

CITY OF PLAINFIELD

MC 2024-03

ORDINANCE OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, ADOPTING THE SOUTH AVENUE CORRIDOR 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 May 18, 2020, in accordance with the criteria set forth in the Redevelopment Law, the Plainfield City Council (the “**City Council**”) adopted Resolution No. 177-20 designating certain property then identified on the tax maps of the City as Block 625, Lots 1 and 2 as an “area in need of redevelopment” (the “**Redevelopment Area**”); and

WHEREAS, on August 10, 2020, by Ordinance No. MC 2020-15, the City Council adopted a redevelopment plan for the Redevelopment Area entitled “South Avenue Corridor Redevelopment Plan” (the “**Redevelopment Plan**”); and

WHEREAS, on November 13, 2023, the City Council adopted Resolution 416-23, designating Block 624, Lot 1 as a non-condemnation redevelopment area and directing the Planning Board to prepare an amendment to the Redevelopment Plan; and

WHEREAS, the Planning Board caused Planning Consultant to prepare an amendment to the Redevelopment Plan to include Block 624, Lot 1, among other revisions, dated December 7, 2023 (the “**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 Plan Amendment is consistent with the City’s Master Plan and recommending the adoption of the Plan Amendment; and

WHEREAS, the City Council has reviewed the Plan Amendment and desires to adopt and implement the 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 Plan Amendment as filed in the Office of the City Clerk, and attached hereto as Exhibit A, is hereby approved. The 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 Plan Amendment.

Section 4. In case any one or more of the provisions of this Ordinance or the 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 Plan Amendment, and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

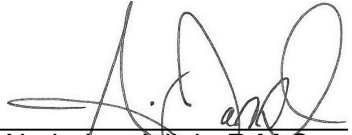
Section 5. This Ordinance shall take effect as provided by law.

EXHIBIT A

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 2024-03						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Richard Wyatt	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Charles McRae	Voter	<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	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consensus						