



Legislation Details (With Text)

**File #:** 13-0867      **Version:** 1      **Name:** ADDED STARTER: City-wide Scattered Site Redevelopment Plan

**Type:** Ordinance      **Status:** Filed

**File created:** 5/1/2013      **In control:** Economic and Housing Development

**On agenda:** 6/11/2013      **Final action:** 6/25/2013

**Title:** ORDINANCE ADOPTING A City-wide Scattered Site Redevelopment Plan (the "Redevelopment Plan") in order to implement and establish standards for: (i) the acquisition, re-sale and rehabilitation of privately-owned properties that have been or that will in the future be included on the City's abandoned property list in accordance with the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq. (the "APRA") and with Ordinance 6S&FC032107 (the "Abandoned Property Ordinance"); and (ii) the rehabilitation of City-owned lots that are in need of clearance or removal of buildings from land, demolition, or other site preparation activities in order to prepare them for future redevelopment.

Note: Public Hearing to be held on June 25, 2013  
Deferred 6PSF-i 062013/ Public Hearing Open

**Sponsors:**

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
6/25/2013	1	Municipal Council	Close on Public Hearing and Adopt	Pass
6/19/2013	1	Municipal Council	maintained on public hearing and deferred to Special meeting	Pass
6/11/2013	1	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass

**ORDINANCE ADOPTING A CITY-WIDE SCATTERED SITE REDEVELOPMENT PLAN (THE "REDEVELOPMENT PLAN") IN ORDER TO IMPLEMENT AND ESTABLISH STANDARDS FOR: (I) THE ACQUISITION, RE-SALE AND REHABILITATION OF PRIVATELY-OWNED PROPERTIES THAT HAVE BEEN OR THAT WILL IN THE FUTURE BE INCLUDED ON THE CITY'S ABANDONED PROPERTY LIST IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT, N.J.S.A. 55:19-78 ET SEQ. (THE "APRA") AND WITH ORDINANCE 6S&FC032107 (THE "ABANDONED PROPERTY ORDINANCE"); AND (II) THE REHABILITATION OF CITY-OWNED LOTS THAT ARE IN NEED OF CLEARANCE OR REMOVAL OF BUILDINGS FROM LAND, DEMOLITION, OR OTHER SITE PREPARATION ACTIVITIES IN ORDER TO PREPARE THEM FOR FUTURE REDEVELOPMENT.**

**Note: Public Hearing to be held on June 25, 2013**  
Deferred 6PSF-i 062013/ Public Hearing Open

**WHEREAS**, the entire City of Newark has been designated as an area in need of rehabilitation under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

**WHEREAS**, the LRHL authorizes municipalities to adopt redevelopment plans in order to implement and establish standards for the rehabilitation of all or of any part of a rehabilitation area; and

**WHEREAS**, the City wishes to adopt a City-wide Scattered Site Redevelopment Plan (the “Redevelopment Plan”) in order to implement and establish standards for: (i) the acquisition, re-sale and rehabilitation of privately-owned properties that have been or that will in the future be included on the City’s abandoned property list in accordance with the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq. (the “APRA”) and with Ordinance 6S&FC032107 (the “Abandoned Property Ordinance”); and (ii) the rehabilitation of City-owned lots that are in need of clearance or removal of buildings from land, demolition, or other site preparation activities in order to prepare them for future redevelopment; and

**WHEREAS**, the adoption of the Redevelopment Plan will further the goals of the abandoned properties program, the City’s “Adopt A Lot” Program, and the LRHL; and

**WHEREAS**, in accordance with N.J.S.A. 40A:12A-7e, the Municipal Council wishes to refer the Redevelopment Plan to the Central Planning Board of the City of Newark (the “Central Planning Board”) after the First Reading of this Ordinance, so that the Central Planning Board may review the Redevelopment Plan and provide a report in accordance with N.J.S.A. 40A:12A-7e prior to the Public Hearing, Second Reading and Final Passage of this Ordinance; and

**WHEREAS**, the Municipal Council wishes to adopt the Redevelopment Plan in the form attached hereto on the condition that the Central Planning Board provides a timely report to the Municipal Council containing its recommendations on the Redevelopment Plan prior to the Public Hearing, Second Reading and Final Passage of the Ordinance, pursuant to the requirements set forth in N.J.S.A. 40A:12A-7e.

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

1. The City Clerk is hereby directed after the first reading of this ordinance to refer the attached Redevelopment Plan to the Central Planning Board for review in accordance with N.J.S.A. 40A:12A-7e.

2. The Municipal Council hereby finds and determines that the Redevelopment Plan is substantially consistent with and generally conforms to the City’s Master Plan and that it provides the maximum opportunity consistent with the needs of the rehabilitation area for the orderly rehabilitation of the properties that are governed by the Redevelopment Plan.

3. Consistent with the recommendation contained within the Central Planning Board’s Report, the Municipal Council hereby adopts the Redevelopment Plan in the form attached hereto.

4. The Redevelopment Plan shall serve as overlay zoning to all properties which are governed by its provisions.

5. This Ordinance shall become null and void if the Central Planning Board fails to provide a timely report to the Municipal Council containing its recommendations on the Redevelopment Plan prior to the Public Hearing, Second Reading and Final Passage of the Ordinance, pursuant to the requirements set forth in N.J.S.A. 40A:12A-7e.

6. The City Clerk is hereby directed to file a copy of the Redevelopment Plan along with the minutes of the Central Planning Board’s meeting.

7. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

### **STATEMENT**

Ordinance adopting a City-wide Scattered Site Redevelopment Plan (the “Redevelopment Plan”) in order to implement and establish standards for: (i) the acquisition, re-sale and rehabilitation of privately-owned properties that have been or that will in the future be included on the City’s abandoned property list in accordance with the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq. (the “APRA”) and with Ordinance 6S&FC032107 (the “Abandoned Property Ordinance”); and (ii) the rehabilitation of City-owned lots that are in need of clearance or removal of buildings from land, demolition, or other site preparation activities in order to prepare them for future redevelopment.