

# CITY OF PLAINFIELD

MC 2024-19

## ORDINANCE OF THE CITY OF PLAINFIELD, COUNTY OF UNION, NEW JERSEY ADOPTING THE EAST 3RD STREET ENTERTAINMENT DISTRICT REDEVELOPMENT PLAN DATED APRIL 4, 2024

**WHEREAS**, on March 11, 2024, the City adopted Resolution 166-24 designating Block 308, Lot 1 (210-32 E. 3<sup>rd</sup> Street), Block 308, Lot 2 (234-42 E. 3<sup>rd</sup> Street), Block 308, Lot 3 (244-46 E. 3<sup>rd</sup> Street), Block 308, Lot 4 (248-52 E. 3<sup>rd</sup> Street) and Block 308, Lot 5 (254-56 E. 3<sup>rd</sup> Street) as a non-condemnation area in need of redevelopment (the “**Redevelopment Area**”) in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”); and

**WHEREAS**, thereafter the City Planning Board (the “**Planning Board**”) caused Nishuane Group, LLC to prepare a redevelopment plan for the Redevelopment Area, dated April 4, 2024 and entitled “East 3<sup>rd</sup> Street Entertainment District Redevelopment Plan” (the “**Redevelopment Plan**”); and

**WHEREAS**, on April 4, 2024, at a duly noticed and constituted public meeting, the Planning Board reviewed and considered the Redevelopment Plan, which sets forth certain standards, uses and requirements within the Redevelopment Area; and

**WHEREAS**, after discussions and testimony, the Planning Board determined that the Redevelopment Plan is consistent with the City master plan and recommended the adoption of the Redevelopment Plan and on April 4, 2024 the Planning Board adopted a resolution memorializing their findings; and

**WHEREAS**, the City Council has reviewed the Redevelopment Plan and desires to adopt and implement the Redevelopment Plan 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 Redevelopment Plan supersedes the prior underlying zoning.


Section 3. The zoning map of the City of Plainfield is hereby amended to incorporate the provisions of the Redevelopment Plan.

Section 4. In case any one or more of the provisions of this Ordinance or the Redevelopment Plan 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 Redevelopment Plan, 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.


ADOPTED BY THE MUNICIPAL COUNCIL

May 13, 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 2024-19						
			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	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	Mover	<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						