



Legislation Details (With Text)

File #: 18-0606 **Version:** 2 **Name:** Investigation of Area in Need of Redevelopment - West Ward MNI
Type: Resolution **Status:** Adopted
File created: 4/20/2018 **In control:** Economic and Housing Development
On agenda: 6/20/2018 **Final action:** 7/11/2018

Title: Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Investigation for Area in Need of Redevelopment
Purpose: Central Planning Board to determine if area is in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)
Block 317/Lots-All/West
Block 318/Lots-All/West
Block 319/Lots-All/West
Block 320/Lots-All/West
Block 321/Lots-All/West
Block 322/Lots-All/West
Block 323/Lots-All/West
Block 324/Lots-All/West
Block 325/Lots-All/West
Block 326/Lots-All/West
Block 327/Lots-All/West
Block 328/Lots-All/West
Block 329/Lots-All/West
Block 330/Lots-All/West
Block 331/Lots-All/West
Block 332/Lots-All/West
Block 333/Lots-All/West
Block 334/Lots-All/West
Block 335/Lots-All/West
Block 336/Lots-All/West
Block 337/Lots-All/West
Additional Information:
Deferred 7R2-e 062018

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
7/11/2018	2	Municipal Council	Adopt	Pass
6/20/2018	2	Municipal Council	Defer	Pass

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- Block 320/Lots-All/West
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- Block 323/Lots-All/West
- Block 324/Lots-All/West
- Block 325/Lots-All/West
- Block 326/Lots-All/West
- Block 327/Lots-All/West
- Block 328/Lots-All/West
- Block 329/Lots-All/West
- Block 330/Lots-All/West
- Block 331/Lots-All/West
- Block 332/Lots-All/West
- Block 333/Lots-All/West
- Block 334/Lots-All/West
- Block 335/Lots-All/West
- Block 336/Lots-All/West
- Block 337/Lots-All/West

**Additional Information:
Deferred 7R2-e 062018**

WHEREAS, the Local Redevelopment and Housing Law (the "LRHL"), N.J.S.A. 40A:12A-1 et seq., authorizes a Municipal Governing Body to cause a preliminary investigation to be made by the Municipal Planning Board as to whether an area (or any portion thereof) is an "area in need of redevelopment" under the LRHL; and

WHEREAS, the Department of Economic and Housing Development has requested that the Municipal Council of the City of Newark determine whether certain properties identified on the Official Tax Maps of the City of Newark, in the West Ward, constitute an "area in need of redevelopment" as determined by the LRHL as listed below

Block	Lots	Ward
317	All	West
318	All	West
319	All	West
320	All	West
321	All	West
322	All	West
323	All	West
324	All	West
325	All	West

326	All	West
327	All	West
328	All	West
329	All	West
330	All	West
331	All	West
332	All	West
333	All	West
334	All	West
335	All	West
336	All	West
337	All	West

; and

WHEREAS, in order to make that determination, the Municipal Council must first authorize the Central Planning Board to undertake a preliminary investigation (the "Investigation"), provide public notice and conduct a public hearing in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6a., "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 to be in the best interest of the City and its residents to authorize the City's Planning Board to undertake such preliminary investigation of the Study Area as a Condensation Redevelopment Area; and

WHEREAS, the Municipal Council wishes to direct the Central Planning Board to conduct a preliminary 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 Municipal Council of the City of Newark does hereby authorize and direct the Central Planning Board to undertake a preliminary investigation to determine whether the Study Area should be declared as one or more Condensation Redevelopment Areas.
2. Prior to proceeding to a public hearing as to whether the Study Area constitutes a Condensation Redevelopment Area, the Central Planning Board shall:
 - a) Prepare an investigation report that includes a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included

therein, including a statement appended to the map setting forth the basis for the investigation and the reasons for making a determination that each property within the Study Area is or is not eligible for designation as a Condemnation Redevelopment Area as listed:

BlockLot sWard		
317	All	West
318	All	West
319	All	West
320	All	West
321	All	West
322	All	West
323	All	West
324	All	West
325	All	West
326	All	West
327	All	West
328	All	West
329	All	West
330	All	West
331	All	West
332	All	West
333	All	West
334	All	West
335	All	West
336	All	West
337	All	West

- b) Establish a date for a public hearing and publish notice of said hearing (in accordance with N.J.S.A. 40A:12A-6.), for the purpose of giving all persons who are interested in or would be affected by a determination that the Study Area is a Condemnation Area in Need of Redevelopment, which would authorize the City of Newark to exercise the power of eminent domain to acquire properties in the Study Area.
- c) Conduct a hearing and hear all persons who are interested or would be affected by a determination that the Study Area is a Condemnation Redevelopment Area as required by N.J.S.A. 40A:12A-6.
- d) After completing its hearing, make a recommendation to the Municipal Council as to whether or not the Municipal Council should designate some or all of the Study Area as part of one or more Condemnation Areas in need of Redevelopment.

3. The City Clerk is hereby directed to transmit a copy of this Resolution to the Secretary of the Central Planning Board.
4. This resolution shall take effect immediately.

STATEMENT

This resolution authorizes the Central Planning Board to conduct a preliminary investigation and hold a public hearing upon notice to determine whether properties identified on the Official Tax Maps of the City of Newark as listed below should be designated as one or more Condemnation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6:

BlockLot sWard		
317	All	West
318	All	West
319	All	West
320	All	West
321	All	West
322	All	West
323	All	West
324	All	West
325	All	West
326	All	West
327	All	West
328	All	West
329	All	West
330	All	West
331	All	West
332	All	West
333	All	West
334	All	West
335	All	West
336	All	West
337	All	West