

CITY OF PLAINFIELD



P.O. Box 431
510 Watchung Avenue
Plainfield, N.J. 07061

City Council
Attention: Laddie Wyatt, City Clerk
515 Watchung Avenue
Plainfield, NJ 07080

May 18, 2007

RECEIVED & FILED
CITY CLERK'S OFFICE
MAY 18 PM 1:36
PLAINFIELD, NEW JERSEY

Re: Resolution of the City of Plainfield Planning Board Recommending that the North Avenue Extension Be Determined To Be An Area In Need of Redevelopment By City Council Pursuant To N.J.S.A. 40A:12A-6

Dear Ms. Wyatt:

Attached please find twelve (12) copies of the resolution in the above matter that was memorialized by the Planning Board at their May 17, 2007 board meeting. By copy of this letter I am also forwarding Corporation Counsel Dan Williamson one (1) copy of this resolution for his review in this matter.

By copy of this letter we are advising the Union County Improvement Authority Attorney of this recommendation as an area to be determined in need of redevelopment for preparation of the City Council resolution in this matter.

Sincerely,

William Nierstedt, PP, AICP
Director of Planning Division

WN/rm

cc: Jennifer Wenson Maier, Director, Public Works & Urban Development
Daniel Williamson, Corporation Counsel w/attachment
Michele Donato, Planning Board Attorney, w/attachment
Robert Bucco, Jr., PE, Board Engineer w/attachment
Ed Boccher, Esq., of De Cotiis and Pinto, Glen Pointe Centre West, 500 Frank W. Burr Boulevard,
Teaneck, NJ 07666, w/attachment
North Avenue Extension, w/original
Board Secretary Resolution File w/attachment
Redevelopment Plans-North ave extension.resolution ltr.5-17-07

RESOLUTION OF THE PLANNING BOARD OF THE
CITY OF PLAINFIELD RECOMMENDING THAT
101-175 EAST SECOND STREET; 119-137 PARK AVENUE;
120-130 WATCHUNG AVENUE; 101-209 WEST SECOND STREET AND
200-246 PARK AVENUE, ALSO DESIGNATED AS
BLOCK 316, LOTS 21, 22, 23, 24 25, 26 AND 27 AND
BLOCK 245, LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 ON THE TAX MAP AND
ASSOCIATED DRIFTWAYS BOUNDED BY PARK AVENUE,
EAST AND WEST SECOND STREETS, THE REAR LOT LINES OF PROPERTIES
FRONTING THE SOUTH SIDE OF FRONT STREET,
THE NEW JERSEY TRANSIT RARITAN VALLEY LINE AND
SIDE LOT LINES OF PROPERTIES FRONTING PARK AVENUE AND
EAST AND WEST SECOND STREETS,
ALSO KNOWN AS "NORTH AVENUE EXTENSION" BE DETERMINED TO BE AN
AREA IN NEED OF REDEVELOPMENT BY CITY COUNCIL
PURSUANT TO N.J.S.A. 40A:12A-6.

WHEREAS, N.J.S.A. 40A:12A-6 requires that, if the governing
body directs, the planning board shall conduct a preliminary
investigation as to whether properties should be designated as
an area in need of redevelopment; and

WHEREAS, on February 7, 2007, City Council directed the
Planning Board to conduct an investigation as to whether 101-175
EAST SECOND STREET; 119-137 PARK AVENUE; 120-130 WATCHUNG
AVENUE; 101-209 WEST SECOND STREET AND 200-246 PARK AVENUE, ALSO
DESIGNATED AS BLOCK 316, LOTS 21, 22, 23, 24 25, 26 AND 27 AND
BLOCK 245, LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 ON THE TAX MAP AND
ASSOCIATED DRIFTWAYS BOUNDED BY PARK AVENUE, EAST AND WEST
SECOND STREETS, THE REAR LOT LINES OF PROPERTIES FRONTING THE
SOUTH SIDE OF FRONT STREET, THE NEW JERSEY TRANSIT RARITAN
VALLEY LINE AND SIDE LOT LINES OF PROPERTIES FRONTING PARK

AVENUE AND EAST AND WEST SECOND STREETS, ALSO KNOWN AS "NORTH AVENUE EXTENSION" ("the Area") should be determined to be an area in need of redevelopment; and

WHEREAS, Remington & Vernick Engineers, Inc. prepared a report, entitled "Preliminary Investigation for Determination of Area in Need of Redevelopment, North Avenue Extension," dated March 16, 2007 in support of the redevelopment area designation (hereinafter referred to as the "Redevelopment Study"); and

WHEREAS, the Redevelopment Study details the statutory criteria for determination of whether the Area is in need of redevelopment and provides extensive factual information to justify the designation of the Area as an area in need of redevelopment pursuant to the statutory criteria; and

WHEREAS, proper notices of the proceedings were provided in accordance with the requirements of N.J.S.A. 40A:12A-6 by publishing notices in the Courier-News and by mailing notices to all property owners whose properties are proposed for designation as in need of redevelopment; and

WHEREAS, the notices set forth the general boundaries of the Area to be investigated and a map was prepared and on file in the office of the City Clerk for inspection by the public and interested parties; and

WHEREAS, the Planning Board conducted a public hearing on May 3, 2007, at which hearing the public was given an opportunity to comment; and

WHEREAS, the Planning Board makes the following findings of fact and conclusions of law:

1. On February 22, 2005, City Council adopted Resolution 084-05, on June 21, 2006, City Council adopted Resolution 282-06 and on February 7, 2007, City Council adopted Resolution 078-07 each directing the Planning Board to conduct a preliminary investigation and hearing in order to evaluate and make recommendations as to whether the Area meets the criteria for designation as an area in need of redevelopment.

