



## Legislation Details (With Text)

**File #:** 12-0909      **Version:** 2      **Name:** Declaring an Area in Need of Redevelopment - 178 Sylvan Avenue (859-873 Summer Avenue, Block 839.01, Lot 32)

**Type:** Resolution      **Status:** Filed

**File created:** 4/5/2012      **In control:** Economic and Housing Development

**On agenda:** 7/3/2012      **Final action:** 7/3/2012

**Title:** Dept/ Agency: Economic & 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)  
144-178 Sylvan Avenue (859-873 Summer Avenue) /Block 839.01/Lot 32/North Ward  
Additional Information:  
Resolution 7R3-B 120811, authorized and directed a preliminary investigation of the property

**Sponsors:**

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
7/3/2012	2	Municipal Council	Adopt	Pass

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**WHEREAS**, the Municipal Council of the City of Newark, New Jersey adopted Resolution 7R3-B on December 8, 2011, directing the Central Planning Board of the City of Newark to conduct an investigation to determine whether The Area ("Study Area") consisting of 144-178 Sylvan Avenue (859-873 Summer Avenue), Block 839.01, Lot 32, be declared an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL") and to write a redevelopment plan accordingly, if the area is recommended to be declared as such; and

**WHEREAS**, The Newark Central Planning Board held a Public Hearing on March 19, 2012 and memorialized the decision of that hearing on April 2, 2012. Paul Grygiel, AICP, PP, appeared to present the document entitled "Area in Need of Redevelopment Study, 859-873 Summer Avenue" dated February 15, 2012 and to advise the Central Planning Board that the property met the criteria for redevelopment and to recommend that the Newark Municipal Council designate 144-178 Sylvan Avenue (859-873 Summer Avenue), Block 839.01, Lot 32, in the report as "An Area in Need of

Redevelopment” in accordance with the LRHL; and

**WHEREAS**, the above mentioned licensed planner testified before the board his findings and recommended finalization and adoption of the report with the support of the Department of Economic and Housing Development; and

**WHEREAS**, the to-be-designated properties in the study area meet Criteria C, and D in accordance with the Local Housing and Redevelopment Law (NJSA 40A:12A-1 et seq.); and

**WHEREAS**, the Central Planning Board after carefully studying and deliberating the contents and substance of the aforementioned report, as presented by the Department of Economic & Housing Development, and hearing applicable testimony voted and recommends that the Newark Municipal Council of the City of Newark adopt the report entitled “Area in Need of Redevelopment Study | 859-873 Summer Avenue” as finalized and dated February 15, 2012 in accordance with its resolution.

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

**SECTION 1:** The Newark Municipal Council hereby finds and determines that for the reasons set forth by the Central Planning Board based upon the Central Planning Board’s Preliminary Investigation and the analysis of Paul Grygiel, AICP, PP, 144-178 Sylvan Avenue (859-873 Summer Avenue), Block 839.01, Lot 32 is hereby designated as an “Area in Need of Redevelopment,” pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”).

**SECTION 2:** The Deputy Mayor/Director of the Department of Economic Housing and Development shall file: 1) a copy of this Resolution; 2) the Central Planning Board’s Preliminary Investigation, the final version of the document entitled “Area in Need of Redevelopment Study | 859-873 Summer Avenue” in its final form and dated February 15, 2012 pursuant to the Central Planning Board’s resolution; and 3) a copy of the map prepared by the Central Planning Board in the Office of the City Clerk.

**SECTION 3:** 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).

**SECTION 4:** Within ten (10) days of the adoption of this resolution, the Central Planning Board shall serve a notice of the determination of the Newark Municipal Council to designate 144-178 Sylvan Avenue (859-873 Summer Avenue), Block 839.01, Lot 32 as an “Area in Need of Redevelopment” upon each person, if any, who filed a written objection thereto and supplied an address to which such notice can be sent.

**SECTION 5:** The Central Planning Board is again instructed to prepare a plan for 144-178 Sylvan Avenue (859-873 Summer Avenue), Block 839.01, Lot 32.

## **STATEMENT**

This resolution designates 144-178 Sylvan Avenue (859-873 Summer Avenue), Block 839.01, Lot 32, in accordance with the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.) as an Area in Need of Redevelopment.