visit was conducted of the Study Area in

order to investigate and analyze existing conditions, both internally within the buildings present on the properties and externally at the site in general. A photo survey was completed in order to illustrate and inventory the structural and physical conditions of the Study Area. Additionally, in preparation of this analysis, the following records and documents were reviewed:

- Official Tax Maps of the City of Plainfield;
- Tax records for the properties located within the Study Area;
- City of Plainfield Zoning Map and Zoning Ordinance; and
- Ownership information
- City Council Resolution R340-19

To this end, this report is a collection of the findings based on the research conducted.



1.1. Study Authorization

On November 12, 2019, the City Council adopted Resolution R340-19 authorizing and directing the Planning Board to undertake an investigation of the Study Area and to make recommendations to the City Council as to whether the Study Area is “in need of redevelopment” in accordance with the criteria set forth in the LRHL. Once the Planning Board has made its recommendations, the City Council will consider whether to designate the Study Area as a Non-condemnation Redevelopment Area pursuant to the LRHL.

This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6) which requires the following:

1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5)... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.

2. (1) Before proceeding to a public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map, a statement setting forth the basis of the investigation.

(2) The Planning Board shall specify a date for and give notice of a hearing for purpose of persons who are interested in or would be affected by a determination that the delineated area is

redevelopment area.

1.2. Scope of Study

This study is undertaken as a first step to engage, benefit and create opportunities through redevelopment planning, which involves the following steps:

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

1.3. Redevelopment Objectives

The renewal activities of the Study Area should be undertaken in conformity with, and should be designed to meet the following objectives of an area investigation:

- To improve the functional and physical layout of the project area for contemplated new development and the removal of impediments to land deposition.
- To provide redevelopment that minimizes the need to relocate residents or businesses.
- To create new employment/or housing opportunities for residents.
- To coordinate redevelopment activities that mitigate and eradicate blighted conditions.

1.4 Redevelopment Process

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an “Area in Need of Redevelopment,” preparing and adopting redevelopment plans and implementing redevelopment projects. More specifically, a redevelopment designation allows the municipality to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity.
2. Issue bonds for the purpose of redevelopment.
3. Acquire property.
4. Lease or convey property in lieu of the public bidding process;
5. Collect revenue from a selected developer.
6. Grant tax exemptions and/or abatements.

The City can utilize the powers granted to municipalities under the LRHL to improve the conditions of the Study Area.

The LRHL sets forth a multi-step process that must be observed by the City Council and Planning Board in order to enable the City to lawfully exercise the powers of the LRHL. The steps required to declare an area in need of redevelopment must be undertaken pursuant to the LRHL. It should be noted that only upon completion of this public process is a municipality able to exercise the powers granted pursuant to the LRHL.

1.5. Non-Condemnation Redevelopment Areas

P.L. 2013, Chapter 159 amended the LRHL to allow two types of

redevelopment area: Condemnation Redevelopment Areas and Non-Condemnation Redevelopment Areas. The amendment requires the resolution authorizing the planning board to undertake a preliminary investigation to state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the State Legislature for use in a redevelopment area other than the use of eminent domain (a “Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (a “Condemnation Redevelopment Area”). The City Council authorized a study for a Non-Condemnation Redevelopment Area for the Study Area.

2.0 STUDY AREA CHARACTERISTICS

2.1. Locational Context

The Study Area consists of three contiguous tax parcels, as shown on Map 2. The Study Area has a total area of 0.79 acres and is located in the City’s 4th Ward. As depicted on Map 1, it is bounded by Prescott Place to the west, South Second Street to the north, Stebbins Place to the east, and residential properties to the south. According to the 2017 American Community Survey, the Study Area is located in Census Tract 395, which has a total population of 6,711 residents. Along South Second Street, a variety of commercial and light industrial uses are present along the northern side and primarily residential uses along the southern side.

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 Study Area

Map 2: Tax Block and Lots

Regional Setting

The City of Plainfield is located within Union County, New Jersey. Plainfield is bordered by eight municipalities: in Union County, the Borough of Fanwood to the north and the Township of Scotch Plains to the north and east; in Somerset County, the Boroughs of Watchung and North Plainfield to the west; in Middlesex County, the Borough of Dunellen to the south, the Township of Piscataway to the southeast and the Borough of South Plainfield to the east.