2. The Planning Board authorized the Union County Improvement Authority to undertake the Redevelopment Study. George R. Stevenson, P.P., of Remington & Vernick Engineers, Inc. conducted the Redevelopment Study and presented several drafts for review and consideration by the Planning Board. The final draft referenced above thoroughly analyzes the statutory criteria of the LRHL, documents each property in the Area and the criteria applicable to each property. Mr. Stevenson testified at length and provided a Power Point demonstration of

the properties, the Area in its entirety and the reasons for recommending that the Area be declared in need of redevelopment.

3. Many members of the public spoke. The comments were varied, some urging the Planning Board and the City to be bold and comprehensive in its redevelopment efforts, others cautioning against over utilization of redevelopment powers.

4. The Planning Board is mindful of these considerations and has embarked on a comprehensive review of the existing Master Plan in order to identify areas in needs of redevelopment and to propose comprehensive citywide planning for these areas. City administration has cooperated with the Planning Board in this regard by providing necessary funding to undertake this ambitious and necessary project.

5. The Planning Board hopes to proceed in a collaborative undertaking with the City Council and administration in order to have a meaningful, comprehensive and sensitive approach to this important subject.

6. The Redevelopment Study finds that the Area is in need of redevelopment. The Redevelopment Study concludes that the Area studied satisfies several of the statutory criteria to be determined to be in need of redevelopment. The Redevelopment Study is incorporated by reference into this Resolution.

7. The Redevelopment Study and the testimony in the record provide detailed information to support the conclusion that the Area meets the criteria of the statute to be determined to be in need of redevelopment.

8. The Planning Board concludes, based on the Redevelopment Study, its knowledge of the Area and the evidence presented, that the Area known as the **"NORTH AVENUE EXTENSION"** is in need of redevelopment as defined in N.J.S.A. 40A:12-5.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING BOARD OF THE CITY OF PLAINFIELD that **101-175 EAST SECOND STREET; 119-137 PARK AVENUE; 120-130 WATCHUNG AVENUE; 101-209 WEST SECOND STREET AND 200-246 PARK AVENUE, ALSO DESIGNATED AS BLOCK 316, LOTS 21, 22, 23, 24 25, 26 AND 27 AND BLOCK 245, LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 ON THE TAX MAP AND ASSOCIATED DRIFTWAYS BOUNDED BY PARK AVENUE, EAST AND WEST SECOND STREETS, THE REAR LOT LINES OF PROPERTIES FRONTING THE SOUTH SIDE OF FRONT STREET, THE NEW JERSEY TRANSIT RARITAN VALLEY LINE AND SIDE LOT LINES OF PROPERTIES FRONTING PARK AVENUE AND EAST AND WEST SECOND STREETS, ALSO KNOWN AS "NORTH AVENUE EXTENSION"** be determined by City Council to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6 with the following specific recommendations for consideration by City Council:

1. The City should undertake a comprehensive analysis of the entire rail corridor in order to promote diverse economic development.

2. The future redevelopment plan for the North Avenue Extension should be coordinated with other existing Redevelopment Plans in order to have a meaningful, comprehensive and integrated redevelopment strategy.

3. Economic feasibility studies should be undertaken to address the fiscal impacts of the proposed redevelopment as tax ratables.

4. A comprehensive historic sites survey of the North Avenue Extension should be prepared. Historic buildings in this area should be designated for adaptive reuse in the Redevelopment plan. Particular attention should be given to the Elks building, the PNC Bank building and the Sutphen House. As to the latter, consideration for relocation in proximity to the Drake House should be considered in a future Redevelopment plan.

5. The redevelopment plan should require that buildings be LEED compliant.

6. The Plan should consider the socio-economic impacts of redevelopment, particularly with respect to the Planned Parenthood and the Daycare operations.

7. The Plan should address the impacts on small businesses and make diligent efforts to preserve these viable businesses.

8. A concerted effort should be undertaken to enlist a high degree of community involvement in preparation of a redevelopment plan to encourage inclusion and participation of existing residents, property owners and other members of the community who utilize this area.

ROLL CALL

Baldwin:	<u>Present</u>	Storch:	<u>Present</u>
Brown:	<u>Present</u>	Robertson:	<u>Present</u>
Fuller:	<u>Present</u>	Scott Bey:	<u>Absent</u>
James:	<u>Present</u>	Toth:	<u>Present</u>
Lovely-Brown:	<u>—</u>	Vose:	<u>Present</u>
Robinson-Briggs:	<u>—</u>		

This Resolution adopted this _____ day of _____ 2007 memorializes the action taken at a meeting of the City of Plainfield Planning Board on May 3, 2007 with the roll call vote on the memorialization as follows:

ROLL CALL ON MEMORIALIZATION

Baldwin:	<u>Aye</u>	Storch:	<u>Aye</u>
Brown:	<u>—</u>	Robertson:	<u>Aye</u>
Fuller:	<u>—</u>	Scott Bey:	<u>—</u>
James:	<u>Aye</u>	Toth:	<u>Aye</u>
Lovely-Brown:	<u>—</u>	Vose:	<u>Aye</u>
Robinson-Briggs:	<u>—</u>		

I hereby certify that the foregoing is a true copy of a
Resolution of the City of Plainfield Planning Board memorialized
on May 17th, 2007.

Rosalind Miller
Rosalind Miller