

**EXHIBIT B**

**TEPPERS TRACT**

**SECOND AMENDED  
REDEVELOPMENT  
PLAN**

**CITY OF PLAINFIELD  
UNION COUNTY, NEW JERSEY**

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TEPPER'S REDEVELOPMENT PLAN  
CITY OF PLAINFIELD

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## **HISTORY**

*There have been many changes in the Tepper's Redevelopment Tract/Plan since the initial "In Need of Redevelopment Study and Plan" was first proposed/adopted in 2000. The Plainfield Planning Division has therefore decided that as part of the 2005 Planning Board and City Council approved amendments, we would also amend the original plan by first adding this short, new history section so that future readers can understand plan revisions.*

*City Council adopted an ordinance (MC 2000-9) adopting the original Tepper's Redevelopment Plan on July 10, 2000. On June 7, 2004, the City Council adopted an ordinance (MC 2004-17) amending the bulk requirements in the original plan in order to permit development on smaller lots than originally anticipated. On July 27, 2003 the City Council adopted Resolution 437-03 referring the amended plan to the Planning Board for further amendments. This plan reflects those requested amendments.*

### **SECTION 1. INTRODUCTION**

#### **1.1 Statutory Basis for the Redevelopment Plan Requisite Plan Information**

The controlling statute in New Jersey in the development of a Redevelopment Plan is the Local Redevelopment and Housing Law (LRHL-NJSA 40:1 et. Seq.). The City of Plainfield is bound by determinations of this law. N.J.S.A. 40A:12A-8 authorizes the Governing Body of the City of Plainfield to adopt a redevelopment plan upon its finding that a specifically delineated project area is in need of redevelopment or in need of rehabilitation, or in both, according to criteria set forth in 40A:12A-5 and 40A:12A-14.

In particular matter, the above statutory finding was made in the following manner:

On March 20, 2000, the City Council of the City of Plainfield adopted a resolution directing the Planning Board to conduct a preliminary investigation in order to determine whether the Tepper's tract identified as Block 249 Lots 1-7 and 9, Block 250 Lots 1-9, Compton Alley and Driftways, meet the criteria of being declared In Need of Redevelopment as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et. seq.

The Board's investigation determined that the area meets the statutory criteria by virtue of the presence of abandoned and dilapidated buildings, deleterious land use, City owned lands, vacant for more than 10 years, buildings that are generally in fair to poor condition, and a diversity of ownership contributing to a lack of proper utilization of the area. The area also qualifies by virtue of being in an Urban Enterprise Zone.

On April 20, 2000, the Planning Board held a public hearing to solicit for public comments on the In Need of Redevelopment designation. They considered the Teppers tract In Need of Redevelopment Study dated April 5, 2000, revised on April 13, 2000 by the Division of Planning and Community Development.

On May 4, 2000, the Planning Board memorialized a Resolution recommending that the City Council designate the subject area as an area In Need of Redevelopment.

On May 16, 2000, the City Council of the City of Plainfield adopted a resolution designating the Tepper's Site as an area In Need of Redevelopment and further directed the Planning Board to prepare a Redevelopment Plan, pursuant to the New Jersey Local Redevelopment and Housing Law. This Teppers Redevelopment Plan has been prepared in response to that directive.

The, Local Redevelopment and Housing Law (LRHL) specifically states the information to be included in the redevelopment plan as follows: "The Redevelopment Plan shall include an outline for planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for 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 which is 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 (SDRD) adopted pursuant to the "State Planning Act," P.L. 1985, c. 398 (C:52:18A-196 et al);
6. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L. 1985, c.222 (C.52.27D-301 et seq.) and the housing element of the municipal master plan;

7. The 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.).

The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the 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. The zoning district map, as amended, shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law" P.L. 1975, c.291 (C.40:55D-1 et seq.) or of any other law, no notice beyond that required for the redevelopment plan or subsequent amendments thereof.

## 1.2 Description of the Redevelopment Area.

The Redevelopment area consists of two tax blocks, namely 249 and 250, Compton Alley and Driftways. The site comprises approximately 4.0 acres. The area is bounded by Somerset Street to the east, West Front Street to the south, Madison Avenue to the west and Green Brook to the north. (See Figure 1, Redevelopment Area Boundary)

The site is specifically identified as Block 249, Lots 1-7 and 9; Block 250, Lots 1-9; Compton Alley and Driftways. The property address is 102- 232 West Front Street/ 18-24 Madison Street.

The subject tract is situated in the Plainfield Central Business District (CBD). The existing land uses include: eleven commercial properties, three vacant lots, one mixed-use building of commercial and residential use and two municipal parking lots. The subject tract is in the core area of the City's Business District. The subject properties have been largely abandoned, contain dilapidated and underutilized structures and pose a highly visible but aesthetically unpleasant view to the public. The Tepper's building was at one time a thriving department store, which now suffers from abandonment. Due to the site's central location in the City and proximity to neighboring townships, it should act as the City's catalyst for economic activity, but instead it holds a negative impact on the City.