Public Transportation

The City is served by two train stations located on New Jersey Transit's Raritan Valley Line. These train stations are the Plainfield Train Station and the Netherwood Train Station. Additionally, there are multiple New Jersey Transit bus routes that serve the City.

2.3. Existing Zoning

As shown on Map 3, the Study 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).

2.4. Existing Land Use

The existing land uses within the Study Area properties are detailed on Map 4. The Study Area contains various improvements

associated with the previous use, but is currently vacant and unused. The Study Area was most recently used for institutional purposes as the South Second Street Youth Center but has been abandoned since 2018.

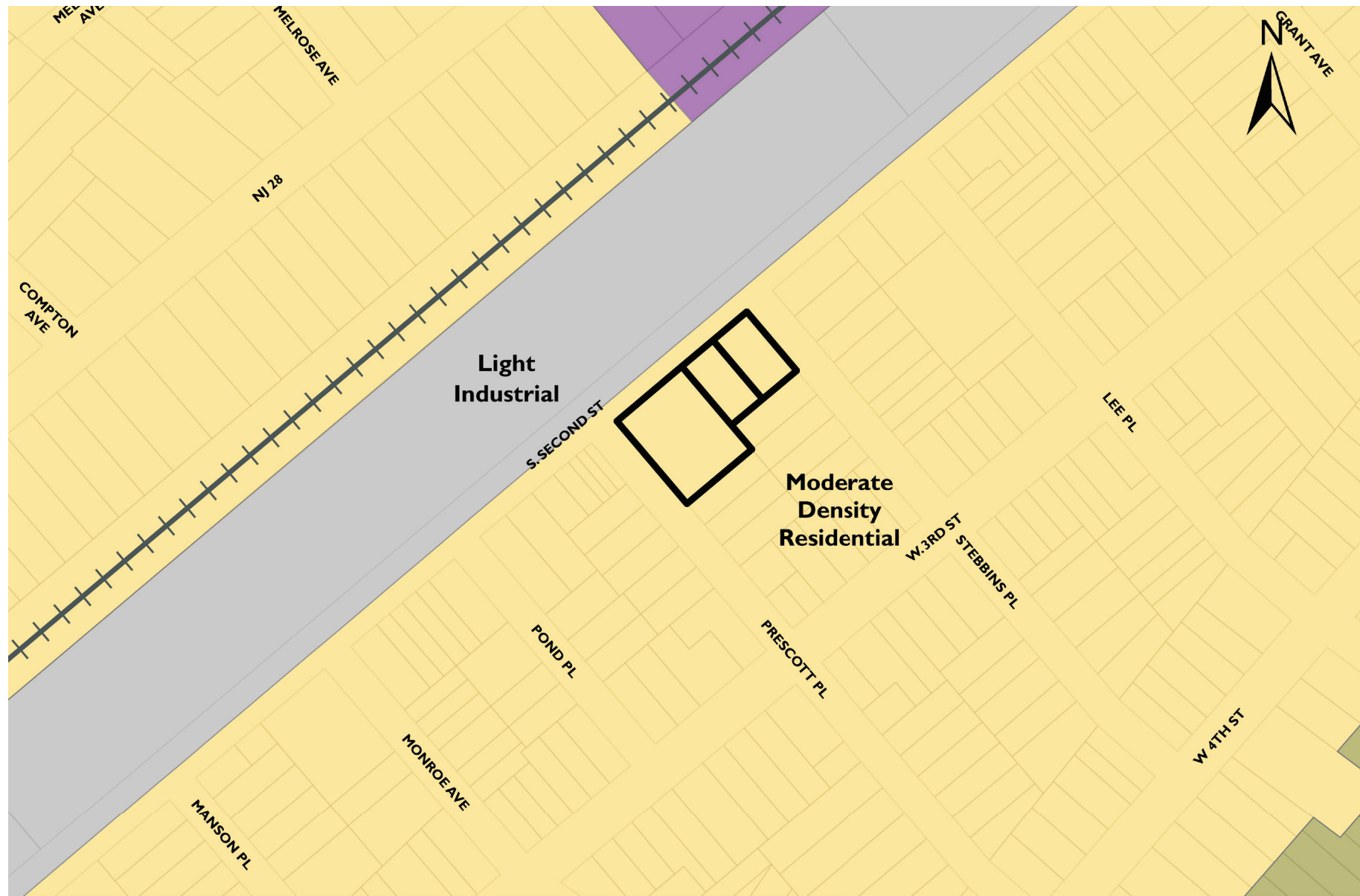
2.4. Relevant Planning Studies

2009 Master Plan

The following excerpts from the 2009 City Master Plan are relevant to the redevelopment of the Study Area:

- "The city has been seeking to revitalize vacant, distressed and underutilized residential, commercial and industrial land and convert it into appropriate residential uses or higher intensity commercial/industrial uses and mixed use commercial/residential uses. This activity is centered along the Raritan Valley Line train corridor with spikes into the CBD area." (Land Use Element, pg. 36)
- "Development and redevelopment planning should capitalize on existing mass transit systems, and promote TOD proximate to multi-modal mixed-use transportation areas in area around the Downtown Station, the Netherwood Station, possibly the former train stops at Clinton and Grant avenues, and city bus routes." (Land Use Element, pg. 46)

The Study Area is close to the former Grant Avenue train station. Reactivating the Study Area properties with new uses could contribute in creating a vibrant node in this area of the City, especially with redevelopment underway at Grant Avenue.



- Study Area
- R-4 Moderate Density Residential
- LI - Light Industrial

Map 3: Existing Zoning



- | | |
|-------------|---------------|
| Commercial | Institutional |
| Residential | Rail |
| Apartment | Parking |
| Industrial | Vacant |

Map 4: Existing Land Use

Other Redevelopment Plans in the Neighborhood

197 Scattered Property Plan

The 197 Scattered Sites Plan was first adopted in 1999 and has had several subsequent amendments since the initial adoption. The intention of this Plan was to redevelop abandoned and vacant properties throughout the City using various strategies. Two of the 197 properties are in close proximity of the Study Area:

- Block 112, Lot 9.01 (662-758 South Second Street/121-141 Grant Avenue), which is approximately 1,000 feet north and east of the Study Area. A 90-unit housing development is currently under construction and a warehouse has been constructed within this Redevelopment Area.
- Block 120, Lot 3.01 (208-222 Lee Place), which is approximately 200 feet east of the Study Area and has a Redevelopment Plan designation of Market Rate Sale.

2.5. Urban Enterprise Zone and Smart Growth Classification

The Study Area parcels are not located within a City-designated Urban Enterprise Zone and Opportunity Zone.

Smart Growth Classification

Smart Growth commonly refers to growth that serves the environment, economy, and community equally. When possible, it attempts to concentrate development into already-existing communities. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic

sustainability. Selected areas throughout the State of New Jersey are designated as Smart Growth Areas. They are designated by the Department of State, Office for Planning Advocacy, from spatial data relating to the NJ State Development and Redevelopment Plan, and several other master plans.

The City of Plainfield is located in the smart growth boundary for a Metropolitan Planning Area 1 (PA1). This area includes a variety of municipalities that range from a large urban centers to 19th century towns shaped by commuter rail. The communities in the area have strong ties to major metropolitan centers-New York/Newark/Jersey City Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.

The following are the ten (10) accepted principles of Smart Growth:

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

The Study Area is located approximately 390 feet from bus access to two bus lines and also in close proximity to several community amenities including Queen City Academy Charter School, Washington Community School and Hannah Atkins Park and Pool. However, the Study Area should not be considered a Smart Growth area as it is approximately 1.10 miles from the Central Business District and 1.25 miles from the Downtown Train Station.

2.6. Municipal Actions

City records were requested from City departments regarding property management, building code violations, and other incidents within the last five years¹. Research conducted indicates the following municipal actions.

Division of Code Enforcement and Inspections

On March 3, 2020, the Division of Code Enforcement and Inspections reported that there were no property records on file for the Study Area properties.

