



City of Newark

City Hall
920 Mayor Kenneth A.
Gibson Boulevard
Newark, New Jersey 07102

Legislation Details (With Text)

File #:	17-0613	Version:	1	Name:	Upper Broadway Blight Study
Type:	Resolution	Status:		Adopted:	Adopted
File created:	4/4/2017	In control:		Economic and Housing Development:	Economic and Housing Development
On agenda:	5/17/2017	Final action:		5/17/2017:	5/17/2017

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)

142-144 CLAY ST/BLOCK 435, LOT 5.02
1292-1298 MCCARTER HWY/BLOCK 436, LOT 1
265-273 PASSAIC ST/BLOCK 436, LOT 6
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94-110 PASSAIC ST/BLOCK 519, LOT 1
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Additional Information:

Sponsors: Anibal Ramos, Jr., Gayle Chaneyfield Jenkins

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Code sections:

Date	Ver.	Action By	Action	Result
5/17/2017	1	Municipal Council	Adopt	Pass

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48-92 PASSAIC ST/BLOCK 568, LOT 1

48-92 PASSAIC ST REAR/BLOCK 568, LOT 32
30-44 PASSAIC ST/BLOCK 569, LOT 11
46 PASSAIC ST/BLOCK 569, LOT 24
30-46 PASSAIC ST REAR/BLOCK 569, LOT 46
30-58 PASSAIC ST REAR/BLOCK 569, LOT 50
30-46 PASSAIC ST REAR/BLOCK 569, LOT 51
1519-1535 MCCARTER HWY/BLOCK 570, LOT 22
44-58 OGDEN ST/BLOCK 570, LOT 38
36-42 OGDEN ST/BLOCK 570, LOT 39
14-26 OGDEN ST/BLOCK 570, LOT 53
10-12 OGDEN ST/BLOCK 570, LOT 55
2-8 OGDEN ST/BLOCK 570, LOT 57
28-34 OGDEN ST/BLOCK 570, LOT 65
43-57 PASSAIC ST/BLOCK 570.01, LOT 30
2 ORIENTAL PL/BLOCK 571, LOT 13
4 ORIENTAL PL/BLOCK 571, LOT 14
6-8 ORIENTAL PL/BLOCK 571, LOT 15
31 OGDEN ST/BLOCK 571, LOT 17
33 OGDEN ST/BLOCK 571, LOT 18
35 OGDEN ST/BLOCK 571, LOT 19
37 OGDEN ST/BLOCK 571, LOT 20
39 OGDEN ST/BLOCK 571, LOT 21
41 OGDEN ST/BLOCK 571, LOT 22
43 OGDEN ST/BLOCK 571, LOT 23
45 OGDEN ST/BLOCK 571, LOT 24
50-58 MT PLEASANT AVE/BLOCK 571, LOT 25
55 OGDEN ST/BLOCK 571, LOT 29
57 OGDEN ST/BLOCK 571, LOT 30
48 MT PLEASANT AVE/BLOCK 571, LOT 37
46 MT PLEASANT AVE/BLOCK 571, LOT 38
44 MT PLEASANT AVE/BLOCK 571, LOT 39
42 MT PLEASANT AVE/BLOCK 571, LOT 40
40 MT PLEASANT AVE/BLOCK 571, LOT 41
38 MT PLEASANT AVE/BLOCK 571, LOT 42
36 MT PLEASANT AVE/BLOCK 571, LOT 43
32-34 MT PLEASANT AVE/BLOCK 571, LOT 44
30 MT PLEASANT AVE/BLOCK 571, LOT 46
10 ORIENTAL PL/BLOCK 571, LOT 49
2-24 MT PLEASANT AVE/BLOCK 571.01, LOT 1
53-57 MT PLEASANT AVE/BLOCK 572, LOT 27
58-60 BROAD ST/BLOCK 572, LOT 30
26-56 BROAD ST/BLOCK 572, LOT 47
25-59 BROAD ST/BLOCK 573, LOT 13
364-374 BROADWAY/BLOCK 575, LOT 1
358-362 BROADWAY/BLOCK 575, LOT 7
354-356 BROADWAY/BLOCK 575, LOT 10
352 BROADWAY/BLOCK 575, LOT 12
350 BROADWAY/BLOCK 575, LOT 13
346-348 BROADWAY/BLOCK 575, LOT 15
344 BROADWAY/BLOCK 575, LOT 16
342 BROADWAY/BLOCK 575, LOT 17
340 BROADWAY/BLOCK 575, LOT 18
338 BROADWAY/BLOCK 575, LOT 19

