

CITY OF PLAINFIELD

MC 2024-12

AN ORDINANCE OF THE CITY OF PLAINFIELD, COUNTY OF UNION, NEW JERSEY ADOPTING THE SCATTERED CITY-OWNED PARKING LOTS AND ADJACENT LOTS REDEVELOPMENT PLAN DATED FEBRUARY 1, 2024.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes a municipality to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, the Municipal Council (the “**City Council**”) of the City of Plainfield (the “**City**”), on May 18, 2020 adopted Resolution 176-20 designating Block 316, Lots 22-24, Block 317, Lot 19; Block 318, Lots 5-15, including Bank Place; and Block 832, Lot 2, along with all streets and rights of way appurtenant thereto, as a non-condemnation area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, on July 13, 2020, the City Council adopted Resolution 223-20 rescinding the designation of Block 318, Lot 6 as a non-condemnation area in need of redevelopment; and

WHEREAS, the Redevelopment Area consists of Block 316, Lots 22-24, Block 317, Lot 19; Block 318, Lots 5, 7-15, including Bank Place; and Block 832, Lot 2, on the Tax Maps of the City, along with all streets and rights of way appurtenant thereto; and

WHEREAS, on August 10, 2020, by Ordinance MC 2020-14, the City Council enacted a redevelopment plan entitled the “Scattered City-Owned Parking Lots and Adjacent Lots Redevelopment Plan”, prepared by Nishuane Group, LLC and dated June 18, 2020, for the Redevelopment Area (the “**Original Redevelopment Plan**”); and

WHEREAS, on January 22, 2024, the City Council adopted Resolution 084-24 authorizing and directing the City Planning Board (the “**Planning Board**”) to reexamine the Original Redevelopment Plan to clarify and revise certain development standards and requirements; and

WHEREAS, on February 1, 2024, at a duly noticed and constituted public meeting, the Planning Board reviewed and considered the Scattered City-Owned Parking Lots and Adjacent Lots Redevelopment Plan amendment dated February 1, 2024, which modified certain development standards, uses and requirements within the Redevelopment Area, along with additional revisions discussed at the Planning Board public meeting (the “**2024 Amendment**”); and

WHEREAS, after discussions and testimony, the Planning Board determined that the 2024 Amendment is consistent with the City’s master plan and recommended the adoption of the 2024 Amendment; and

WHEREAS, the City Council has reviewed the 2024 Amendment and desires to adopt and implement the 2024 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 Redevelopment Plan, as filed in the Office of the City Clerk, and attached hereto as Exhibit A, is hereby approved. The 2024 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 2024 Amendment.

Section 4. In case any one or more of the provisions of this Ordinance or the 2024 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 2024 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

2024 AMENDMENT

ADOPTED BY THE MUNICIPAL COUNCIL


March 11, 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 2024-12						
			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						