



Legislation Details (With Text)

**File #:** 20-1692      **Version:** 1      **Name:** Area in Need of Redevelopment Investigation (502-504 Summer Avenue)

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

**File created:** 12/24/2020      **In control:** Economic and Housing Development

**On agenda:** 2/18/2021      **Final action:** 2/18/2021

**Title:** Dept/ Agency: Economic and Housing Development  
 Action: ( ) Ratifying (X) Authorizing ( ) Amending  
 Type of Service: Investigation for Area in Need of Redevelopment  
 Purpose: To authorize the Newark Central Planning Board to undertake a preliminary investigation to determine if 502-504 Summer Avenue (Block 625, Lot 46) (North Ward) is a Non-Condemnation Redevelopment Area as defined under the Local Redevelopment and Housing Law, pursuant to N.J.S.A. 40A:12A-1 et seq.  
 List of Property:  
 (Address/Block/Lot/Ward)  
 502-504 Summer Avenue/Block 625/Lot 46/North Ward  
 Additional Information:

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
2/18/2021	1	Municipal Council	Adopt	Pass

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**List of Property:**  
**(Address/Block/Lot/Ward)**  
 502-504 Summer Avenue/Block 625/Lot 46/North Ward  
**Additional Information:**

**WHEREAS**, the Department of Economic and Housing Development has requested that the property identified on the Official Tax Map of the City of Newark, as 502-504 Summer Avenue (Block 625/Lot 46) (the “Study Area”) in the North Ward, 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-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 Department of Economic and Housing Development desires the City’s Central Planning Board to undertake such Investigation of the Study Area as a Non-Condensation Redevelopment Area in Need of Redevelopment; 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 502-504 Summer Avenue (Block 625/Lot 46), in the North Ward, 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-Condensation 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-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.

### **STATEMENT**

This Resolution authorizes the Central Planning Board to conduct a preliminary investigation as to whether 502-504 Summer Avenue (Block 625/Lot 46), in the North Ward is a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law (the “LRHL”), under N.J.S.A. 40A:12A-1 et seq.