


## Interoffice Memo

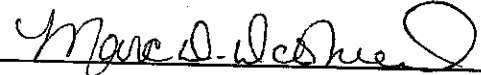
**To:** City Clerk Laddie Wyatt and City Council Members  
**From:** Bill Nierse , Planning Director  
**Date:** November 28, 2007  
**Re:** RESOLUTION ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD THAT THE AREA KNOWN AS THE NORTH AVENUE EXPANSION AREA IS AN AREA IN NEED OF REDEVELOPMENT AND DIRECTING THE PLANNING BOARD TO PREPARE A COMPREHENSIVE REDEVELOPMENT PLAN FOR BOTH THE AREA PREVIOUSLY IDENTIFIED AS THE NORTH AVENUE REDEVELOPMENT AREA AND THE NORTH AVENUE EXPANSION AREA

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Attached please find a resolution recommending that City Council accept the recommendation of the Planning Board that the area known as the North Avenue Expansion Area is an area in need of redevelopment, and direct the Planning Board to prepare a comprehensive redevelopment plan for both the area previously identified as the North Avenue Redevelopment Area and the North Avenue Expansion Area.

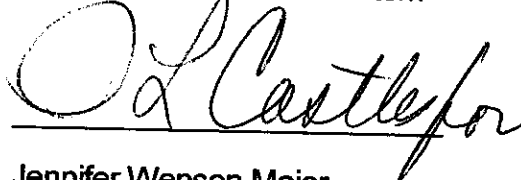
I would like to place this resolution on the December 3, 2007 City Council Agenda Fixing Session for their adoption at their December 5, 2007 regular meeting. Please contact me if you have any questions.

Approved as to Form and Sufficiency



Marc D. Dashield  
City Administrator

Approved as to Business Item



Jennifer Wenson Maier  
Director of Public Works

North Avenue -- res cover letter-adpt stdy- prp plan

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLAINFIELD ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD THAT THE AREA KNOWN AS THE NORTH AVENUE EXPANSION AREA IS AN AREA IN NEED OF REDEVELOPMENT AND DIRECTING THE PLANNING BOARD TO PREPARE A COMPREHENSIVE REDEVELOPMENT PLAN FOR BOTH THE AREA PREVIOUSLY IDENTIFIED AS THE NORTH AVENUE REDEVELOPMENT AREA AND THE NORTH AVENUE EXPANSION AREA**

**WHEREAS**, the City of Plainfield ("the City") is empowered, pursuant to the provisions of the Local Redevelopment and Housing Law, as amended and supplemented, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), to declare certain properties located within the City as areas in need of redevelopment, and to adopt and implement redevelopment plans, and carry out redevelopment projects within the City; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-4, the City may designate a redevelopment entity for purposes of undertaking activities associated with municipal redevelopment efforts and has designated the Union County Improvement Authority (the "Authority"), created under the County Improvement Authorities Law, N.J.S.A. 40:37A-44 et seq., as the City's Redevelopment Entity with responsibility for preparing and implementing redevelopment plans and carrying out redevelopment projects in the City and has entered into an Interlocal Agreement with the Authority for this purpose; and

**WHEREAS**, upon the recommendation of the Planning Board, the City Council, by Resolution 310-00, adopted on July 10, 2000, determined that an area within its boundaries known and designated as Block 313 Lots 1-14, Block 314, Lots 1-10 and Block 105, Lots 1-13, referred to as the North Avenue Redevelopment Area, constitutes an area in need of redevelopment in accordance with the criteria set forth at N.J.S.A. 40A:12A-6, (the "North Avenue Redevelopment Area"); and

**WHEREAS**, on March 19, 2001, the City, by Ordinance No. MC-2001-03 adopted a redevelopment plan for the North Avenue Redevelopment Area (the "North Avenue Redevelopment Plan"); and

**WHEREAS**, on June 20, 2007, by Resolution 290-07 the City Council authorized the Planning Board to conduct an investigation as to whether Block 316, Lots 21 through 27 and Block 245, Lots 3 through 10 as designated on the Official Tax Map of the City of Plainfield, also known as 101-175 East Second Street; 119-137 Park Avenue; 120-130 Watchung Avenue; 101-209 West Second Street and 200-246 Park Avenue (the "North Avenue Expansion") is an "area in need of redevelopment" according to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5; and

