



Legislation Details (With Text)

File #: 18-0001 **Version:** 1 **Name:** Area In Need of Redevelopment (Center City Housing, Pueblo City Housing, Johnson Apartments, M&M Development and Branch Brook Tower)

Type: Resolution **Status:** Adopted

File created: 1/2/2018 **In control:** Economic and Housing Development

On agenda: 3/7/2018 **Final action:** 2/27/2018

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)
 15 Thomas Street/Block 2826/Lot 39/East Ward
 12-14 Pennsylvania Avenue/Block 2826/Lot 28/East Ward
 17-19 Pennsylvania Avenue/Block 2824/Lot 40/East Ward
 20-30 Astor Street/Block 2803/Lot 1/South Ward
 46-54 Astor Street/Block 2808/Lot 14/East Ward
 60-74 Astor Street/Block 2808/ Lot 21/East Ward
 19-33 Murray Street/Block 2811/Lot 1/East Ward
 23 Johnson Avenue/Block 2669/Lot 14/South Ward
 25 Johnson Avenue/Block 2674/Lot 56/South Ward
 27-39 Johnson Avenue/Block 2674/Lot 1/South Ward
 84-92 Parkhurst Street/Block 899/Lot 38/East Ward
 29-39 Washington Street/Block 35/Lot 1/Central Ward
 252-262 Heller Parkway/Block 748.01/Lots 1, 2, 3, 4, 5, 6/North Ward
 250 Heller Parkway/Block 748.01/Lot 7/North Ward
 248 Heller Parkway/Block 748.01/Lot 8/North Ward
 238-246 Heller Parkway/Block 748.01/Lots 9, 10, 11, 12/North Ward
 21-23 Rose Avenue/Block 748.01/Lot 14/North Ward
 17-19 Rose Avenue/Block 748.01/Lots 15, 16/North Ward
 15 Rose Avenue/Block 748.01/Lot 17/North Ward
 11-13 Rose Avenue/Block 748.01/Lots 18, 19/North Ward
 839-845 N 6th Street/Block 748.01/Lots 20, 24/North Ward
 16 Rose Avenue/Block 748/Lot 17/North Ward
 114-126 Monroe Street/Block 1987/Lot 21/East Ward
 Additional Information:

Sponsors: Augusto Amador, Eddie Osborne

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
2/27/2018	1	Municipal Council	Defer	Pass
2/27/2018	1	Municipal Council	Adopt	Pass

