



Legislation Details (With Text)

**File #:** 17-0303      **Version:** 1      **Name:** Fifth Amendment to Newark Downtown Core District Redevelopment Plan

**Type:** Resolution      **Status:** Adopted

**File created:** 2/17/2017      **In control:** Economic and Housing Development

**On agenda:** 3/15/2017      **Final action:** 3/15/2017

**Title:** Dept/ Agency: Economic and Housing Development  
 Action: ( ) Ratifying (X) Authorizing ( ) Amending  
 Type of Service: Referral of Proposed Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan to Central Planning Board  
 Purpose: Requesting that the Central Planning Board consider a Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan, pursuant to N.J.S.A. 40A:12A-7(f).  
 Name of Plan: Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan  
 (Address/Block/Lot/Ward)  
 Block 159, Lots 11, 60; Block 163, Lots 10, 12, 27, Block 164, Lots 27, 28, 32, 40, 41, 42, 43, 69, 73, 74, 75, 78, 79, 84, 88, 90, 92; Block 165, Lots 1, 17, 19, 22, 24, 29, 31,33, 35, 36, 37, 48, 65, 68, 72, 74, 78, 97, 100, 107, 109, 111, 113, 117, 118,120, 122,123, 127,129,130; Block 166, Lots 1, 6, 18, 25, 27, 28, 29, 30, 31, 32, 34, 36, 37; Block 167, Lots 1, 6, 10, 16, 17, 18, 22, 31, 35, 36, 37, 38, 39, 40; Block 168, Lots 1.01, 1.02, 3, 13; Block 865, Lots 9, 11, 15, 30, 35, 40, 42, 45, 50, 53, 54, 55, 57, 59, 63, 64, 70, 87, 88, 90, 92, 96, 101, 135.01, 135.02, 136; Block 147, Lots 46, 70; Block 161, Lots 1.01, 1.02, 1.03, 1.04; Block 164, Lots 18, 20, 23, 25, 29, 30, 31, 35, 37, 39; Block 865, Lots 4, 5, 7, 8; Block 866, Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 14, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, 42 (in its entirety); Block 867, Lots 3, 5, 13, 14, 15, 16, 17, 18, 20, 22, 23, 30, 31, 32, 33 (in its entirety); and Block 868, Lots 24, 28, 30, 32, 34, 40 (in its entirety) (East Ward)  
 Additional Information:  
 - Ordinance 6S & Ff October 6, 2004 adoption of Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan (“Redevelopment Plan”).  
 - Resolution 7Rcq (AS) May 4, 2005 Directing Planning Board to prepare First Amendment to Redevelopment Plan for subject area.  
 - Ordinance 6S&Fg September 7, 2005 adoption of First Amendment to Redevelopment Plan

- Resolution 7R3-a (S) March 9, 2010 Directing Planning Board to prepare Second Amendment to Redevelopment Plan  
 - Ordinance 6PSF-h May 5, 2010 adoption of Second Amendment to Redevelopment Plan

- Resolution 7R3-a November 17, 2014 Directing Planning Board to prepare Third Amendment to Redevelopment Plan
- Ordinance 6PSF-a(S), February 24, 2015 adoption of Third Amendment to the Redevelopment Plan
- Resolution June 29, 2015 Directing Planning Board to prepare Fourth Amendment to Redevelopment Plan
- Ordinance 6PSF-b 090215, adoption of Fourth Amendment to the Redevelopment Plan

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
3/15/2017	1	Municipal Council	Adopt	Pass

**Dept/ Agency:** Economic and Housing Development

**Action:** ( ) Ratifying (X) Authorizing ( ) Amending

**Type of Service:** Referral of Proposed Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan to Central Planning Board

**Purpose:** Requesting that the Central Planning Board consider a Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan, pursuant to N.J.S.A. 40A:12A-7(f).

**Name of Plan:** Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan

**(Address/Block/Lot/Ward)**

Block 159, Lots 11, 60; Block 163, Lots 10, 12, 27, Block 164, Lots 27, 28, 32, 40, 41, 42, 43, 69, 73, 74, 75, 78, 79, 84, 88, 90, 92; Block 165, Lots 1, 17, 19, 22, 24, 29, 31,33, 35, 36, 37, 48, 65, 68, 72, 74, 78, 97, 100, 107, 109, 111, 113, 117, 118,120, 122,123, 127,129,130; Block 166, Lots 1, 6, 18, 25, 27, 28, 29, 30, 31, 32, 34, 36, 37; Block 167, Lots 1, 6, 10, 16, 17, 18, 22, 31, 35, 36, 37, 38, 39, 40; Block 168, Lots 1.01, 1.02, 3, 13; Block 865, Lots 9, 11, 15, 30, 35, 40, 42, 45, 50, 53, 54, 55, 57, 59, 63, 64, 70, 87, 88, 90, 92, 96, 101, 135.01, 135.02, 136; Block 147, Lots 46, 70; Block 161, Lots 1.01, 1.02, 1.03, 1.04; Block 164, Lots 18, 20, 23, 25, 29, 30, 31, 35, 37, 39; Block 865, Lots 4, 5, 7, 8; Block 866, Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 14, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, 42 (in its entirety); Block 867, Lots 3, 5, 13, 14, 15, 16, 17, 18, 20, 22, 23, 30, 31, 32, 33 (in its entirety); and Block 868, Lots 24, 28, 30, 32, 34, 40 (in its entirety) (East Ward)