**WHEREAS**, Resolution 290-07 inadvertently omitted Block 316, Lot 20, included in the prior investigation of the Study Area, and associated driftways bounded by Park Avenue, Watchung 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; and

**WHEREAS**, on December 5, 2007, City Council adopted Resolution - 07 to correct the inadvertent omission of Block 316 Lot 20 and clarified that the Planning Board was authorized to conduct an investigation as to whether Block 316, Lots 20, 21, 22, 23, 24, 25, 26 and 27 and Block 245, Lots 3, 4, 5, 6, 7, 8, 9 and 10 as designated on the Official Tax Map of the City of Plainfield, also known as 101-175 East Second Street; 119-137 Park Avenue; 114-130 Watchung Avenue; 101-209 West Second Street and 200-246 Park Avenue; and associated driftways bounded by Park Avenue, Watchung 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; is an "area in need of redevelopment" according to the criteria set forth in the LRHL; and

**WHEREAS**, the Planning Board has conducted a preliminary investigation of the North Avenue Expansion Area, authorized a report entitled "Preliminary Investigation for Determination of Area in Need of Redevelopment, North Avenue Expansion," dated September 7, 2007, (the "Needs Study"), prepared by Remington & Vernick Engineers, Inc., which was considered by the Planning Board and which set forth proposed findings with respect to the eligibility of the area as an "area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-5; and

**WHEREAS**, by resolution adopted October 4, 2007, the Planning Board recommended that the City Council designate the North Avenue Expansion as an "area in need of redevelopment," based on testimony and comments received at the public hearing and the Needs Study, **except for Block 316 Lots 25, 26 and 27** and also specifically **including Block 316 Lot 21**, notwithstanding the conclusion set forth in the Needs Study; and

**WHEREAS**, by the within Resolution the City Council accepts the Planning Board's recommendation that the North Avenue Expansion, as modified, be deemed to constitute an area in need of redevelopment; and

**WHEREAS**, City Council also seeks to provide for a comprehensive redevelopment plan for the North Avenue Redevelopment Area and the North Avenue Expansion Areas; and

**WHEREAS**, City Council directs the Planning Board to prepare a comprehensive redevelopment plan, in collaboration with the Authority, and to further address those matters relevant to such a plan, and make additional recommendations to City Council, within the scope of the redevelopment plan and the intent of the LRHL,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Plainfield, in the County of Union, New Jersey, as follows:


- A. The City of Plainfield hereby approves and accepts the recommendation of the Planning Board that Block 316, Lots 20, 21, 22, 23, and 24, (but not Lots 25, 26 and 27) and Block 245, Lots 3, 4, 5, 6, 7, 8, 9 and 10 as designated on the Official Tax Map of the City of Plainfield, also known as 101-175 East Second Street; 119-137 Park Avenue; 114-130 Watchung Avenue; 101-209 West Second Street and 200-246 Park Avenue; and associated driftways bounded by Park Avenue, Watchung 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; is an "area in need of redevelopment" according to the criteria set forth in the Local Redevelopment and Housing Law. N.J.S.A. 40A:12A-5.
- B. The City of Plainfield hereby directs the Planning Board, in collaboration with the Authority, to prepare a comprehensive redevelopment plan for the North Avenue Redevelopment Area and the North Avenue Expansion Areas and, in doing so to review and revise the existing redevelopment plan for the North Avenue Redevelopment Area, undertake a new plan for the North Avenue Expansion, and prepare a single plan for the redevelopment of the entire area.
- C. A notice of this action shall be published in the official newspaper authorized to publish legal notices for the City as required by law.
- D. A copy of this resolution shall be filed in the Office of the City Clerk.

Adopted by the City Council

December 5, 2007

Approved as to form

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Laddie Wyatt, City Clerk

  
Daniel A. Williamson  
Corporation Counsel