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16 Rose Avenue/Block 748/Lot 17/North Ward
114-126 Monroe Street/Block 1987/Lot 21/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 as 15 Thomas Street, 12-14 Pennsylvania Avenue, 17-19 Pennsylvania Avenue, 20-30 Astor Street, 46-54 Astor Street, 60-74 Astor Street, 19-33 Murray Street, 23 Johnson Avenue, 25 Johnson Avenue, 27-39 Johnson Avenue, 84-92 Parkhurst Street, 29-39 Washington Street, 252-262 Heller Parkway, 250 Heller Parkway, 248 Heller Parkway, 238-246 Heller Parkway, 21-23 Rose Avenue, 17-19 Rose Avenue, 15 Rose Avenue, 11-13 Rose Avenue, 839-845 N 6th Street, 16 Rose Avenue and 114-126 Monroe Street (Block: 2826, Lot: 39; Block: 2826, Lot: 28; Block: 2824, Lot: 40; Block: 2803, Lot: 1; Block: 2808, Lot: 14; Block: 2808, Lot 21; Block: 2811, Lot 1; Block: 2669, Lot: 14; Block: 2674, Lot: 56; Block: 2674, Lot: 1; Block: 899, Lot: 38; Block:35, Lot: 1; Block: 748.01, Lots: 1, 2, 3, 4, 5 and 6; Block: 748.01, Lot: 7; Block: 748.01, Lot: 8; Block: 748.01, Lots: 9, 10, 11 and 12; Block: 748.01, Lot: 14; Block: 748.01, Lots: 15 and 16; Block: 748.01, Lot: 17; Block:748.01, Lots 18 and 19; Block: 748.01, Lots: 20 and 24; Block: 748, Lot:17; and Block: 1987, Lot 21) (the “Study Area”) in the East, South, North and Central Wards, 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, the New Jersey Legislature adopted, and the Governor signed P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “the resolution authorizing the 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 “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 Municipal Council finds it to be in the best interest of the City and its residents to authorize the City’s Central Planning Board to undertake such Investigation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, 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 whether 15 Thomas Street, 12-14 Pennsylvania Avenue, 17-19 Pennsylvania Avenue, 20-30 Astor Street, 46-54 Astor Street, 60-74 Astor Street, 19-33 Murray Street, 23 Johnson Avenue, 25 Johnson Avenue, 27-39 Johnson Avenue, 84-92 Parkhurst Street, 29-39 Washington Street, 252-262 Heller Parkway, 250 Heller Parkway, 248 Heller Parkway, 238-246 Heller Parkway, 21-23 Rose Avenue, 17-19 Rose Avenue, 15 Rose Avenue, 11-13 Rose Avenue, 839-845 N 6th Street, 16 Rose Avenue and 114-126 Monroe Street (Block: 2826, Lot: 39; Block: 2826, Lot: 28; Block: 2824, Lot: 40; Block: 2803, Lot: 1; Block: 2808, Lot: 14; Block: 2808, Lot 21; Block: 2811, Lot 1; Block: 2669, Lot: 14; Block: 2674, Lot: 56; Block: 2674, Lot: 1; Block: 899, Lot: 38; Block:35, Lot: 1; Block: 748.01, Lots: 1, 2, 3, 4, 5 and 6; Block: 748.01, Lot: 7; Block: 748.01, Lot: 8; Block: 748.01, Lots: 9, 10, 11 and 12; Block: 748.01, Lot: 14; Block: 748.01, Lots: 15 and 16; Block: 748.01, Lot: 17; Block:748.01, Lots 18 and 19; Block: 748.01, Lots: 20 and 24; Block: 748, Lot:17; and Block: 1987, Lot 21)in the East, South, North and Central Wards, is an “area in need of redevelopment” as defined under the LRHL, to issue all notices and to conduct all public hearings required under the LRHL to effectuate this preliminary investigation, and to thereafter provide its recommendations to the Municipal Council.
2. 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 (i.e. a “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 15 Thomas Street, 12-14 Pennsylvania Avenue, 17-19 Pennsylvania Avenue, 20-30 Astor Street, 46-54 Astor Street, 60-74 Astor Street, 19-33 Murray Street, 23 Johnson Avenue, 25 Johnson Avenue, 27-39 Johnson Avenue, 84-92 Parkhurst Street, 29-39 Washington Street, 252-262 Heller Parkway, 250 Heller Parkway, 248 Heller Parkway, 238-246 Heller Parkway, 21-23 Rose Avenue, 17-19 Rose Avenue, 15 Rose Avenue, 11-13 Rose Avenue, 839-845 N 6th Street, 16 Rose Avenue and 114-126 Monroe Street (Block: 2826, Lot: 39; Block: 2826, Lot: 28; Block: 2824, Lot: 40; Block: 2803, Lot: 1; Block: 2808, Lot: 14; Block: 2808, Lot 21; Block: 2811, Lot 1; Block: 2669, Lot: 14; Block: 2674, Lot: 56; Block: 2674, Lot: 1; Block: 899, Lot: 38; Block: 35, Lot: 1; Block: 748.01, Lots: 1, 2, 3, 4, 5 and 6; Block: 748.01, Lot: 7; Block: 748.01, Lot: 8; Block: 748.01, Lots: 9, 10, 11 and 12; Block: 748.01, Lot: 14; Block: 748.01, Lots: 15 and 16; Block: 748.01, Lot: 17; Block: 748.01, Lots 18 and 19; Block: 748.01, Lots: 20 and 24; Block: 748, Lot: 17; and Block: 1987, Lot 21) in the East, South, North and Central Wards, is an "area in need of redevelopment" as defined under the Local Redevelopment and Housing Law (the "LRHL"), under N.J.S.A. 40A:12A-1 et seq.