The Teppers tract has demonstrated a growing or total lack of proper utilization, resulting in a stagnant and not fully productive condition of lands full potential. A redevelopment of the Teppers area will serve as a catalyst for stimulating and attracting other developments to the Central Business District of the City.

**Since the adoption of the original Tepper's Tract Redevelopment Plan, the former Tepper's Department store has been converted into 75 residential dwelling units. In addition, a Head Start Day Care Center and a furniture store have also commenced occupancy. A laundromat, tax office, [deli/supermarket](#) and eating establishment have also commenced interior alterations in order to occupy the site.**

RESOLUTION DECLARING THE TEPPER'S SITE AS AN AREA  
IN NEED OF REDEVELOPMENT AND REFERRING THE TASK  
OF PREPARING A REDEVELOPMENT PLAN TO THE  
PLANNING BOARD

Pat Ballard-Fox  
Deputy City Administrator,  
Economic Development

WHEREAS, The New Jersey Local Redevelopment and Housing Law, (LRHL) N.J.S.A. 40A:12A-1 et. seq., authorizes the governing body to declare areas in Need of Redevelopment in accordance with statutory requirements; and

WHEREAS, on March 20, 2000 the City Council of the City of Plainfield adopted a resolution directing the Planning Board to conduct a preliminary investigation in order to determine whether the Tepper's Site, identified as Block 249 Lots 1-7 & 9, Block 250 Lots 1-9, Compton Alley and Driftways, bounded by Somerset Street, West Front Street, Madison Avenue and Green Brook in the Central Business district and as described on tax map sheet 162 meet the criteria of being declared 'In Need of Redevelopment'; and

WHEREAS, after providing requisite notice to the Courier News, the Star Ledger and the individual property owners of the affected property, the Planning Board held a public hearing on April 20, 2000 to solicit public comment on the "In Need of Redevelopment" designation, and considered the Tepper's Site In Need of Redevelopment Study dated April 5, 2000, revised on April 13, 2000 by the Division of Planning and Community Development annexed hereto as Exhibit A; and

WHEREAS, the Planning Board by Resolution dated May 4, 2000 has recommended that the Tepper's Site be designated as an Area In Need of Redevelopment pursuant to N.J.S.A. 40A:12-6 and has presented its findings to the City Council consideration; and

WHEREAS, the City Council has reviewed the Tepper's Site In Need of Redevelopment Study and given due consideration to the Study and the recommendations of the Planning Board and the City's Planning Division; and

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Plainfield that the Tepper's Site is hereby determined to be in need of Redevelopment and designated as a development area.

BE if FURTHER RESOLVED that the City Council hereby directs the Planning Board to prepare a Redevelopment Plan for the designated redevelopment area.

BE IT FUTHER RESOLVED that a duly executed copy of this resolution be filed in the Office of the City Clerk.

Adopted by the City Council

May 15/2000

Laddie Wyatt  
City Clerk

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1.3 City Council Resolution Directing the Planning Board to Prepare a REDEVELOPMENT PLAN- Adopted May 16, 2000 (see attached)

**SECTION 2. PLAN RELATIONSHIP TO LOCAL OBJECTIVES**

2.1 Master Plan - Appropriate Land Uses

The 1998 Plainfield Master Plan identifies the tract as the City's downtown retail center. The recommended land uses include retail, commercial service establishments, offices, and institutions, schools and t-' mixed use residential dwellings. It is the intent of this plan to promote mixed use development of residential and commercial uses as stated in the master plan. The plan shall involve the restoration or adaptive reuse of the old Teppers Department store, identified as block 250, lot 7 in order to create a mixed use building of commercial and residential uses, development of a mini-park plaza, and development of new mini mall shopping plaza fronting West Front Street. Block 249, lots 2-7 shall be either demolished or substantially rehabilitated to create the mini mall shopping plaza. The restoration of the existing municipal parking lots to provide for adequate parking facilities is also a major component of the plan.

The master plan also advocates substantial streetscape and other infrastructure improvements to the Central Business District. It further recommends that a detailed improvement plan be developed incorporating a specific theme to identify the downtown as a unique and pedestrian friendly place. This proposed plan would be consistent with the 1998 City's master plan.

2.2 Zoning Ordinance

The present zoning for the subject area is B-2, Central Business District (CBD). The zoning ordinance permits all the commercial land uses recommended by the master plan. Residential uses are not permitted in the Central Business District (CBD). This plan shall recommend that residential uses be permitted in the tract and new bulk standards are hereby established for the residential component of the plan by the adoption of the Teppers Redevelopment Ordinance.

2.3 Density of Population

The proposed plan shall promote housing development with a variety of housing types and in a manner that is compatible with the rest of the development. The 1998 master plan recommends that residential uses be permitted in the CBD ~~with a recommended density of 24 units per acre~~ as part of a mixed use residential dwellings.