**Additional Information:**

- Ordinance 6S & Ff October 6, 2004 adoption of Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan (“Redevelopment Plan”).
- Resolution 7Rcq (AS) May 4, 2005 Directing Planning Board to prepare First Amendment to Redevelopment Plan for subject area.
- Ordinance 6S&Fg September 7, 2005 adoption of First Amendment to Redevelopment Plan

- Resolution 7R3-a (S) March 9, 2010 Directing Planning Board to prepare Second Amendment to Redevelopment Plan
- Ordinance 6PSF-h May 5, 2010 adoption of Second Amendment to Redevelopment Plan
- Resolution 7R3-a November 17, 2014 Directing Planning Board to prepare Third Amendment to Redevelopment Plan
- Ordinance 6PSF-a(S), February 24, 2015 adoption of Third Amendment to the Redevelopment Plan
- Resolution June 29, 2015 Directing Planning Board to prepare Fourth Amendment to Redevelopment Plan
- Ordinance 6PSF-b 090215, adoption of Fourth Amendment to the Redevelopment Plan

**WHEREAS**, the Municipal Council of the City of Newark adopted Ordinance 6S&FF, October 6, 2004, approving the August 20, 2004 edition of the “Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan” for City Tax Block 159, Lots 11, 60; Block 163, Lots 10, 12, 27; Block 164, Lots 27, 28, 32, 40, 41, 42, 43, 69, 73, 74, 75, 78, 79, 84, 88, 90, 92; Block 165, Lots 1, 17, 19, 22, 24, 29, 31, 33, 35, 36, 37, 48, 65, 68, 72, 74, 78, 97, 100, 107, 109, 111, 113, 117, 118, 120, 122, 123, 127, 129, 130; Block 166, Lots 1, 6, 18, 25, 27, 28, 29, 30, 31, 32, 34, 36, 37; Block 167, Lots 1, 6, 10, 16, 17, 18, 22, 31, 35, 36, 37, 38, 39, 40; Block 168, Lots 1.01, 1.02, 3, 13; Block 865, Lots 9, 11, 15, 30, 35, 40, 42, 45, 50, 53, 54, 55, 57, 59, 63, 64, 70, 87, 88, 90, 92, 96, 101, 135.01, 135.02, 136; Block 147, Lots 46, 70; Block 161, Lots 1.01, 1.02, 1.03, 1.04 (the “Original Plan”); and

**WHEREAS**, by virtue of Resolution 7Rcq (AS), adopted on May 4, 2005, City Tax Blocks 164, Lots 18, 20, 23, 25, 29, 30, 31, 35, 37, 39; Block 865, Lots 4, 5, 7, 8; Block 866, Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 14, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, 42 (in its entirety); Block 867, Lots 3, 5, 13, 14, 15, 16, 17, 18, 20, 22, 23, 30, 31, 32, 33 (in its entirety); Block 868, Lots 24, 28, 30, 32, 34, 40 (in its entirety), East Ward, were designated by the Municipal Council as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.) (collectively, the “Expansion Area”); and

**WHEREAS**, on September 7, 2005, the Municipal Council adopted Ordinance 6S&Fg, approving the “Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan” dated June 17, 2005, as amended by the Central Planning Board as set forth in its resolution adopted on July 5, 2005 (collectively, the “Amended Plan”); and

**WHEREAS**, the Municipal Council previously adopted Ordinance 6PSF-h, adopted May 5, 2010, approving the “Second Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan,” as amended by the Central Planning Board as set forth in its resolution adopted on March 15, 2010 (collectively, the “Amended Plan”); and

**WHEREAS**, the Municipal Council previously adopted Ordinance 6PSF-a(S), adopted February 24, 2015, approving the “Third Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan” (the “Third Amendment”) as amended by the Central Planning Board as set forth in its resolution adopted December 8, 2014 (collectively, the “Amended Plan”); and

**WHEREAS**, the Municipal Council previously adopted Ordinance 6PSF-b, adopted September 2, 2015, approving the “Fourth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan” (the “Fourth Amendment”) as amended by the Central Planning Board as set forth in its resolution adopted June 29, 2015 (collectively, the “Amended Plan”); and

**WHEREAS**, it has been discovered that Triangle Park was miscalculated by and that an additional 20,000 square feet, which should have been conveyed to Lafayette Broad, LLC on behalf of Mulberry Hamilton Associates, LLC; and

**WHEREAS**, the correction to the size of Triangle Park was agreed upon in the Redevelopment Agreements executed by adjacent redevelopers of Triangle Park, and the correction is identified on the survey by Borrie, McDonald, and Watson of May 5, 2016 attached hereto as Exhibit A; and

**WHEREAS**, the Municipal Council requests that the Central Planning Board to consider the preparation of a Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan (the “Fifth Amendment”) pursuant to N.J.S.A. 40A:12A-7(f).

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

1. The Municipal Council hereby directs the Central Planning Board consider a Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan to correct the size of Triangle Park pursuant to the Redevelopment Agreements executed by adjacent redevelopers of Triangle Park, and identified on the survey by Borrie, McDonald, and Watson of May 5, 2016 attached hereto as Exhibit A.
2. A copy of this resolution, the proposed Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and proposed Amendment to the Newark Plaza Urban Renewal Plan shall be filed with the Office of the City Clerk by the Deputy Mayor/Director of the Department of Economic and Housing Development.
3. This Resolution shall take effect immediately.

### **STATEMENT**

This resolution requests that the Central Planning Board consider a Fifth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan and present the same to the Municipal Council, pursuant to N.J.S.A. 40A:12A-7(f).