



Legislation Details (With Text)

File #: 20-1133 **Version:** 1 **Name:** Resolution: Investigation for an Area of Need of Redevelopment - 31-39 Central Avenue

Type: Resolution **Status:** Adopted

File created: 9/15/2020 **In control:** Economic and Housing Development

On agenda: 9/22/2020 **Final action:** 9/22/2020

Title: Dept/ Agency: Economic and Housing Development
 Action: () Ratifying (X) Authorizing () Amending
 Type of Service: Investigation for Area in Need of Redevelopment
 Purpose: Authorizing the Newark Central Planning Board to undertake a preliminary investigation to determine if 31-39 Central Avenue (Block 21, Lot 8) is a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law pursuant to N.J.S.A. 40A:12A-1 et seq.
 List of Property:
 (Address/Block/Lot/Ward)
 31-39 Central Avenue/Block 21/Lot 8/Central Ward

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
9/22/2020	1	Municipal Council	Adopt	Pass

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WHEREAS, the Department of Economic and Housing Development has requested that the properties identified on the Official Tax Map of the City of Newark, known as 31-39 Central Avenue (Block 21, Lot 8) (the “Study Area”) in the Central Ward, 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 the Newark Central Planning Board (the “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, pursuant to N.J.S.A. 40A:12A-6, “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 Department of Economic and Housing Development desires the Central Planning Board to undertake such Investigation of the Study Area as a Non-Condensation Redevelopment Area in Need of Redevelopment; 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 is hereby authorized and directed to conduct a preliminary investigation as to 31-39 Central Avenue (Block 21, Lot 8) in the Central Ward, and to issue all notices and to conduct all public hearings required under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), to effectuate this preliminary investigation, and to thereafter provide its recommendations to the Municipal Council.
2. The Municipal Council is requesting that the Central Planning Board determine the study area to be a Non-Condensation Redevelopment Area which, 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 31-39 Central Avenue in the Central Ward is a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law, under N.J.S.A. 40A:12A-1 et seq.