Tax Collector

The City Tax Collector provided property tax records for the Study Area properties on March 2, 2020. As all of the Study Area properties are owned by the City, they are tax exempt.

Fire Division

On May 13, 2020, the Fire Division provided records of fire incidents involving the Study Area properties. Within the timeline requested, there was one fire incident on record. This incident involved

attending to a down power line.

Police Division

On June 24, 2020, the Police Division provided crime and crash data of incidents that occurred on the Study Area properties and adjacent roadways. This crime and crash data is summarized in Table 1 below. Since 2015, there were only 2 crimes were reported. Both of these crime were related to theft. There were also 9 motor vehicle crashes reported.

Table 1: Study Area Crime and Crash Data, 2015 - 2020

Crime Incidents							
Incident Type	2015	2016	2017	2018	2019	2020	Total by Type
Aggravated Assault	0	0	0	0	0	0	0
Burglary	0	0	0	0	0	0	2
Theft	0	2	0	0	0	0	0
Robbery	0	0	0	0	0	0	0
Total	0	2	0	0	0	0	2
Motor Vehicular Crashes							
Incident Type	2015	2016	2017	2018	2019	2020	Total
Crashes Reported	1	1	3	3	1	0	9
DUI	0	0	0	0	0	0	0
Total	1	1	3	3	1	0	9

Source: City of Plainfield Police Division

Board of Health

The Board of Health reported on March 6, 2020 that there are no records on file for the Study Area properties.

Plainfield Municipal Utilities Authority (PMUA)

PMUA responded to the Study Area inquiry on May 14, 2020. It was noted that there is a sanitary sewer line that runs down the middle of the South Second Street. The sanitary sewer system is between 90 to 100 years old and is made of vitrified clay. As reported by PMUA, there are no existing problems regarding blockages or breaks in the sewer line.

Planning Division

On March 6, 2020, the Planning Division provided records pertinent to Brownfield records and land use development applications. It was noted there were no Brownfield records or land use development applications on file for the Study Area.

The Planning Division advised that Lots 1 and 2 are currently on the City's Recreation and Open Space Inventory (ROSI). The City is in the process of having the ROSI updated to eliminate Lots 1 and 2.

3.0 LRHL STATUTORY CRITERIA

Criteria for Area In Need of Redevelopment

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

1. **"Criteria A."** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
2. **"Criteria B."** The discontinuance of the use of a building or buildings previously used for commercial, manufacturing, retail, shopping malls or plazas, office parks or industrial purposes; the abandonment of such building or buildings; significant vacancies or such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. **"Criteria C."** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution,

and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

4. **"Criteria D."** Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

5. **"Criteria E."** A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

6. **"Criteria F."** Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.

7. **"Criteria G."** In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban

Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

8. **"Criteria H."** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as **"Section 3"** and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the

inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

3.1 Application of Study Area Criteria

The finding that an area is in need of redevelopment is an area wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration of physical deterioration, illustrated by the presence of improvements, which are dilapidated, obsolete and faulty in term of arrangement, lack of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals or general welfare of the community.

The conditions evidenced by this Area in Need of Redevelopment Study are measured against the criteria for designation of a Non-Condemnation Redevelopment Area and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent within the Study Area.



4.0 STUDY AREA EVALUATION

4.1. Study Approach

Nishuane Group, LLC conducted site visits and prepared a photo survey of the Study Area to establish and confirm existing conditions and land uses. The firm reviewed relevant plans and municipal documents (i.e. City of Plainfield's Master Plan, City of Plainfield's Zoning and Land Development Ordinances, and City Council Resolution) related to the Study Area. Property records of the Study Area were obtained from City agencies in support of the existing conditions assessment. The information retrieved by the firm allowed planners to holistically evaluate the conditions of the Study Area.

4.2. Property Evaluation

The following is a breakdown of each Study Area parcel, examining the property's characteristics, site analysis and LRHL criteria applied, if any, and recommendation.