2.4 Improved Traffic and Public Transportation

There are traffic and transportation improvements that should be addressed through the adoption of this redevelopment plan. The neighborhood does not have pedestrian crossings at the road intersections. The bus shelter is in disrepair. The municipal parking lot is underutilized and in total disrepair. The existing roadways surrounding the tract require resurfacing. The existing sidewalks and curbs are also broken and unsafe. The existing road roadways should be resurfaced. New curbs and sidewalks should be constructed. The parking area should be rehabilitated and stripped. Pedestrian crossings should be stripped on the road. The provision of barrier free design for disabled shall be adopted. The existing bus shelter should be replaced. The plan should create new access to the tract from West Front Street in order to improve on the circulation system within the site and to the parking area. The plan shall encourage pedestrian friendly design concept. The improvement on the municipal parking lots shall ensure adequate and safe parking facilities for the residential and nonresidential uses.

2.5 Public Utilities

The plan does not envision the extension of any public utilities to service any of the properties in the study except for laterals from the right of way to the constructed facilities. The redeveloper should, however, be required to analyze the existing capacities of the entire sanitary and storm sewer systems in the surrounding area in order to ensure their adequacy to handle increased flows from this site. The redeveloper should also then be required to provide on site



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detention for any increased storm water runoff and/or be required to install the needed capacity improvements in both the sanitary and storm sewer systems. Given the high visibility of this site, the plan should require that such laterals be underground, and that all utility meters/transformers be inside or hidden from view.

2.6 Recreational and Community Facilities Recreational and community facilities are great concerns to the residents of the City. The master plan encourages the inclusion of open spaces in all its any residential, commercial and mixed use areas to serve the needs of residents, employees and visitors. The plan should promote improvement along the Green Brook with adequate landscaping design for aesthetics and beautification of the site. A minimum of 25-foot wide Greenwood pedestrian path should be provided along the brook for all lots adjacent to brook. A Community center should be developed in one of the buildings in the site for multi purpose use. Additionally, a passive park with benches, ornamental lamps and landscaping should be included to provide for recreational and open space needs of the residents.

### **SECTION 3. REDEVELOPMENT GOALS AND POLICIES**

It is the goal of the City to strengthen the central business district by changing the trend of disinvestments, abandonment and unproductive land use. It is the specific goal of this Teppers Redevelopment plan develop and restore these vacant, abandoned, underutilized and vacant properties into a viable, productive and attractive mixed use development of residential and commercial activities with the inclusion of Public improvements in the area via streetscape improvements, the provision of mini passive parks and the restoration of the Green Brook area. The redevelopment of the Teppers tract should enhance the character of the Central Business District, increase tax rolls and thereby generate income to the City. The following goals and objectives of the Tepper's Redevelopment Project are established:

- i. The elimination of structures which, by reason of dilapidation, deterioration, substandard, obsolete and other related factors, are unsafe or substantially impair the sound growth, planning and functioning of this portion of Plainfield downtown.
- ii. The revitalization of downtown Plainfield, with the creation of mixed use development containing commercial, retail, office and residential uses.
- iii. The stimulation of private investment in the downtown area of the City and the development of an attractive and visually appealing downtown environment.
- iv. The promotion of attractive development that will enhance the quality of the City's downtown area.
- v. The implementation of street improvements, to upgrade and enhance construction of pedestrian and vehicular traffic facilities and adequate parking facilities above, below or at grade or a combination thereof.
- vi. The implementation of aesthetically pleasing landscaping and improved streetscapes and mini park plaza.
- vii. The provision of safe and sanitary dwelling units for varied through rehabilitation and restoration of appropriate structures.

- viii. The provision of economic development incentives to bolster existing business and attract new ventures.
- ix. The provision of infrastructure improvements.

**SECTION 4 ACQUISITION AND RELOCATION**

4.1 Identification of properties to be acquired

A total of seventeen properties are within the redevelopment site. The City of Plainfield currently owns ten of the properties, six of the properties are privately owned, and the owner of one of the properties is unknown. Therefore, the following seven properties shall be acquired in order to implement the Teppers Redevelopment Plan.

BLOCK NUMBER	LOT NUMBER	ADDRESS
<del>249</del>	<del>2</del>	<del>202-204 WEST FRONT STREET</del>
<del>249</del>	<del>3</del>	<del>206-208 WEST FRONT STREET</del>
<del>249</del>	<del>4</del>	<del>2-10-214 WEST FRONT STREET</del>
<del>249</del>	<del>7</del>	<del>228-232 WEST FRONT STREET</del>
<del>250</del>	<del>1</del>	<del>7-49 SOMERSET STREET</del>
<del>250</del>	<del>2</del>	<del>13 SOMERSET STREET</del>
<del>250</del>	<del>3</del>	<del>102-108 WEST FRONT STREET</del>

**THE CITY NO LONGER WISHES TO PURCHASE ANY PROPERTIES WITHIN THIS REDEVELOPMENT TRACT.**

**CONDITIONS UNDER WHICH PROPERTIES “NOT TO BE ACQUIRED” MAY BE ACQUIRED:**

**If the owner of a property within the redevelopment area that is not identified for acquisition under the above section is unable or unwilling to rehabilitate that property in conformance with the standards prescribed in this redevelopment plan or other applicable City codes and ordinances, the City of Plainfield redevelopment entity may, after 30 days written notice to the owner, proceed to acquire the property. The redevelopment entity reserves the right to acquire such non-complying parcels for a period of five years from the date of the adoption of this redevelopment plan and any amendments thereto. Upon acquiring such parcels, the redevelopment entity may, at its option, clear such parcels for redevelopment or dispose of such parcels without demolition but expressly subject to the appropriate provisions of this redevelopment plan.**

4.2 Relocation:

The developer shall be responsible for the purchase of the seven properties and shall negotiate in good faith with the property owners offering a fair market value for the properties and the claims of relocatees in accordance with applicable law.

