



ADRIAN O. MAPP
MAYOR

CITY OF PLAINFIELD
Department of Economic Development
515 Watchung Avenue Second Floor
Plainfield NJ, 07060



ZENOBIA FIELDS
DIRECTOR, ECONOMIC
DEVELOPMENT

To: Abby Levenson, Business Administrator & Personnel Director

From: Zenobia Fields, Director, Economic Development

Date: January 11, 2024

Subject: **An Ordinance of the City of Plainfield, in the County of Union, Adopting the East Third and Richmond Redevelopment Plan Amendment Dated December 7, 2023.**

RECOMMENDATION:

The Office of Economic Development respectfully requests the placement of the attached Ordinance on the agenda for the January 22, 2024 City Council Meeting.

BACKGROUND:

On August 23, 2006, in accordance with the criteria set forth in the Redevelopment Law, the Plainfield City Council (the “City Council”) adopted Resolution No. 445-06 designating certain property then identified on the tax maps of the City as Block 305, Lots 1, 2 & 3; Block 306, Lots 19-28; and Block 307, Lots 20 & 29-34 as an “area in need of redevelopment” (collectively, the “Original Redevelopment Area”). On October 18, 2006, by Ordinance No. MC 2006-32, the City Council adopted a redevelopment plan for the Original Redevelopment Area.

On January 22, 2019, in accordance with the criteria set forth in the Redevelopment Law, the City Council adopted Resolution No. 075-19 designating certain property identified on the tax maps of the City as Block 306, Lots 1.01, 6-12, 17, 18, 29, 30, 36.01, 38.01, 40.01, 43 & 44; Block 307, Lots 1.01, 3, 4, 5.01, 7, 8, 9.01, 27.01, 35-37, 38.01 & 40 as an “area in need of redevelopment” (collectively, the “Expanded Redevelopment Area”, and together with the Original Redevelopment Area, the “Redevelopment Area”). On April 8, 2019, the City Council adopted Ordinance MC 2019-06 enacting an amended and restated redevelopment plan for the Redevelopment Area entitled the “East Third Street and Richmond Street Redevelopment Plan” (the “Original Redevelopment Plan”).

On May 9, 2022, the City Council adopted Resolution No. 186-22 authorizing and directing the City Planning Board (the “Planning Board”) to reexamine and amend the Original Redevelopment Plan to clarify and revise certain development standards and requirements.

On August 18, 2022, at a duly noticed and constituted public meeting, the Planning Board reviewed and considered the East Third and Richmond Street Redevelopment Plan amendment dated August 18, 2022, which modified certain development standards, uses and requirements

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within the Redevelopment Area, along with additional revisions discussed at the Planning Board public meeting (the “2022 Amendment”). The Planning Board determined that the 2022 Amendment is consistent with the City’s master plan and recommended the adoption of the 2022 Amendment, and memorialized it’s determination via the adoption of a resolution on September 1, 2022. On October 11, 2022 the City Council adopted Ordinance MC 2022-44 adopting an amendment to the Original Redevelopment Plan to modify certain development standards, uses and requirements, among other changes (the “2022 Plan”).

On November 13, 2023, the City Council adopted Resolution 415-23, designating Block 606, Lots 1, 2, 3, 46, 47, 48.01 and 50 as a non-condemnation redevelopment area and directing the Planning Board to prepare an amendment to the 2022 Plan. The Planning Board caused Planning Consultant to prepare an amendment to the 2022 Plan to include Block 606, Lots 1, 2, 3, 46, 47, 48.01 and 50, among other revisions, dated December 7, 2023 (the “2023 Plan Amendment”), which was reviewed by the Planning Board on December 7, 2023 during a duly noticed public hearing. On December 7, 2023, the Planning Board adopted a resolution memorializing its findings, finding that the 2023 Plan Amendment is consistent with the City’s Master Plan and recommending the adoption of the 2023 Plan Amendment.

The attached Ordinance adopts the Plan Amendment.

FISCAL IMPACT: None

Kindly present this matter at the Council Meeting on January 22, 2024. If you have any questions or require additional information, please contact me at ext. 7983.

ATTACHMENTS

- A. Ordinance
- B. East Third and Richmond Redevelopment Plan Amendment

Attachments:

East 3rd and Richmond Plan Amendment (2023)(PDF)


Zenobia Fields, Director, Economic Development

1/11/2024


Abby DeWitt, Business Administrator & Personnel Director

1/18/2024

CITY OF PLAINFIELD

MC 2024-02

AN ORDINANCE OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, ADOPTING THE EAST THIRD AND RICHMOND REDEVELOPMENT PLAN AMENDMENT DATED DECEMBER 7, 2023.

