



Legislation Details (With Text)

**File #:** 18-1379      **Version:** 1      **Name:** Declaration of an 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:** 8/27/2018      **In control:** Economic and Housing Development

**On agenda:** 9/25/2018      **Final action:** 9/25/2018

**Title:** Dept/ Agency: Economic and Housing Development  
 Action: ( ) Ratifying (X) Authorizing ( ) Amending  
 Type of Service: Declaring an Area in Need of Redevelopment  
 Purpose: Designating area in need of redevelopment  
 List of Property:  
 (Address/Block/Lot/Ward)  
 29-39 Washington Street/Block 35/Lot 1/Central Ward  
 84-92 Parkhurst Street/Block 899/Lot 38/East Ward  
 114-126 Monroe Street/Block 1987/Lot 21/East Ward  
 23 Johnson Avenue/Block 2669/Lot 14/South Ward  
 27-39 Johnson Avenue/Block 2674/Lot 1/South Ward  
 25 Johnson Avenue/Block 2674/Lot 56/South 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 (86 Brunswick Street and 25-27 Astor Street)/Block 2811/Lot 1/East Ward  
 17-19 Pennsylvania Avenue/Block 2824/Lot 40/East Ward  
 12-14 Pennsylvania Avenue/Block 2826/Lot 28/East Ward  
 15 Thomas Street (37 Brunswick Street)/Block 2826/Lot 39/East Ward  
 Additional Information:  
 Resolution 7R2-a S) adopted on February 27, 2018 authorized and directed the Central Planning Board to conduct a preliminary investigation

**Sponsors:** Augusto Amador, John Sharpe James

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
9/25/2018	1	Municipal Council	Adopt	Pass

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**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on February 27, 2018, the Municipal Council of the City of Newark ("Municipal Council") adopted Resolution 7R2-a (S) authorizing and directing the Central Planning Board of the City of Newark ("Central Planning Board") to conduct a preliminary investigation to determine whether certain properties identified on the Official Tax Map of the City of Newark, 15 Thomas Street (37 Brunswick 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 (86 Brunswick Street and 25-27 Astor 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) or any portions thereof ("Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Redevelopment Area, as defined by the Redevelopment Law; and

**WHEREAS**, the Central Planning Board conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as a Condemnation Area in Need of Redevelopment in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

**WHEREAS**, a public hearing was conducted by the Central Planning Board on June 11, 2018, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

**WHEREAS**, after completing its investigation and public hearing on this matter, the Central Planning Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as a Condemnation Area in Need of Redevelopment; and

**WHEREAS**, ten properties, 16 Rose Avenue (Block 748, Lot 17), 252-262 Heller Parkway (Block 748.01, Lot 1), 250 Heller Parkway (Block 748.01, Lot 7), 248 Heller Parkway (Block 748.01,

Lot 8), 238-246 Heller Parkway (Block 748.01, Lot 9), 21-23 Rose Avenue (Block 748.01, Lot 14), 17-19 Rose Avenue (Block 748.01, Lot 15), 15 Rose Avenue (Block 748.01, Lot 17), 11-13 Rose Avenue (Block 748.01, Lot 18) and 839-845 North 6<sup>th</sup> Street (Block 748.01, Lot 20), did not qualify as an Area in Need of Redevelopment, the Board recommended that these properties not be designated as an Area in Need of Redevelopment; and

**WHEREAS**, the properties in the study area meet Criteria “a,” “b” and “h” in accordance with the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A *et seq.*); and

**WHEREAS**, in accordance with Redevelopment Law and as memorialized by Resolution, dated June 11, 2018, the Central Planning Board recommended to the Municipal Council that the Study Area be designated as a Condemnation Area in Need of Redevelopment; and

**WHEREAS**, the Municipal Council has reviewed the recommendation of the Central Planning Board and wishes to designate the Study Area as a Condemnation Redevelopment Area pursuant to the Redevelopment Law; and

**WHEREAS**, the designation of the Study Area as a Condemnation Redevelopment Area shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, other than the use of power of eminent domain to acquire any property in the Study Area; and

**WHEREAS**, in order to effectuate the Municipal Council’s designation of the Study Area as a Condemnation Redevelopment Area, the adoption of a Redevelopment Plan by the Municipal Council by Ordinance is required pursuant to N.J.S.A. 40A:12A-7; and

**WHEREAS**, the Municipal Council desires to direct the Central Planning Board to prepare a Redevelopment Plan and transmit the proposed Plan to the Municipal Council for its consideration upon completion of the Central Planning Board’s review.

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

1. The Municipal Council of the City of Newark, State of New Jersey has reviewed the recommendation of the Central Planning Board of the City of Newark and finds 29-39 Washington Street, 84-92 Parkhurst Street, 114-126 Monroe Street, 23 Johnson Avenue, 27-39 Johnson Avenue, 25 Johnson Avenue, 20-30 Astor Street, 46-54 Astor Street, 60-74 Astor Street, 19-33 Murray Street (86 Brunswick Street and 25-27 Astor Street), 17-19 Pennsylvania Avenue, 12-14 Pennsylvania Avenue and 15 Thomas Street (37 Brunswick Street) (Block 35, Lot 1; Block 899, Lot 38; Block 1987, Lot 21; Block 2669, Lot 14; Block 2674, Lots 1, 56; Block 2803, Lot 1; Block 2808, Lots 14, 21; Block 2811, Lot 1; Block 2824, Lot 40 and Block 2826, Lots 28, 39), as shown on the official tax map of the City of Newark (the “Property”), qualifies as a Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*

2. The Properties are hereby designated as a Condemnation Redevelopment Area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1, *et seq.*

3. The designation of the Properties as a Condemnation Redevelopment Area shall authorize the City to exercise all powers designated by the New Jersey Legislature for use in a

redevelopment area other than the use of eminent domain to acquire any property in the Study Area.

4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of New Jersey Department of Community Affairs for review, in accordance with N.J.S.A. 40A:12A-6 (b)(5).

5. Within ten (10) days of the Municipal Council's adoption of the within Resolution, the Department of Economic and Housing Development of the City of Newark shall serve notice of the Municipal Council's determination and the within Resolution upon all record owners of property within the Condemnation Redevelopment Area, those whose names are listed on the Tax Assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commissioner of the New Jersey Department of Community Affairs.

6. The Central Planning Board is hereby directed to create and transmit a Redevelopment Plan and Report to the Municipal Council pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The Central Planning Board's report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate.

### **STATEMENT**

This resolution authorizes the Municipal Council to designate 29-39 Washington Street, 84-92 Parkhurst Street, 114-126 Monroe Street, 23 Johnson Avenue, 27-39 Johnson Avenue, 25 Johnson Avenue, 20-30 Astor Street, 46-54 Astor Street, 60-74 Astor Street, 19-33 Murray Street (86 Brunswick Street and 25-27 Astor Street), 17-19 Pennsylvania Avenue, 12-14 Pennsylvania Avenue, and 15 Thomas Street (37 Brunswick Street) (Block 35, Lot 1; Block 899, Lot 38; Block 1987, Lot 21; Block 2669, Lot 14; Block 2674, Lots 1, 56; Block 2803, Lot 1; Block 2808, Lots 14, 21; Block 2811, Lot 1; Block 2824, Lot 40 and Block 2826, Lots 28, 39) as a Condemnation Redevelopment Area and further directs the Central Planning Board to create and transmit a Redevelopment Plan and Report to the Municipal Council pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.