**SECTION 5 RELATIONSHIPS TO OTHER PLANS**

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**5.1 5.1 Relationship to City Redevelopment Plans**

PARK-MADISON Redevelopment Plan

The Park-Madison redevelopment site is located directly across Front Street to the south of the subject tract. The Park-Madison Plan promotes commercial and office development with a parking deck as an accessory use.

This Tepper's Redevelopment Plan is complementary to Park-Madison plan. The architectural façade and streetscape requirements of both plans are consistent with each other. The maximum height of the structures on both redevelopment sites is the same and should incorporate open space and park plaza requirements on the area.

**5.2 Relationship to City Master Plan**

The proposed mixed development of commercial and residential uses is consistent with the 1998 master plan recommendation. The plan also promotes some of the specific objectives and policies identified in the master plan. The related objectives as identified as follows:

Objective 2 — Development and redevelopment will be responsive to the needs of the Plainfield community. Redevelopment programs are to be implemented in specified redevelopment areas. Policy 2.1 also identifies the site as a targeted redevelopment area. Policy 2.3 encourages development in a redevelopment area to adopt urban design guideline in order to insure proper scale and quality of a development project. It further encourages the City to promote architectural and design excellence in buildings, open spaces and urban design through appropriate design and standards for all uses, districts and right of ways.

The plan also promotes the policies enumerated under Objective 5, which requires the City to seek and promote a diverse and strong economy. The redevelopment plan also fosters Objective 6, which designates the Central Business District to be the primary economic development area in the City.

The improvement along the Green Brook and the development of a mini open space/park plaza are in compliance with policies 8.2, which encourages upgrades of parks and recreational facilities and 8.6, which encourages the development of appropriate open spaces in all land use districts.

The plan is also consistent with policy 10.3, which supports the use of mass transit services and encourages pedestrian access for transit.

**5.1 Relationship to New Jersey State Development and Redevelopment Plan**

The current State Development and Redevelopment Plan prepared by the State Planning Commission and adopted in June 1992, identifies Plainfield as Planning Area 1 (PA1). The Plan supports the following PA1 objectives

- Land use: To guide redevelopment to ensure efficient and beneficial utilization of scarce land.
- Housing: To provide a variety of housing choices through redevelopment.
- Economic Development: To promote economic development by encouraging redevelopment efforts such as in fill and land assembly, public/private partnership and infrastructure improvements.
- Transportation: To capitalize on high density settlement patterns that encourage the use of public transit systems and alternative modes of transportation to improve travel among major population centers, employment centers and transportation terminals.
- Natural Resource Conservation: To provide open space and recreational amenities.
- Public facilities and services: To repair or replace existing infrastructure systems to

eliminate deficiencies and enable future development and redevelopment

~~5.2 Relationship to Plainfield Zoning Ordinance The current zoning ordinance identifies the site as the B-2, Central Business District. The zone encourages the development of retail, commercial service establishments, offices, theatres, banks, restaurants, hotels, health clubs and institutions. The zone does not permit residential development in the area.~~

**5.2 Relationship to Plainfield Zoning Ordinance - The City of Plainfield adopted a new Land Use Ordinance in December, 2002. The Zoning Map which was adopted in conjunction with the Ordinance identifies the subject site as the ‘Tepper’s Tract Plan’. This Redevelopment Plan is therefore the Zoning Ordinance for this tract.**

The redevelopment plan is inconsistent with the zoning ordinance in terms of the residential component of the plan, but the commercial development is consistent with the zoning ordinance.

## **SECTION 6- POTENTIAL REDEVELOPMENT PLAN IMPLEMENTATION STRATEGIES**

### 6.1 Powers of the Redevelopment Agency

The following is a description of various possible techniques, authorized by NJSA 40A:12A-8 that the City of Plainfield or redevelopment entity designated by the Governing Body can utilize to carry out and effectuate the purposes of the L.R.H.L. and the terms of the redevelopment plan:

- The City of Plainfield is authorized to prepare and adopt redevelopment plans for areas in the city determined by the city to be areas “In Need of Redevelopment” and to issue bonds in accordance with NJSA 40A:12-29.
- Acquire property pursuant to NJSA 40:12A-22
- Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the “Eminent Domain Act of 1971.
- Clear any area owned or acquired and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
- Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.
- Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligation issued by the redevelopment entity and to secure payment of such revenue.
- As part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a

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redevelopment area of residents, industry or commerce displaced from the renewal area;

- Lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.
- Enter upon any building or property in any redevelopment area in order to conduct investigations or make surveys, sounding out or test borings necessary to carry out the purposes of this act.
- Arrange or arrange with a public agency for the relocation, pursuant to the “relocation Assistance Law of 1967” and the “Relocation Assistance Act” of residents, industry or commerce displaced from a redevelopment area
- Make, consistent with the redevelopment plan:
  - Plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and,
  - Plans for the enforcement of laws, codes and regulations laws relating to the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
  - Request that the planning board recommend and governing body designate particular areas as being in need of redevelopment in accordance with the provisions of this act and make recommendations for the redevelopment of such areas.
  - Study the recommendations of the planning board or governing body for redevelopment of the area.
  - Publish and disseminate information concerning any redevelopment area, plan or project.
  - Do all things necessary or convenient to carry out its powers.

## 6.2 City of Plainfield Involvement

The City of Plainfield has wide ranging powers to effectuate a redevelopment plan advancing any of the redevelopment alternatives described, ranging from a rezoning of the property for private development, up to and including condemnation, ownership, and public development of the tract. ~~The following is a brief description of each applicable power and the corresponding extent of anticipated involvement:~~ **Some of the City’s powers and the possible extent of City involvement are summarized below:**

### 6.2.1 Zoning

In accordance with the above stated powers, the City of Plainfield can designate an appropriate land use pattern, adopt applicable redevelopment standards and allow the redevelopment plan goals to be achieved through private sector, non-city funded development. Any subdivision or lot consolidation would be left to private actions. Redevelopment standards would supersede zoning and regulate the anticipated development. This is the option the City of Plainfield is choosing to take to effectuate this redevelopment plan.

### 6.2.2 Financial Support

The City of Plainfield could also reduce project development costs in a redevelopment area by offering financial incentives:

a. In House Financial Incentives

“Zoning process” type incentives that the City of Plainfield could undertake without the need for financial institution involvement would include zoning process application fee reduction/ elimination, streamlining of the permit process, the undertaking of required environmental studies, a reduction of public infrastructure requirements or construction thereof, completion of requisite traffic studies, obtaining of DEP permits, or other integral site development concerns. An undertaking of some of these, such as environmental or traffic issues, could necessitate the hiring of outside consultants.

b. Other Financial Incentives

Other incentives the City of Plainfield could undertake would involve private financial institutions or the resources of the County of Union or the State of New Jersey. Private financial institutions could assist in reducing housing construction costs by working with the selected private developer(s) in accordance with their Community Reinvestment Act requirements. Assistance could also be offered through Community Development Block Grant allocations, agreements with the New Jersey Housing and Mortgage Finance Agency (HMFA), and by obtaining New Jersey Economic Development Authority (EDA) grant and loan guarantees as well as New Jersey Department of Community Affairs Home and Balanced Housing fund. The pursuit of these private/county/state financial agreements could require considerable city administrative resources and staff time.

The project envisioned by this plan does involve financial incentives and subsidies through Department of Community Affairs funding, New Jersey Housing and Mortgage Finance Agency and the Green Acres Trust fund.

## 6.2 City of Plainfield as Developer

The above delineation of powers also includes a provision allowing the City of Plainfield to act as the actual developer of the properties. Such an undertaking would first involve public acquisition of all of the properties. The necessary funds to purchase the property would have to be obtained either through the floating of bonds, or obtaining of loans from such agencies as the EDA.

Professionals would then prepare site, building plans, construction specification and obtain all necessary permits. A development proforma or budget shall be developed. The bid shall advertise and a contractor would be hired to construct the approved structures. A construction manager would be desired to oversee the work. A marketing plan would have to be developed to lease the spaces or sale of the housing units. The City shall develop a ~~10 or 15~~ proforma for the property management and operational budget/cash flow plan would be necessary. A decision would have to be made as to retaining ownership of the properties and becoming a landlord, or liquidating the properties after completion of the buildings. Development along these lines is not the City’s contemplated goal.

## 6.3 Joint Venture of Sale with Redeveloper

Another option is to enter into a joint venture with a private developer at any time during this process. The statutes allow many different kinds of arrangements between the City of Plainfield and a private developer towards the redevelopment of a tract designated as an area in need of redevelopment.

The property could be purchased in accordance with the options discussed above, with a private developer handling all plan preparation, permit approval and construction; or some other kind of phased or structured arrangement could be entered into with a private entity deemed to be in proper and in accordance with the above statute provisions. The marketing and property sale/ retention scenarios

discussed above could also be involved in this strategy. This option appears to be the preferred option for the City.

## **SECTION 7. THE REDEVELOPMENT PLAN**

### **7.1 Selection of Recommended Land Use Options**

The recommended land use is the development of a mixed-use development of commercial and residential uses as recommended in the 1998 master plan. The specific recommended land uses are indicated as follows:

#### **7.1.1 Commercial uses:**

Permitted commercial activities shall include retail shopping stores, commercial services establishments, offices, institutions such as children and or adult medical day care facilities, community center or multi-purpose use; restaurants, and drive-through facilities accessory to banks and pharmacy stores. These uses are to be included in the plan through the restoration or adaptive reuse of existing buildings and new construction of structures.