WHEREAS, the City of Plainfield (the “City”), a public body corporate and politic of the State of New Jersey, is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as may be amended and supplemented (the “**Redevelopment Law**”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation or an area in need of redevelopment; and

WHEREAS, on August 23, 2006, in accordance with the criteria set forth in the Redevelopment Law, the Plainfield City Council (the “**City Council**”) adopted Resolution No. 445-06 designating certain property then identified on the tax maps of the City as Block 305, Lots 1, 2 & 3; Block 306, Lots 19-28; and Block 307, Lots 20 & 29-34 as an “area in need of redevelopment” (collectively, the “**Original Redevelopment Area**”); and

WHEREAS, on October 18, 2006, by Ordinance No. MC 2006-32, the City Council adopted a redevelopment plan for the Original Redevelopment Area; and

WHEREAS, on January 22, 2019, in accordance with the criteria set forth in the Redevelopment Law, the City Council adopted Resolution No. 075-19 designating certain property identified on the tax maps of the City as Block 306, Lots 1.01, 6-12, 17, 18, 29, 30, 36.01, 38.01, 40.01, 43 & 44; Block 307, Lots 1.01, 3, 4, 5.01, 7, 8, 9.01, 27.01, 35-37, 38.01 & 40 as an “area in need of redevelopment” (collectively, the “**Expanded Redevelopment Area**”, and together with the Original Redevelopment Area, the “**Redevelopment Area**”); and

WHEREAS, on April 8, 2019, the City Council adopted Ordinance MC 2019-06 enacting an amended and restated redevelopment plan for the Redevelopment Area entitled the “East Third Street and Richmond Street Redevelopment Plan” (the “**Original Redevelopment Plan**”); and

WHEREAS, on May 9, 2022, the City Council adopted Resolution No. 186-22 authorizing and directing the City Planning Board (the “**Planning Board**”) to reexamine and amend the Original Redevelopment Plan to clarify and revise certain development standards and requirements; and

WHEREAS, on August 18, 2022, at a duly noticed and constituted public meeting, the Planning Board reviewed and considered the East Third and Richmond Street Redevelopment Plan amendment dated August 18, 2022, which modified certain development standards, uses and requirements within the Redevelopment Area, along with additional revisions discussed at the Planning Board public meeting (the “**2022 Amendment**”); and

WHEREAS, after discussions and testimony, the Planning Board determined that the 2022 Amendment is consistent with the City’s master plan and recommended the adoption of the 2022 Amendment, and memorialized it’s determination via the adoption of a resolution on September 1, 2022; and

WHEREAS, on October 11, 2022 the City Council adopted Ordinance MC 2022-44 adopting an amendment to the Original Redevelopment Plan to modify certain development standards, uses and requirements, among other changes (the “**2022 Plan**”); and

WHEREAS, on November 13, 2023, the City Council adopted Resolution 415-23, designating Block 606, Lots 1, 2, 3, 46, 47, 48.01 and 50 as a non-condemnation redevelopment area and directing the Planning Board to prepare an amendment to the 2022 Plan; and

WHEREAS, the Planning Board caused Planning Consultant to prepare an amendment to the 2022 Plan to include Block 606, Lots 1, 2, 3, 46, 47, 48.01 and 50, among other revisions, dated December 7, 2023 (the “**2023 Plan Amendment**”), which was reviewed by the Planning Board on December 7, 2023 during a duly noticed public hearing; and

WHEREAS, on December 7, 2023, the Planning Board adopted a resolution memorializing its findings, finding that the 2023 Plan Amendment is consistent with the City’s Master Plan and recommending the adoption of the 2023 Plan Amendment; and

WHEREAS, the City Council has reviewed the 2023 Plan Amendment and desires to adopt and implement the 2023 Plan Amendment in the form attached hereto as Exhibit A,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Plainfield, in the County of Union, New Jersey, as follows:

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

Section 2. The 2023 Plan Amendment as filed in the Office of the City Clerk, and attached hereto as Exhibit A, is hereby approved. The 2023 Plan Amendment supersedes the prior underlying zoning.

Section 3. The zoning map of the City of Plainfield is hereby amended to incorporate the provisions of the 2023 Plan Amendment.

Section 4. In case any one or more of the provisions of this Ordinance or the 2023 Plan Amendment shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance or the 2023 Plan Amendment, and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.


Section 5. This Ordinance shall take effect as provided by law.

EXHIBIT A

2023 PLAN AMENDMENT


ADOPTED BY THE MUNICIPAL COUNCIL

February 12, 2024


Abubakar Jalloh, R.M.C.
Municipal Clerk

CLERK'S CERTIFICATION

I, Abubakar Jalloh, City Clerk of the City of Plainfield do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Plainfield City Council.


Abubakar Jalloh, R.M.C.
Municipal Clerk

✓ Vote Record - Ordinance MC 2024-02						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Richard Wyatt	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Charles McRae	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Steve Hockaday	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Terri Briggs Jones	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Repealed	Robert Graham	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Failed	Julienne Cherry	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Vetoed	Darcella Sessomes	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consensus						