

Redevelopment Area, among other revisions and after discussions and testimony, the Planning Board determined that the Eighth Amendment is consistent with the City's Master Plan and recommended the adoption of the Eighth Amendment.

The attached Ordinance adopts the Plan Amendment.

**FISCAL IMPACT:** None

Kindly present this matter at the Council Meeting on February 12, 2024. If you have any questions or require additional information, please contact me at ext. 7983.

**ATTACHMENTS**

A. Ordinance

B. 197 Scattered Sites Redevelopment Plan: Eighth Amendment

  
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Zenobia Fields, Director, Economic Development      2/6/2024

# CITY OF PLAINFIELD

MC 2024-11

## ORDINANCE OF THE CITY OF PLAINFIELD, COUNTY OF UNION, NEW JERSEY ADOPTING THE EIGHTH AMENDMENT TO THE 197 SCATTERED SITES REDEVELOPMENT PLAN DATED FEBRUARY 1, 2024

**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 September 13, 1999, the Municipal Council of the City of Plainfield (the “**City Council**”) adopted Resolution 390-99 declaring 197 properties located throughout the City collectively as an “Area in Need of Redevelopment” and authorized the City’s Planning Board to prepare a redevelopment plan for the designated redevelopment properties; and

**WHEREAS**, on December 6, 1999, by Ordinance No. MC 1999-20, the City Council adopted a redevelopment plan entitled “*Redevelopment Plan for 197 City Owned, In Foreclosure and Bankrupt Properties*” (the “**Original 197 Redevelopment Plan**”); and

**WHEREAS**, in 2001, 2004, 2010, 2016, 2019, 2021 and 2022 the City Council amended the Original 197 Redevelopment Plan seven times via Ordinance Nos. MC 2001-18, MC 2004-16, MC 2010-36, MC-2016-07, MC 2019-28, MC 2021-20 and MC 2022-26 respectively (as may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, on October 10, 2023, the City adopted Resolution 379-23 authorizing the City Planning Board (the “**Planning Board**”) to conduct an area in need of investigation of certain property identified as Block 535, Lot 3 (1123-25 W. 7<sup>th</sup> Street) (the “**Study Area**”) and if so, commence with the preparation of a Redevelopment Plan; and

**WHEREAS**, on January 22, 2024, the City adopted Resolution 086-24 designating the Study Area as a non-condemnation redevelopment area in accordance with the Redevelopment Law; and

**WHEREAS**, thereafter the Planning Board caused its planning consultant, Nishuane Group, LLC to prepare an eighth amendment to the Redevelopment Plan entitled “197 Scattered Sites Redevelopment Plan: Eighth Amendment” (the “**Eighth Amendment**”), which involves Block 535, Lot 3 (1123-25 W. 7<sup>th</sup> Street) (the “**Redevelopment Area**”); and

**WHEREAS**, on February 1, 2024, at a duly noticed and constituted public meeting, the Planning Board reviewed and considered the Eighth Amendment, which sets forth the standards and requirements within the Redevelopment Area, among other revisions; and

**WHEREAS**, after discussions and testimony, the Planning Board determined that the Eighth Amendment is consistent with the City’s Master Plan and recommended the adoption of the Eighth Amendment; and

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

Section 4. In case any one or more of the provisions of this Ordinance or the Eighth 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 Eighth 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**

**Eighth 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

<b>✓ Vote Record - Ordinance MC 2024-11</b>						
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Repealed <input type="checkbox"/> Failed <input type="checkbox"/> Vetoed <input type="checkbox"/> Consensus			<b>Yes/Aye</b>	<b>No/Nay</b>	<b>Abstain</b>	<b>Absent</b>
	Richard Wyatt	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charles McRae	Secunder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Steve Hockaday	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Terri Briggs Jones	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Graham	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Julienne Cherry	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Darcella Sessomes	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>