#### **7.1.2 Residential uses:**

Permitted residential uses shall be of mixed housing types for market rate units, subsidized units and senior citizen units. The housing units should be rental and or owner-occupied units. The proposed maximum density should be 24 50 units per acre.

### **7.2 Redevelopment Standards**

#### **a. Purpose:**

The intent of these redevelopment standards is to provide the developer with guidelines in order to assist with the design of a conforming development. These standards shall also establish criteria for the site plan review process by the Planning Board.

#### **b. Definitions:**

All words not defined in this redevelopment plan shall have the definitions as noted in adopted City of Plainfield Zoning Ordinance. Unless otherwise noted in this plan, the use of terms in the Redevelopment Plan shall be consistent with the terms as defined in the City Land Use Ordinance.

#### **c. Other Standards not discussed Herein:**

The standards contained within the redevelopment plan shall supersede existing regulations as contained in the zoning ordinance (Chapter 17: 1- et seq.) of the City of Plainfield. Other applicable design and performance standards listed in the City's Land Use Ordinance shall apply unless specifically modified by this plan. The zoning ordinance shall be the regulation for any site requirements or other standards not specifically set forth in this plan. Whenever there is a conflict between the standards in the Land Use Ordinance and the standards in this Redevelopment Plan, the standards in this Plan shall apply.

d. Bulk Standards

1. Commercial uses

<b>BULK ITEMS</b>	<b>REDEVELOPMENT PLAN REQUIREMENT</b>
Minimum lot area	3 ACRES
Minimum lot width	-
Minimum lot depth	-
Minimum Lot frontage	200 feet
Front set back	0 feet
Side yard (Tract boundary)	0
Minimum distance between buildings	0
Maximum floor area ratio - F.A.R.	5
Maximum building coverage	60 percent
Maximum building height	65
Maximum stories	5 stories
Minimum open space	12 percent of gross area (6% dedicated to mini-park area)
Off street parking	1 space: 500 square feet or 25 percent of entire lot.

2. Residential uses

<b>BULK ITEMS AND PARKING</b>	<b>REDEVELOPMENT PLAN REQUIREMENT</b>
Total lot area (square feet)	1 acre
Lot Width (feet)	200
Lot Depth (feet)	200
Rear Yard (feet)	0
Livable Floor Area/Dwelling unit(D.U) - (square feet)	



1 Bedroom	600 square feet
2 Bedrooms	750 square feet
3 Bedrooms	850 square feet
Off-Street parking spaces/D.U.	0.5 senior citizen housing units 1.5— other housing types
Usable open space (square feet)/D.U.	100 square feet
Building height (feet)	65 feet
Building stories	5 stories
Building coverage — percent	25 percent of the tract

d. Bulk Standards (amended February 19, 2004) (amended October 17, 2005)

The following amended Bulk Standards apply to all development proposed on all lots within Block 249. (Lots 1-9) All lots within Block 250 and Compton's Alley and associated Driftways remain subject to the Redevelopment Plan Bulk Standards in Ordinance MC-2000-9 – Redevelopment Plan entitled Tepper's Tract Redevelopment Plan- City of Plainfield, dated May 18 and revised May 25, 2000.

1. Commercial Uses

Bulk Items	Redevelopment Plan Requirement
Minimum Lot Area	<del>3 acres</del> <b>11,000 sq ft</b> <del>5,000 sq ft</del>
Minimum Lot Width	<del>N/A</del> <b>75' 50'</b>
Minimum Lot Depth	<del>N/A</del> <b>100'</b>
Minimum Lot Frontage	<del>200 feet</del> <b>75' 50'</b>
Front Set Back	0 feet
Side Yard (Tract Boundary)	0 feet
Minimum Distance Between Buildings	0 feet
Maximum Floor Area Ratio- F.A.R.	<del>5</del> <b>4.5</b>
Maximum Building Coverage	<del>60%</del> <b>100% 90%</b>
Maximum Building Height	65 feet
Maximum Stories	5 stories
Minimum Open Space	<del>12% of gross area (6% dedicated to mini-park area)</del> <b>0%</b>
Off Street Parking	<del>1 space: 500 square feet or 25% of entire lot</del> <b>0</b>

2. Residential Uses

Bulk Items and Parking	Redevelopment Plan Requirement
Total Lot Area	1 acre
Minimum Lot Width	200'
Minimum Lot Depth	200'
Rear Yard Set Back	0

Livable Floor Area / Dwelling Unit: 1 Bedroom 2 Bedrooms 3 Bedrooms	600 sq ft <b>850 sq. ft.</b> 750 sq ft <b>1,000 sq. ft.</b> 850 sq ft <b>1,150 sq ft +150 sq ft per each additional bedroom</b>
Off Street Parking Spaces / Dwelling Unit (Parking Permits for Public Lots)	0.5: senior citizen housing units <del>4.5:</del> <b>1.0</b> other housing types
Usable Open Space (square feet per dwelling unit)	100 square feet
Maximum Building Height	65'
Maximum Building Height- Stories	<del>5 stories</del> <b>5 stories</b>
Maximum Building Coverage	<del>25% of the tract</del> <b>90%</b>

