

# CITY OF PLAINFIELD

MC 2024-14

## AN ORDINANCE OF THE CITY OF PLAINFIELD, IN THE COUNTY OF UNION, ADOPTING THE TODD-SOUTH REDEVELOPMENT PLAN AMENDMENT 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 November 12, 2019, the Municipal Council of the City of Plainfield (the “**City Council**”), adopted Resolution 337-19 designating the properties identified on the tax map of the City as Block 706, Lots 3-6; Block 711, Lots 1 & 2; Block 835, Lots 1-3, 6 & 7; Block 836, Lots 2-8, 15.01; Block 839, Lots 9, 10, 14, 17, & 18; Block 840, Lots 2, 3, 5, 7.01 & 13; And The Entirety Of Blocks 101, 102, 103, 104, 704, 705, 712 And 838, as a Non-Condensation Area In Need Of Redevelopment (the “**Non-Condensation Redevelopment Area**”); and adopted Resolution 338-19 designating the properties identified on the tax map of the City as Block 835, Lots 4 & 5; Block 836, Lots 1, 9-14, 17 & 18; Block 839, Lots 1-8, 11-13, 15, 16, 19 & 20; and Block 840, Lots 1, 4, 9-12, 14 & 15.01, as a Condensation Area In Need Of Redevelopment (the “**Condensation Redevelopment Area**”, together with the Non-Condensation Redevelopment Area, the “**Redevelopment Area**”); in accordance with the Redevelopment Law; and

**WHEREAS**, on February 10, 2020, by Ordinance MC 2020-01, the City Council enacted a redevelopment plan for the Redevelopment Area, entitled the TODD South Redevelopment Plan, prepared by Nishuane Group, LLC (the “**Planning Consultant**”) and dated December 19, 2019 (the “**Original Redevelopment Plan**”); and

**WHEREAS**, on September 14, 2020, the City adopted Resolution 256-20, authorizing the settlement of all claims in the matter of Milan & Miten, Inc. and David Anthony Orenta v. City of Plainfield, Docket No. UNN-L-4462-19 (the “**Settlement**”); and

**WHEREAS**, the Settlement included the elimination of condemnation powers with regard to Block 839, Lots 15 and 16, commonly known as 405-407 Park Avenue and 401-403 Park Avenue, respectively (the “**Litigation Parcels**”) thereby removing the Litigation Parcels from the Condensation Redevelopment Area and adding the Litigation Parcels to the Non-Condensation Redevelopment Area; and

**WHEREAS**, on October 13, 2020, the City Council adopted Resolution 293-20, instructing the City Planning Board (the “**Planning Board**”) to reexamine the Original Redevelopment Plan, prepare any necessary revisions to effectuate the terms of the Settlement; and present same to the City Council; and

**WHEREAS**, at the direction of the Planning Board, the Planning Consultant reexamined the Original Redevelopment Plan and proposed amendments thereto to effectuate the terms of the Settlement (the “**2020 Plan Amendment**”); and

**WHEREAS**, on November 5, 2020, at a duly noticed and constituted public meeting, the Planning Board reviewed and considered the 2020 Plan Amendment, which removed the Litigation Parcels from the Condensation Redevelopment Area and added the Litigation Parcels to the Non-Condensation Redevelopment Area; and

**WHEREAS**, the 2020 Plan Amendment was subsequently adopted by the City Council; and

**WHEREAS**, on January 17, 2017, the City Council adopted Resolution 059-17, designating the entire Plainfield Urban Enterprise Zone as an area in need of rehabilitation in accordance with the Redevelopment Law as well as adjacent and contiguous areas separated by public rights-of-way, which included Block 832, Lots 6 and 13; and

**WHEREAS**, on March 14, 2022, the City Council adopted Resolution 140-22 directing the Planning Board to prepare an amendment to the 2020 Plan Amendment to include Block 832, Lots 6 and 13; and

**WHEREAS**, on July 11, 2022, the City Council adopted Resolution 250-22, designating Block 713, Lots 1, 2, 3, 4 and 5 as a non-condemnation redevelopment area; and

**WHEREAS**, on October 11, 2022, the City Council adopted Ordinance 2022-46 adopting an amendment to the 2020 Plan Amendment to include Block 832, Lots 6 and 13, and Block 713, Lots 1-5, among other changes (the “**2022 Plan**”); and

**WHEREAS**, on October 11, 2022, the City Council adopted Resolution 363-22, authorizing and directing the Planning Board to prepare an amendment to the 2022 Plan to include Block 837, Lot 1, which was previously designated as an area in need of rehabilitation by the adoption of Resolution 059-17 on January 17, 2017; and

**WHEREAS**, the Planning Board caused Planning Consultant to prepare an amendment to the 2022 Plan to include Block 837, Lot 1, among other revisions, dated January 19, 2023 (the “**2023 Plan Amendment**”), which was reviewed by the Planning Board on January 19, 2023 during a duly noticed public hearing; and

**WHEREAS**, on February 2, 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 2023 Plan Amendment was subsequently adopted by the City Council; and

**WHEREAS**, on January 22, 2024, the City Council adopted Resolution 087-24, authorizing and directing the Planning Board to undertake a reexamination of the 2023 Plan Amendment and to provide recommendations to the City Council for amending the 2023 Plan Amendment; and

**WHEREAS**, the Planning Board caused the Planning Consultant to prepare an amendment to the 2023 Plan Amendment to, among other revisions, revise certain development standards and use requirements set forth therein, in order to encourage and facilitate further redevelopment within the Redevelopment Area (the “**2024 Plan Amendment**”); and

**WHEREAS**, on February 1, 2024, the Planning Board reviewed the 2024 Plan Amendment and found that the 2024 Plan Amendment is consistent with the City’s Master Plan and recommended the adoption of the 2024 Plan Amendment and on February 15, 2024, the Planning Board adopted a resolution memorializing its findings; and

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

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

2024 PLAN AMENDMENT


ADOPTED BY THE MUNICIPAL COUNCIL

April 8, 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 2024-14						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Richard Wyatt	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Charles McRae	Mover	<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	Seconder	<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						