929-935 SOUTH SECOND STREET (BLOCK 119, LOT 19.01) PROPERTY EVALUATION

Owner: City of Plainfield

Property Characteristics:

The 0.46-acre property contains a two-story vacant brick building that was most recently used as the South Second Street Youth Center until 2018. The building was constructed in 1917 and originally served as an office for the adjacent former Mack Truck plant (which is now the site of the Injectron Corporation facility). At the rear of the property, there is a paved basketball court and miscellaneous storage equipment that was used when the Youth Center was in operation.

Site Analysis:

During the time of the site investigation, numerous deficiencies were observed in the building's interior. Exposed electrical wires were present throughout many of the rooms. Stained tiles hung from the ceiling and the walls within the facility and peeling paint covered the walls. Kitchen equipment was removed and only part of the kitchen facility was still intact. Debris was also found scattered in parts of the building and on the premises in general. Based on these observations, upkeep has not taken place since the closure of the Youth Center. These building and site issues pose hazardous conditions to the health, safety, and general welfare of the community. The previous tenant was responsible for the property's upkeep until its departure in 2018. Following this tenant's vacancy,



the City has not reinvested in the property.

Satisfies LRHL Criteria:

- **Criteria "A":** The deterioration present within the building, including the exposed electrical wires, hanging and stained ceiling tiles and peeling paint from the walls, demonstrates negligence and unwillingness to invest in the property. These conditions could continue to regress without proper maintenance and foster nefarious activity. Adjacent properties could suffer as their values could depreciate due to the negligence of this property. To this end, physical conditions of the property is not conducive to wholesome living or working arrangements.
- **Criteria "C":** The property is owned by the City. Additionally, the property is not likely to be developed through the instrumentality of private capital. The property is located in the R-4 District, which is limited to single-family, two-family and community residence uses. South Second Street is a major thoroughfare predominantly characterized by industrial and commercial enterprises. With the nature of this non-residential activity, developers are less likely to invest and redevelop this property because of its location and existing zoning restrictions. The property has laid vacant since 2018.

Recommendation:

Based on the existing conditions of the property and the satisfied LRHL criteria, Lot 19.01 should be designated as an "area in need of redevelopment."



925-927 SOUTH SECOND STREET (BLOCK 119, LOT 1) PROPERTY EVALUATION

Owner: City of Plainfield

Property Characteristics

The 0.156-acre (approximately 6,810 square feet) property contains playground equipment most recently serving the former South Second Street Youth Center, which stopped operating at this location in 2018. The lot sits between Lot 19 to the west and Lot 2 to the east. Lot 1 has street frontage along South Second Street.

Site Analysis

During the time of the site investigation, a chain-link fence was present along the frontage of the parcel. There is no principal building on this parcel. Accessory structures observed on the parcel during the site visit were garden beds and playground equipment.



Satisfies LRHL Criteria:

- **Criteria "C":** The property is owned by the City. The property's area is undersized as it is below the minimum lot area requirement for both single-family dwellings (7,500 square feet) and two-family dwellings (10,000 square feet) in the R-4 District. Additionally, there are numerous industrial and commercial uses along the South Second Street corridor and heavy truck traffic associated with these uses. This non-residential land use pattern is intense and not compatible with the moderate density residential uses permitted in the R-4 District. Because of these locational circumstances, it is unlikely that the property will be redeveloped through the instrumentality of private capital.
- **Section 3:** It is necessary to include this property within the area to be designated as an "area in need of redevelopment" as it is a critical piece in assembling land for redevelopment. The improvements on the property were previously used in conjunction with the principal building on Lot 19.01. Therefore, the lot should be redeveloped in manner that will unify the entire Study Area.

Recommendation:

Based on the existing conditions of the property and the satisfied LRHL criteria, Lot 1 should be designated as an "area in need of redevelopment."



921-923 SOUTH SECOND STREET (BLOCK 119, LOT 2) PROPERTY EVALUATION

Owner: City of Plainfield

Property Characteristics

The 0.169-acre (approximately 7,376 square feet) corner property, with street frontage along South Second Street to the north and Stebbins Place to the east, contains a playground that was most recently used as the South Second Street Youth Center.

Site Analysis

A chain-link fence was present along the frontage of the parcel during the time of the site visit. There were no principal buildings present on this property. Structures on this lot consisted of playground equipment and canopy with cement patio underneath.