**Residential uses are only permitted as part of a mixed-use residential development defined as a development with the first floor being used for a permitted commercial use and upper floors being used for residential purposes consistent with the Central Business District Zone regulations. Residential uses are prohibited on the first floor.**

**"The City of Plainfield is the owner of Lots 5, 6 and 9 in Block 249. The lot-line configuration where these lots are adjacent to one another is haphazard, resulting in the creation of lot remnants that may not be fully productive. The City will consider appropriate proposals to reconfigure the lots it owns in this area in order to produce lot sizes and shapes that are more suitable for the efficient utilization and maximum productivity of the affected and adjacent lots. It may be necessary to subdivide and/or merge certain lot segments to achieve this result. After the City receives responses to its Request for Proposals it will determine the appropriate way of undertaking the reconfiguration of the lots."**

## **LAND USE AND DEVELOPMENT REQUIREMENTS**

**Land use and development in the redevelopment area shall comply with all of the standards and requirements of this Plan. To the extent that the Plan is silent, the standards and requirements and supplementary design standards of the Plainfield Land Use Ordinance adopted on December 2, 2002 (hereinafter the "Plainfield Land Use Ordinance") shall govern. The design and performance standards in the Plainfield land Use Ordinance shall apply unless specifically modified by this plan. To the extent that the Plainfield Land Use Ordinance is silent, the June 2000 Urban Enterprise Zone Design Guidelines shall govern.**

**All improvements in the public right-of-way shall be consistent with the Downtown Business District Streetscape Plan and Standards.**

**All redevelopment activities are also subject to applicable state and federal requirements.**

**All terms used herein shall have the same meaning as defined in the Plainfield Land Use Ordinance unless otherwise specified in this redevelopment plan.**

### **PARKING**

**Unless otherwise stated in this Redevelopment Plan, Parking spaces for residential units shall be provided in accordance with the NJ Residential Site Improvement Standards (RSIS).**

**Notwithstanding the above, if the City determines that parking standards which are not consistent**

with RSIS are nevertheless appropriate for any parcel(s) in the redevelopment area, the City may, in its discretion, request a waiver from those standards from the Department of Community Affairs, pursuant the procedure set forth at N.J.A.C. 5:21-3.2, and/or seek an exemption from RSIS, by taking the steps necessary to establish “special area standards” for any such parcel(s) via an application to the Department of Community Affairs pursuant to N.J.A.C. 5:21-3.5.

Parking for non-residential buildings shall be provided in accordance with the Plainfield Land Use Ordinance. However, the parking exemption granted to the Central Business District in Section 17:9-42F of the Land Use Ordinance shall not apply to new non-residential upper floor development in the redevelopment area.

In all cases, both residential and non-residential, redevelopers are required to submit a parking plan for approval by the Plainfield Planning Board during the course of the site plan review process. The parking plan shall address the need generated by the proposed development and how that need will be met, including replacement or mitigation of spaces lost due to any lot reconfiguration involving the existing municipal parking lot. In addition to on-site parking, the parking plan may cite the availability of off-site private and public parking facilities (including the purchase of permits from the Plainfield Parking Bureau). The parking plan may also take into account the proximity of mass transit and the potential for pedestrian access.

#### ***OFF-STREET LOADING ACCESS***

Several of the existing commercial establishments in the redevelopment area access their off-street loading operations through the municipal parking lot. To ensure that loading operations continue to be conducted off-street, any plan for the redevelopment of the parking lot must demonstrate, to the satisfaction of the Plainfield Planning Board, that access to the rear loading facilities will continue to be accommodated.

#### ***BUILDING FORM AND MASS AND FACADE TREATMENT***

All facades of structures are to be similar in appearance to the historic facades in the downtown. Towards that end, all structures are to be consistent with the following design standards:

All building foundations –including any parking decks - shall be appropriately landscaped.

Buildings with expansive blank walls are prohibited. Appropriate façade treatments should be utilized to ensure that such buildings are integrated with the rest of the development.

Building elements such as entrances, corners, graphic panels and display windows are encouraged to provide a visually attractive environment.

Cornices, awnings, canopies, flag poles, signage and other ornamental features are encouraged as a means to enhance the visual environment. Such features may be permitted to project over pedestrian sidewalks, with a minimum clearance of 8.5 feet, to within four feet of a curb.

A ‘human scale’ of development shall be achieved at grade and along street frontage through the use of such elements as windows, doors, columns, awning and canopies.

Multi-tenant buildings shall provide varied storefronts and such elements as noted above for all ground floor tenants. Upper floors shall be coordinated with ground floors through common materials and colors.

Design emphasis shall be placed on primary building entrances. They should be vertical in character, particularly when there is the need to provide contrast with a long linear building footprint, and such details as piers, columns, and framing should be utilized to reinforce verticality.

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

Rhythms that carry through a block such as front patterns, window spacing, entrances, canopies or awnings, etc., should be incorporated in to facades.

