Legislation Details (With Text)

File #:	20-0075	**Version:** 1	**Name:**	Investigation for an Area in Need of Redevelopment - South and Jefferson Street
Type:	Resolution		**Status:**	Adopted
File created:	1/14/2020		**In control:**	Economic and Housing Development
On agenda:			**Final action:**	2/25/2020

Title: Dept/ Agency: Economic and Housing Development
Action: ( ) Ratifying (X) Authorizing ( ) Amending
Type of Service: Investigation for Area in Need of Redevelopment
Purpose: Central Planning Board to determine if area is in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)
286-302 South Street/Block 952/Lot 1/East Ward
304-306 South Street/Block 952/Lot 16/East Ward
85-93 Clifford Street/Block 952/Lot 21/East Ward
95-101 Clifford Street/Block 952/Lot 24/East Ward
312-318 South Street/Block 952/Lot 43/East Ward
308-310 South Street/Block 952/Lot 44/East Ward
320-328 South Street/Block 952/Lot 46/East Ward
330-336 South Street/Block 952/Lot 50/East Ward
280-284 South Street/Block 952/Lot 58/East Ward
334-342 Jefferson Street/Block 952/Lot 61/East Ward
Additional Information:

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
2/25/2020	1	Municipal Council	Adopt	Pass

Dept/ Agency: Economic and Housing Development
Action: ( ) Ratifying (X) Authorizing ( ) Amending
Type of Service: Investigation for Area in Need of Redevelopment
Purpose: Central Planning Board to determine if area is in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)
286-302 South Street/Block 952/Lot 1/East Ward
304-306 South Street/Block 952/Lot 16/East Ward
85-93 Clifford Street/Block 952/Lot 21/East Ward
95-101 Clifford Street/Block 952/Lot 24/East Ward
312-318 South Street/Block 952/Lot 43/East Ward
308-310 South Street/Block 952/Lot 44/East Ward
320-328 South Street/Block 952/Lot 46/East Ward
330-336 South Street/Block 952/Lot 50/East Ward
280-284 South Street/Block 952/Lot 58/East Ward
334-342 Jefferson Street/Block 952/Lot 61/East Ward
Additional Information:

WHEREAS, the Department of Economic and Housing Development has requested that the properties identified on the Official Tax Map of the City of Newark, known as 286-302 South Street, 304-306 South Street, 85-93 Clifford Street, 95-101 Clifford Street, 312-318 South Street, 308-310 South Street, 320-328 South Street, 330-336 South Street, 280-284 South Street and 334-342 Jefferson Street (Block 952, Lots 1, 16, 21, 24, 43, 44, 46, 50, 58 and 61) in the East Ward (the "Study Area"), be investigated by the Central Planning Board to determine if the Study Area is an "area in need of redevelopment" under the Local Redevelopment and Housing Law (the "LRHL"), under N.J.S.A. 40A:12A-1 *et seq.*; and

WHEREAS, the LRHL authorizes the Governing Body, by resolution, to authorize the Central Planning Board to undertake a preliminary investigation (the "Investigation") to determine whether an area (or any portion thereof) is an "area in need of redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, "the resolution authorizing the Central Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area"); and

WHEREAS, the Department of Economic and Housing Development desires the Central Planning Board of the City of Newark (the "Central Planning Board") to undertake such Investigation of the Study Area as a Non-Condemnation Redevelopment Area in Need of Redevelopment; and

WHEREAS, the Municipal Council of the City of Newark (the "Municipal Council") wishes to direct the Central Planning Board to conduct the Investigation of the Study Area as authorized under the LRHL.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Central Planning Board of the City of Newark is hereby authorized and directed to conduct a preliminary investigation as to 286-302 South Street, 304-306 South Street, 85-93 Clifford Street, 95-101 Clifford Street, 312-318 South Street, 308-310 South Street, 320-328 South Street, 330-336 South Street, 280-284 South Street and 334-342 Jefferson Street (Block 952, Lots 1, 16, 21, 24, 43, 44, 46, 50, 58 and 61) in the East Ward (the "Study Area"), and to issue all notices and to conduct all public hearings required under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "LRHL"), to effectuate this preliminary investigation, and to thereafter provide its recommendations to the Municipal Council.

2. The Municipal Council is requesting that the Central Planning Board determine the study area to be a Non-Condemnation Redevelopment Area, which, shall authorize the municipality to

use all those powers provided by the Legislature for use in a redevelopment area, other than the use of eminent domain (i.e. a "Non-Condemnation Redevelopment Area").

3. The City Clerk is hereby directed to transmit a copy of this Resolution to the Secretary of the Central Planning Board.

STATEMENT

This Resolution authorizes the Central Planning Board to conduct a preliminary investigation as to whether 286-302 South Street, 304-306 South Street, 85-93 Clifford Street, 95-101 Clifford Street, 312-318 South Street, 308-310 South Street, 320-328 South Street, 330-336 South Street, 280-284 South Street and 334-342 Jefferson Street (Block 952, Lots 1, 16, 21, 24, 43, 44, 46, 50, 58 and 61) in the East Ward is a Non-Condemnation Redevelopment Area as defined under the Local Redevelopment and Housing Law (the "LRHL"), under N.J.S.A. 40A:12A-1 *et seq.*