Satisfies LRHL Criteria:

- **Criteria "C":** The property is owned by the City. The property's area is undersized as it is below the minimum lot area requirement for both single-family dwellings (7,500 square feet) and two-family dwellings (10,000 square feet) in the R-4 District. Additionally, there are numerous industrial and commercial uses along the South Second Street corridor and heavy truck traffic associated with these uses. This non-residential land use pattern is intense and not compatible with the moderate density residential uses permitted in the R-4 District. Because of these locational circumstances, it is unlikely that the property will be redeveloped through the instrumentality of private capital.
- **Section 3:** It is necessary to include this property within the area to be designated as an "area in need of redevelopment" as it is a critical piece in assembling land for redevelopment. The improvements on the property were previously used in conjunction with the principal building on Lot 19.01. Therefore, the lot should be redeveloped in manner that will unify the entire Study Area.



Recommendation:

Based on the existing conditions of the property and the satisfied LRHL criteria, Lot 2 should be designated as an "area in need of redevelopment."

4.3. Findings

Based upon the analysis above, it can be concluded that Block 119, Lots 1, 2 and 19.01 meet several of the LRHL statutory criteria. It is suggested that the Plainfield Planning Board recommend that the City Council designate the entire Study Area as a Non-Condemnation Redevelopment Area based on the findings below:

Area In Need of Redevelopment Criteria

A: Criteria "A" was applied to the Block 119, Lot 19.01. The property is currently vacant and in need of maintenance and repair. Being a vacant property, it detracts from the community character and can foster nefarious activity. The existing conditions of Lot 19.01 demonstrate signs of neglect, deterioration and lack of maintenance as there are numerous deficiencies within the building's interior and externally at the site. The vacancy adversely impacts the neighborhood as it hinders the values of nearby properties with the property's physical decline..

B: Criteria "B" does not apply to the Study Area properties.

C: Criteria "C" was applied to each Study Area property. Each property has been owned by the City. The property is located in the R-4 District, The permitted principal uses are limited to single-family, two-family and community residence uses. South Second Street is a major thoroughfare predominantly characterized by industrial and commercial enterprises. With the nature of this non-residential activity, developers are less likely to invest and redevelop this property because of its location and existing zoning restrictions. The property has laid vacant since 2018 and there are no land use applications on file involves the Study Area properties.

To that end, the property is not likely to be developed through the instrumentality of private capital.

D: Criteria "D" does not apply to the Study Area properties.

E: Criteria "E" does not apply to the Study Area properties.

F: Criteria "F" does not apply to the Study Area properties.

G: Criteria "G" does not apply to the Study Area properties

H: Criteria "H" does not apply to the Study Area properties.

Section 3: Section 3 was applied to Block 119, Lot 1 and Block 119, Lot 2. Even if Criteria "C" were not applicable, Lots 1 and 2 are necessary for the redevelopment of Lot 19.01 as they have historically been developed and used as one cohesive parcel, are located adjacent to one another, are all under common ownership and therefore should be redeveloped together.

5.0 CONCLUSION

The foregoing investigation report has been prepared to determine whether the Study Area meets the statutory criteria for designating an “Area in Need of Redevelopment” pursuant to the LRHL. All three parcels are owned by the City and are not likely to be redeveloped through the instrumentality of private capital.

Block 119, Lot 19.01 show signs of vacancy and deleterious land use in addition to opportunities for new and appropriate development. The existing conditions of Block 119, Lot 19.01 prevent appropriate investments and improvements on the lots. Further, the existing conditions do not support the development goals and objectives of the Master Plan. Block 119, Lots 1 and 2 must also be included in the designation in order for effective redevelopment to occur at the Study Area.

For the reasons articulated in Sections 2.6 and 4.0 of this report, it is recommended that the City Council and Planning Board take the action necessary as prescribed by the LRHL to declare Block 119, Lots 1, 2 and 19.01 as an “Area in Need of Redevelopment”. Once designated as an “Area in Need of Redevelopment”, a redevelopment plan can be prepared and implemented to ensure proper utilization and development of the properties.

