



Legislation Details (With Text)

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On agenda: Final action: 9/3/2008
Title: An Ordinance adopting the Living Downtown Plan

Sponsors:

Indexes:

Code sections:

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An Ordinance adopting the Living Downtown Plan
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tion Counsel
Title
presents the following Ordinance:
FORM ORD. 2-5090-24 lb. 25% Rag Bond
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WHEREAS, the City of Newark has an ideally located downtown with unique opportunities for development of its existing building stock and for
infill construction that would facilitate a lively, 24-hour district that generates job opportunities, tax revenues, and general quality of life
enhancements for the city; and
WHEREAS, the Downtown area is challenged by underused building, lack of residential development, and excessive use of land for surface
parking, so the City of Newark's Department of Community Development and Planning worked with area stakeholders and constituents to
develop a new plan to facilitate the development of the area; and
WHEREAS, The Newark Central Planning Board has referred a plan entitled the "Living Downtown Plan" dated May 23, 2008 to Municipal
Council for its adoption; and
WHEREAS, The Newark Central Planning Board held a public hearing on June 9, 2008, where professional staff from the City of Newark,
Department of Economic & Housing Development appeared before the Central Planning Board of the City of Newark to present the "living
Downtown Plan" dated May 23, 2008 and to request that the Central Planning Board recommend that the Municipal Council adopt this plan
amendment; and
WHEREAS, the "Living Downtown Plan" is a comprehensive plan for Downtown Newark that covers the sections of the area that are not
governed by older redevelopment plans that had been written for the Gateway, Arena, NJPAC, and other major projects in the area; and
WHEREAS, the "Living Downtown Plan" dated May 23, 2008 is based on nine principles that have guided its creation and will guide future area
development:
^ 1. A Downtown Reoriented to Market Street and Broad Street
^ 2. A Downtown for Thousands of Residents
^ 3. A Coordinated Retail Strategy for Downtown
^ 4. A Downtown with Transit-Oriented Workplaces

- ^ 5. A Downtown Connected to its Riverfront
- ^ 6. A Downtown Defined by Vibrant and Walkable Streets
- ^ 7. A Downtown of Protected Historic Places and Neighborhoods
- ^ 8. A Downtown of Great Parks and Culture
- ^ 9. A Sustainable Downtown; and

WHEREAS, the "Living Downtown Plan" dated May 23, 2008 is a is part of a two-phase planning project for the Downtown Area, and it focuses on improving development regulations for the district while later phases will focus on urban design for the district; and WHEREAS, the City of Newark, Division of Community Development and Planning's presentation included the submission of a written report and the plan along with the oral testimony of professional staff of the Department of Housing and Community Development and members of the public, of which the vast majority spoke in support of the redevelopment plan; and

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RECORD OF COUNCIL VOTE ON FINAL PASSAGE

RECORD OF COUNCIL VOTE FOR RECONSIDERATION

Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB	Council Member
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Gonzalez 5	V	Ramos			Rice			Vd		Gonzalez
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I. Indicates Vote AB - Absent NV - Not Voting

Adopted on first reading at a meeting of the Council of the City of Newark, NJ., on AUG 0 6 2"

Adopted on second and final reading after hearing on ... SEP-0.3.2008

Approve Rejec

Mayor

lie. City Clerk

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4 WHEREAS, the inclusion of the Plan does generally conform to the overall goals and
5 objectives set forth in the Land Use Element of the Master Plan of the City of Newark in that it
6 encourages development for the area; and

8 NOW, THEREFORE, BE IT ORDAINED BY THE NEWARK MUNICIPAL COUNCIL

9 THAT:

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11
12 SECTION 1: The Newark Municipal Council after studying and deliberating the contents and
13 substance of the "Living Downtown Plan" dated May 23, 2008, as presented, desires to adopt the
14 "Living Downtown Plan" dated May 23, 2008, which is attached as a part of this ordinance.

15
16 1. This redevelopment plan enhances Newark's business and development climate so that
17 the city maintains its preeminent position in the region.

18
19
20 2. This redevelopment plan permits vacant, deteriorated, underutilized or obsolete property
21 to return to full productivity by creating new appropriate development regulations and
22 opportunities.

23
24 SECTION 2: The attached "Living Downtown Plan" dated May 23, 2008 shall regulate
25 development in the affected area.

26
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28 SECTION 3: To the extent that any previous ordinance is inconsistent with or contradictory
29 hereto, said ordinance is hereby repealed or amended to the extent necessary to make it
30 consistent herewith.

31
32 SECTION 5: This Ordinance shall take effect upon final passage and publication in accordance
33 with the law of the state of New Jersey.

34
35 SECTION 6: The Provisions of this Ordinance are severable. To the extent any clause, phrase,
36 sentence, paragraph or provision of this Ordinance shall be declared invalid, illegal, or
37 unconstitutional, the remaining provisions shall continue in full force and effect.
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STATEMENT

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41 THIS ORDINANCE CREATES THE "Living Downtown Plan" dated May 23, 2008.

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eolkennpiouncil President

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Date

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4 WHEREAS, the inclusion of the Plan does generally conform to the overall goals and
5 objectives set forth in the Land Use Element of the Master Plan of the City of Newark in that it
6 encourages development for the area; and
7

8 NOW, THEREFORE, BE IT ORDAINED BY THE NEWARK MUNICIPAL COUNCIL

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13 substance of the "Living Downtown Plan" dated May 23, 2008, as presented, desires to adopt the
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20 2. This redevelopment plan permits vacant, deteriorated, underutilized or obsolete property
21 to return to full productivity by creating new appropriate development regulations and
22 opportunities.
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SECTION 2: The attached "Living Downtown Plan" dated May 23, 2008 shall regulate
25 development in the affected area, and the Zoning Map contained in Title 40, Zoning Ordinance
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shall be accordingly amended to include the Living Downtown Plan area boundaries contained in

27

28 the plan.
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SECTION 3: To the extent that any previous ordinance is inconsistent with or contradictory
31 hereto, said ordinance is hereby repealed or amended to the extent necessary to make it
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39 sentence, paragraph or provision of this Ordinance shall be declared invalid, illegal, or
40 unconstitutional, the remaining provisions shall continue in full force and effect.

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42 SECTION 7: This ordinance also makes two important amendments to the plan from the way it
43 was recommended by the Newark Central Planning Board. These amendments are needed to
44 add language essential to address surface parking issues by enabling interim surface parking lots

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FORM ORDINANCE 3

No Page
45 for a limited period of no more than 1 year. This additional language is included as section 7.1.0
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47 of the plan. An additional amendment includes additional language at map 2.7 in the plan stating
48 that this map serves as a boundary and zoning map for the area in question.

STATEMENT

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51 THIS ORDINANCE CREATES THE "Living Downtown Plan" dated May 23, 2008.

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DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FINAL PASSAGE

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Amador	AYE	NAY	NV	AB	Ramos	AYE	NAY	NV	AB	Amador
Gonzalez					Rice					Gonzalez
James					Rone					James
Payne					Crump President					Payne
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										Quintana President

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Adopted on first reading at a meeting of the Council of the City of Newark, NJ., on

Adopted on second and final reading after hearing on

Approved

Rejected By

Mayor

Council President City Clerk

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