

RESOLUTION OF THE PLANNING BOARD
BOROUGH OF NORTH PLAINFIELD

WHEREAS, the Planning Board of the Borough of North Plainfield, pursuant to the requirements of Chapter 291, Laws of New Jersey, 1975, of the Municipal Land Use Law, has made a general re-examination of the Municipal Master Plan, which plan was originally adopted in August, 1974 and reviewed, revised and readopted by resolution of the Board in 1982, and

WHEREAS, the Planning Board of the Borough of North Plainfield, based upon re-examination of the Master Plan, caused a report of findings to be prepared which report included a recommendation of reaffirmation of the Master Plan with certain recommendations for future study; and

WHEREAS, the Planning Board after proper public notice held a hearing on the re-examination report and its findings on November 30, 1988, and the Board, after considering the report, considering the comments of the public and recommendations of Borough Officials and of the Board's Master Plan Committee finds as follows:

1. The Planning Board affirms all findings and recommendations of the report prepared by Board's Master Plan Committee, in association with the Board, which report is annexed hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of North Plainfield that it reaffirms the Master Plan and 1982 Review of the Master Plan of the Borough of North Plainfield and that the annexed re-examination report shall be affixed to said Master Plan. The Clerk of the Board is directed to forward a copy of this Resolution to the County Planning Board and to the Clerk of all adjoining municipalities of the Borough of North Plainfield.

ROLL CALL VOTE:

Those in Favor-

Mr. Zampella

Mr. Hammon

Mr. Schmidt

Chairman A. R. Lake

Those Opposed-

None

12-14-88
Date

A. R. Lake
Chairman- A. R. Lake

Caryl M. Chirello
Secretary- Caryl M. Chirello

PERIODIC RE-EXAMINATION

OF

MASTER PLAN

NORTH PLAINFIELD, N. J.

PREPARED BY

NORTH PLAINFIELD PLANNING BOARD

The Borough of North Plainfield adopted a comprehensive Master Plan; the plan was re-examined in 1982, and its goals and objectives were reaffirmed, as well as a statement of known issues and/or change condition pursuant to N.J.S.A. 40:550-89.

- A. Major Problems and objectives of 1982 Master Plan Review:
1. Rehabilitation of downtown business area.
 2. Traffic in "T" corridor (Rt. 22 & Somerset Street).
 3. Development of business zones on Rt. 22.
 4. Property Maintenance enforcement.
 5. Enforcement of conditions of development approvals.
 6. Redevelopment of Historical residential area (R-5).
 7. Inadequate downtown off-street parking.
- B. Extent to which such problems and objectives have been reduced or increased since 1982:
1. Downtown business area has changed only minimally as a result of Small Cities Grant low-interest loans. Off-street parking continues to be a problem.
 2. Traffic problems in the "T" corridor (Rt. 22 and Somerset Street) have increased due to the opening of Route 78, particularly at Rt. 22 overpass.
 3. Route 22 business corridor has been substantially developed but several significant properties remain undeveloped and zoning regulations abetting such properties should be re-examined to promote appropriate use of those properties.
 4. Zoning review, Property Maintenance and enforcement of development approvals improved sharply but has recently declined again due to the lack of manpower.
 5. The Historical residential areas have greatly improved through private sector rehabilitation and the recent enactment of protective zoning regulations. The townhouse element of the R-4 zone (Historic District) has been eliminated as being unnecessary and incompatible with recent redevelopment of the area
 6. Construction of new high school library and approval and impending construction of new high school gymnasium will greatly reduce overcrowding.
- C. The extent to which there have been significant changes of the assumptions, policies and objectives of the Master Plan or Development Regulations.
1. The need for encouraging multi-family development in the R-4 zone has been eliminated.
 2. All other problems and objectives remain the same and must be coordinated with redevelopment of downtown Plainfield.
- D. Specific changes recommended for the Master Plan or Development Regulations.
1. Innovative regulations should be explored which would help refurbish downtown business area, including problems of off-street parking.
 2. Traffic flows must be examined to help reduce the traffic jams in the "T" corridor and at the intersections at the Rt. 22 overpass.
 3. Senior Citizen Housing and facilities should be encouraged.
 4. Flooding problems remain and must continue to be dealt with on a regional basis.
 5. The Blue Star Drive along Route 22 should be protected in order to ensure a green belt along the highway.

6. Stronger property maintenance and zoning enforcement regulations must be achieved by increased staffing by the Borough Administration.
7. H-1 and H-2 Historic District residence zones to be incorporated into Borough zoning map.
8. Green Acres sites should also be incorporated into Borough zoning map.
9. A professional Planner should be retained by the Borough to provide recommendations for achieving these goals.

UPDATES TO THE 1974 MASTER PLAN

UPDATES TO THE MASTER PLAN DATED FEBRUARY 9, 1975 AND
DECEMBER 14, 1988 SHOULD BE AFFIXED TO THE MASTER PLAN