



## Legislation Details (With Text)

**File #:** 19-0728      **Version:** 1      **Name:** AINOR Investigation  
**Type:** Resolution      **Status:** Adopted  
**File created:** 4/24/2019      **In control:** Economic and Housing Development  
**On agenda:** 6/11/2019      **Final action:** 6/11/2019

**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)

400-402 Avon Avenue/Block 2648/Lot 51/South Ward  
404 Avon Avenue/Block 2648/Lot 49/South Ward  
864 South 14th Street/Block 3009 /Lot 19/South Ward  
414 South 16th Street/Block 319/Lot 18/West Ward  
414 South 16th Street R/Block 319/Lot 52/West Ward  
465 South 16th Street/Block 327/Lot 35/West Ward  
467 South 16th Street/Block 327/Lot 36/West Ward  
470 South 16th Street/Block 328/Lot 40/West Ward  
478 South 16th Street/Block 328/Lot 36/West Ward  
94 Cutler Street/Block 489/Lot 18/Central Ward  
145 ½ Summer Avenue/Block 516/Lot 88/Central Ward

Additional Information:

**Sponsors:** John Sharpe James, Eddie Osborne

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
6/11/2019	1	Municipal Council	Adopt	Pass

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94 Cutler Street/Block 489/Lot 18/Central Ward  
145 ½ Summer Avenue/Block 516/Lot 88/Central Ward

**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:

400-402 Avon Avenue/Block 2648/Lot 51/South Ward  
404 Avon Avenue/Block 2648/Lot 49/South Ward  
864 South 14<sup>th</sup> Street/Block 3009 /Lot 19/South Ward  
414 South 16<sup>th</sup> Street/Block 319/Lot 18/West Ward  
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94 Cutler Street/Block 489/Lot 18/Central Ward  
145 ½ Summer Avenue/Block 516/Lot 88/Central Ward

Considered the “Study Area” be investigated to by the Central Planning Board of the City of Newark (“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”), pursuant to N.J.S.A. 40A:12A-1, *et seq.*; and

**WHEREAS**, the LRHL authorizes the governing body, by resolution, to authorize a Municipal 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-5 and N.J.S.A. 40A:12A-6; and

**WHEREAS**, pursuant to P.L. 2013, Chapter 159, “the resolution authorizing the 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 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 located at:

400-402 Avon Avenue, Block 2648, Lot 51, South Ward  
404 Avon Avenue, Block 2648, Lot 49, South Ward  
864 South 14<sup>th</sup> Street, Block 3009, Lot 19, South Ward  
414 South 16<sup>th</sup> Street, Block 319, Lot 18, West Ward  
414 South 16<sup>th</sup> Street R, Block 319, Lot 52, West Ward  
465 South 16<sup>th</sup> Street, Block 327, Lot 35, West Ward  
467 South 16<sup>th</sup> Street, Block 327, Lot 36, West Ward  
470 South 16<sup>th</sup> Street, Block 328, Lot 40, West Ward  
478 South 16<sup>th</sup> Street, Block 328, Lot 36, West Ward  
94 Cutler Street, Block 489, Lot 18, Central Ward  
145 ½ Summer Avenue, Block 516, Lot 88, Central Ward

are an “area in need of redevelopment” as defined under the 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-Condemnation 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**

Resolution authorizing the Central Planning Board to conduct a preliminary investigation as to whether the properties in the Study Area located at:

400-402 Avon Avenue/Block 2648/Lot 51/South Ward  
404 Avon Avenue/Block 2648/Lot 49/South Ward  
864 South 14<sup>th</sup> Street/Block 3009 /Lot 19/South Ward  
414 South 16<sup>th</sup> Street/Block 319/Lot 18/West Ward  
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94 Cutler Street/Block 489/Lot 18/Central Ward  
145 ½ Summer Avenue/Block 516/Lot 88/Central Ward

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

