

# CITY OF PLAINFIELD

MC 2024-31

**ORDINANCE OF THE CITY OF PLAINFIELD, COUNTY OF UNION, NEW JERSEY  
AMENDING CHAPTER 17, THE LAND USE ORDINANCE, ARTICLE XIII, SECTION  
17:13-20 “DEPOSITS AND ESCROW: PAYMENTS TO PROFESSIONALS FOR  
REVIEW OF SUBDIVISION, SITE PLAN AND VARIANCE APPLICATIONS BEFORE  
THE PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT.”**

**WHEREAS**, On December 2, 2002, the City Council of the City of Plainfield adopted Ordinances No. 2002-29 and 2002-29A repealing and replacing the existing Chapters 17 (Zoning), Chapter 14 (Subdivisions) and portions of Chapter 3 (Agencies, Boards, Commissions and Committees) and replaced them with a new Chapter 17 entitled Land Use Ordinance; and

**WHEREAS**, at multiple times since this initial adoption the Planning Board and City Council have amended the Land Use Ordinance to respond to new land use issues and concerns as they arise, and

**WHEREAS**, the Planning Board continues to review and refine the ordinance in order to identify necessary changes; and

**WHEREAS**, the City Council has reviewed and considered the Planning Board’s recommendations to amend the Land Use Ordinance, and

**WHEREAS**, the City Council is required pursuant to N.J.S.A. 40:55D-26 to forward the proposed amendment to the Planning Board for their review and comment prior to the City Council adoption of the amendments to the Land Use Ordinance, and

**WHEREAS**, the Planning Board is scheduled to review this proposed land ordinance amendment at their May 16, 2024 meeting and submit their resolution of findings to the City Council in accordance with Section 40:55D-26 of the Municipal Land Use Law prior to second reading of this ordinance.

**NOW, THEREFORE BE IT ENACTED** By the City Council of the City of Plainfield,

that:

**SECTION 1.**

The City Council has determined that the Cannabis-related business ordinance amendment to the Land Use Ordinance is appropriate and hereby adopts this Ordinance amendment to the Land Use Ordinance as proposed.

**SECTION 2.**

The validity or enforceability of any provision of this Ordinance shall not affect the remaining provision of this ordinance, which shall remain in full force and effect.

**SECTION 3.**

A notice of this action shall be published in the official newspaper authorized to publish legal notices for the City.

**SECTION 4.**

A copy of the Land Use Ordinance as amended is to be filed with the Union County Planning Board in accordance with Section 40:55D-16 of the Municipal Land Use Law.

**SECTION 5.**

This ordinance shall take effect twenty (20) days after final passage and approval, as provided by law.

**EXHIBIT A**

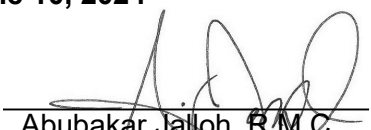
**SECTION 17:13-20**

**Amend - Section 17:13-20. “Deposits and escrow: payments to professionals for review of subdivision, site plan and variance applications before the Planning Board and Zoning Board of Adjustment.”**

K. Any applications that are not described above are required to submit a minimum in escrow of ~~\$1,000~~ **\$2,500 for Zoning Board of Adjustment and \$5,000 Planning Board** at the time of the initial application submission.

ADOPTED BY THE MUNICIPAL COUNCIL

**June 10, 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 2024-31						
			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	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Vetoed	Darcella Sessomes	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consensus						