If a parking deck/structure is constructed, the façade elevations shall receive architectural treatment that complements the buildings located at the deck's rooftop. The deck shall NOT be visible from Front Street.

### ***MATERIAL AND TEXTURE***

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

The use of fabric or metal canopies is to be encouraged, especially over storefronts, at entrances or over display windows.

### **REQUESTS FOR DEVIATION FROM THE REDEVELOPMENT PLAN**

Any deviation from standards of this Plan shall be addressed as an amendment to the Plan rather than via variance relief through the City Zoning Board of Adjustment or Planning Board.

The Planning Board may grant exceptions or design waivers from the Plainfield Land Use Ordinance design and performance requirements applicable to site plan and subdivision applications for projects in the redevelopment area if the waivers are reasonable and within the general purpose and intent of the provisions for site plan and subdivision review in the Plainfield Land Use Ordinance and in the redevelopment plan and if the literal enforcement of one or more provisions of the redevelopment plan or the Plainfield Land Use Ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

#### **e. Public Improvement**

##### **1. Road-Way Improvement**

~~The developer shall be required to repave the following sections of the streets: West Front Street (from Park Avenue to Madison Street); Somerset Street (from Green Brook boundary to West Front Street); Madison Avenue (from West Front Street to Green Brook boundary). The street should meet the City's Engineer's Standards. Any new proposed internal road shall meet the Engineer's standard.~~ **The developer is required to repair any damage caused to adjacent city rights-of-way to acceptable city standards consistent with the adopted Downtown Streetscape Standards.**

##### **2. Sidewalk, Curbs and Driveway/Apron.**

All sidewalks, driveway aprons, **street trees, light poles** and curbing within public right of ways immediately adjacent to the site are required to be repaired/replaced in accordance with **adopted Downtown Streetscape Design Standards if damaged.** ~~similar to the recently adopted South Avenue Streetscape project. It also requires installation of period street lamps.~~ This project requires Belgian Block curbing along the right of ways and sidewalks in a mixed concrete/brick paver pattern. The engineering details of this requirement are to

be developed through the efforts of the City and the developer, **but they are to be consistent with the approved elements and materials in the adopted Downtown Streetscape Plan.** All driveway aprons are to be of concrete construction in accordance with city standards. Standard city permits are to be obtained for all sidewalks, driveway aprons and curbing. All curbing at the four right of way intersections adjacent to the site is to be compliant with the requirements of the Americans with Disabilities Act (depressed curbs, ramps for the handicapped, etc). Proper pedestrian crosswalks are to be painted at all four intersections for all pedestrian movements. These are to be provided for all pedestrian movements at these intersections.

3. Street Trees:

At least one street tree shall be planted for every forty feet (40 ft.) of street frontage **consistent with the adopted Downtown Streetscape Plan.**

**f. Building Elevations**

All building elevations shall incorporate the designs and requirements indicated on the City of Plainfield Urban Enterprise Zone Design Guidelines adopted by the City Planning Board in January 2000.

**g. Parking/Loading/Outdoor Storage**

1. Parking

All parking spaces are to be designed in accordance with City zoning ordinance section 6 - Off Street Parking and Loading.

2. Loading Requirement

- i. Front yard loading shall not be permitted
- ii. All loading areas shall be in side and rear yards and shall be screened from the public view.
- iii. All loading areas shall be paved with concrete pavement.

3. Outdoor Storage

Outdoor storage shall not be permitted on site. The refuse/recycling area shall be screened from public view and adjacent property owners.

**h. Utility Connections**

- i. The developer is responsible for obtaining all applicable permits connecting all utilities to the properties.
- ii. All utility connections/transformers shall be located in side or rear yards, or totally screened from view, and integrated within the main structure. No utility meters are to be visible from the public right of way.
- iii. All utilities shall be underground.
- iv. All utility connections (gas, oil, water, electric, telephone, sanitary sewer, etc.) shall be in place before a Certificate of Occupancy (CO) is issued.
- v. The redeveloper will be required to upgrade all utilities found to be inadequate as a result of the development.

**i. Pedestrian Access and Transit Provision**

The provision of safe vehicular and pedestrian access points and linkages to mass transit facilities shall be designed as

integral parts of the overall site. The developer shall ensure that vehicular and pedestrian movements are separate. The bus shelter located on West Front Street shall be refurbished in accordance with standards.

**j. Environmental issues**

The developer shall be required to conduct an Environmental Assessment Report on the properties or Environmental Impact Statement on the tract to ensure that no contaminants exist on the site. If the tract is contaminated the developer shall be responsible for the clean up of the tract or building(s).

**k. Drainage**

All drainage plans are to be designed in accordance with the City Storm Water Runoff/Detention Ordinance. All drainage plans must be reviewed and approved by the City Engineer prior to implementation.

**1. Signage**

All signage shall be in accordance with City of Plainfield Land Use Ordinance.

**7.3 SELECTION OF REDEVELOPER**

**Only the redeveloper designated by the City Council of the City of Plainfield shall be permitted to redevelop the properties situated in the Tepper's Redevelopment Area.**