



Legislation Details (With Text)

File #: 21-0891 **Version:** 1 **Name:** AINOR Investigation (10th Street and 11th Street)
Type: Resolution **Status:** Adopted
File created: 6/17/2021 **In control:** Economic and Housing Development
On agenda: 7/20/2021 **Final action:** 7/20/2021

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 Central Planning Board to undertake a preliminary investigation to determine if the area is in need of redevelopment.

List of Property:
(Address/Block/Lot/Ward)
701-703 South 10 Street/Block 2630/Lot 19.01/South Ward
705 South 10th Street/Block 2630/Lot 19.02/South Ward
707 South 10th Street/Block 2630/Lot 19.03/South Ward
709-711 South 10th Street /Block 2630/Lot 19.04/South Ward
713 South 10th Street/Block 2630/Lot 19.05/South Ward
715-717 South 10th Street/Block 2630/Lot 19.06/South Ward
719 South 10th Street/Block 2630/Lot 19.07/South Ward
721 South 10th Street/Block 2630/Lot19.08/ South Ward
738 South 11th Street/Block 2630/Lot 19.12/South Ward
734-736 South 11th Street/Block 2630/Lot 19.13/South Ward
732 South 11th Street/Block 2630/Lot 19.14/South Ward
730 South 11th Street/Block 2630/Lot 19.15/South Ward
726-728 South 11th Street/Block 2630/Lot 19.16/South Ward
724 South 11th Street/Block 2630/Lot 19.17/South Ward

Additional Information:

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
7/20/2021	1	Municipal Council	Adopt	Pass

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Additional Information:

WHEREAS, the Department of Economic and Housing Development has requested that the following properties identified on the Official Tax Map of the City of Newark, as:

Address	Block	Lot	Ward
701-703 South 10 th Street	2630	19.01	South
705 South 10 th Street	2630	19.02	South
707 South 10 th Street	2630	19.03	South
709-711 South 10 th Street	2630	19.04	South
713 South 10 th Street	2630	19.05	South
715-717 South 10 th Street	2630	19.06	South
719 South 10 th Street	2630	19.07	South
721 South 10 th Street	2630	19.08	South
738 South 11 th Street	2630	19.12	South
734-736 South 11 th Street	2630	19.13	South
732 South 11 th Street	2630	19.14	South
730 South 11 th Street	2630	19.15	South
726-728 South 11 th Street	2630	19.16	South
724 South 11 th Street	2630	19.17	South

considered the "Study Area" 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 a 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, the New Jersey Legislature adopted, and the Governor signed P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, "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, Municipal Council finds it in the best interest of the City and its residents to authorize the Central Planning Board to undertake such Investigation of the Study Area as a Non Condensation Redevelopment Area; 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 whether the following properties identified on the Official Tax Map of the City of Newark as follows:

AddressBlockLotWard			
701-703 South 10 th Street	2630	19.01	South
705 South 10 th Street	2630	19.02	South
707 South 10 th Street	2630	19.03	South
709-711South10th Street	2630	19.04	South
713 South 10 th Street	2630	19.05	South
715-717 South10 th Street	2630	19.06	South
719 South 10 th Street	2630	19.07	South
721South 10 th Street	2630	19.08	South
738 South 11 th Street	2630	19.12	South
734-736 South 11 th Street	2630	19.13	South
732 South 11 th Street	2630	19.14	South
730 South 11 th Street	2630	19.15	South
726-728 South 11 th Street	2630	19.16	South
724 South 11 th Street	2630	19.17	South

are an "area in need of redevelopment" as defined under the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A:-1, et seq., to issue all notices, and to conduct all public hearings required under the LRHL to effectuate this preliminary investigation, and to thereafter provide its recommendations to the Municipal Council.

2. 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 (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 the following properties:

Address	Block	Lot	Ward
701-703 South 10 th Street	2630	19.01	South
705 South 10 th Street	2630	19.02	South
707 South 10 th Street	2630	19.03	South
709-711 South 10 th Street	2630	19.04	South
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730 South 11 th Street	2630	19.15	South
726-728 South 11 th Street	2630	19.16	South
724 South 11 th Street	2630	19.17	South

are an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (“LRHL”) under N.J.S.A 40A:12A-1 et seq.