



Legislation Details (With Text)

**File #:** 23-2001      **Version:** 1      **Name:** Investigation of AINOR (Market Street and Jefferson Street)

**Type:** Resolution      **Status:** Adopted

**File created:** 12/19/2023      **In control:** Economic and Housing Development

**On agenda:** 1/24/2024      **Final action:** 1/24/2024

**Title:** Dept/ Agency: Economic and Housing Development  
 Action: ( ) Ratifying (X) Authorizing ( ) Amending  
 Type of Service: Investigation for Area in Need of Redevelopment  
 Purpose: Authorizing the Central Planning Board to undertake a preliminary investigation to determine if the area is in need of redevelopment.  
 List of Properties:  
 (Address/Block/Lot/Ward)  
 450-466 Market Street/Block 175/Lot 1/ East Ward  
 31-39 Jefferson Street /Block 175/Lot 80/East Ward  
 Additional Information:

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
1/24/2024	1	Municipal Council		

**Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
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**(Address/Block/Lot/Ward)**  
 450-466 Market Street/Block 175/Lot 1/ East Ward  
 31-39 Jefferson Street /Block 175/Lot 80/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 (“City”), known as 450-466 Market Street (Block 175, Lot 1) and 31-39 Jefferson Street (Block 175, Lot 80), inclusive of any and all streets, “paper” streets, private drives and right of ways, considered the “Study Area” be investigated by the Newark Central Planning Board (“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 a 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-6; and

**WHEREAS**, pursuant to P.L. 2013, Chapter 159, “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-Condensation 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 “Condensation Redevelopment Area”); and

**WHEREAS**, the Municipal Council finds it in the best interest of the City and its residents to authorize the Central Planning Board to undertake such Investigation of the Study Area as a Non-Condensation 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 the following properties, identified on the Official Tax Map of the City of Newark as 450-466 Market Street (Block 175, Lot 1) and 31-39 Jefferson Street (Block 175, Lot 80) in the East Ward are an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1, et seq., 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, except the use of eminent domain (i.e. a “Non-Condensation Redevelopment Area”).
3. The City Clerk is hereby directed to transmit a copy of this Resolution to the Secretary of the Central Planning Board.
4. The Deputy Mayor/Director of the Department of Economic and Housing Development shall file a copy of this Resolution in the Office of the City Clerk.

### **STATEMENT**

This Resolution authorizes the Central Planning Board to conduct a preliminary investigation as to whether property identified on the Official Tax Map of the City of Newark as 450-466 Market Street (Block 175, Lot 1) and 31-39 Jefferson Street (Block 175, Lot 80) in the East Ward is are “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.*