336 BROADWAY/BLOCK 575, LOT 20
352- BROADWAY/BLOCK 575, LOT 103
416-426 BROADWAY/BLOCK 613, LOT 1
408-414 BROADWAY/BLOCK 613, LOT 7
406 BROADWAY/BLOCK 613, LOT 11
402-404 BROADWAY/BLOCK 613, LOT 12
398-400 BROADWAY/BLOCK 613, LOT 14
390-396 BROADWAY/BLOCK 613, LOT 16
384-388 BROADWAY/BLOCK 613, LOT 20
376-382 BROADWAY/BLOCK 613, LOT 22
29-47 RIVERSIDE AVE/BLOCK 614, LOT 1
1554-1696 MCCARTER HWY/BLOCK 614, LOT 10
45-55 RIVERSIDE AVE R/BLOCK 614, LOT 57
49-59 RIVERSIDE AVE/BLOCK 614, LOT 58
61-71 RIVERSIDE AVE/BLOCK 614, LOT 59
29-43 RIVERSIDE AVE R/BLOCK 614, LOT 60
1718-1728 MCCARTER HWY R/BLOCK 614, LOT 61
1718-1728 MCCARTER HWY R/BLOCK 614, LOT 62
1700-1712 MCCARTER HWY R/BLOCK 614, LOT 63
1702-1716 MCCARTER HWY R/BLOCK 614, LOT 64
1694-1700 MCCARTER HWY R/BLOCK 614, LOT 65
1692-1700 MCCARTER HWY R/BLOCK 614, LOT 66
1682-1690 MCCARTER HWY R/BLOCK 614, LOT 67
1682-1696 MCCARTER HWY R/BLOCK 614, LOT 68
73-75 RIVERSIDE AVE/BLOCK 614, LOT 69
55-71 RIVERSIDE AVE R/BLOCK 614, LOT 70
1-3 PASSAIC ST/BLOCK 614.01, LOT 53
1698-1736 MCCARTER HWY/BLOCK 616, LOT 20
437-439 BROADWAY/BLOCK 617.01, LOT 1
441-443 BROADWAY/BLOCK 617.01, LOT 2
499 BROADWAY/BLOCK 619, LOT 22.01
501-509 BROADWAY/BLOCK 619, LOT 23
52-56 ORATON ST/BLOCK 619, LOT 36
18 ORATON ST/BLOCK 619, LOT 64
518 BROADWAY/BLOCK 620, LOT 1
514-516 BROADWAY/VLOCK 620, LOT 3
512 BROADWAY/BLOCK 620, LOT 4
508-510 BROADWAY/BLOCK 620, LOT 5
504-506 BROADWAY/BLOCK 620, LOT 7
500-502 BROADWAY/BLOCK 620, LOT 8
496-498 BROADWAY/BLOCK 620, LOT 11
494 BROADWAY/BLOCK 620, LOT 12
492 BROADWAY/BLOCK 620, LOT 13
490 BROADWAY/BLOCK 620, LOT 14
478-482 BROADWAY/BLOCK 620, LOT 17
466-468 BROADWAY/BLOCK 620, LOT 25
464 BROADWAY/BLOCK 620, LOT 26
2-18 LINCOLN AVE /BLOCK 620, LOT 38
20-22 LINCOLN AVE/BLOCK 620, LOT 43.01
24 LINCOLN AVE/BLOCK 620, LOT 43.02
26 LINCOLN AVE/BLOCK 620, LOT 43.03
28 LINCOLN AVE/BLOCK 620, LOT 48
30-32 LINCOLN AVE/BLOCK 620, LOT 50

34-36 LINCOLN AVE/BLOCK 620, LOT 52
38 LINCOLN AVE/BLOCK 620, LOT 54
40-44 LINCOLN AVE/BLOCK 620, LOT 55
46 LINCOLN AVE/BLOCK 620, LOT 58
48 LINCOLN AVE/BLOCK 620, LOT 59
50 LINCOLN AVE/BLOCK 620, LOT 60
62-64 LINCOLN AVE/BLOCK 620, LOT 66
66 LINCOLN AVE/BLOCK 620, LOT 68
488 BROADWAY/BLOCK 620, LOT 81
486 BROADWAY/BLOCK 620, LOT 82
486 BROADWAY/BLOCK 620, LOT 83
484 BROADWAY/BLOCK 620, LOT 85
85 RIVERSIDE AVE/BLOCK 674, LOT 3
77-83 RIVERSIDE AVE/BLOCK 674, LOT 4
87-101 RIVERSIDE AVE/BLOCK 674, LOT 5
52-74 RIVERSIDE AVE/BLOCK 675, LOT 4
76-82 RIVERSIDE AVE/BLOCK 675, LOT 15
84-96 RIVERSIDE AVE/BLOCK 675, LOT 19
98-108 RIVERSIDE AVE/BLOCK 675, LOT 21
1738 MCCARTER HWY/BLOCK 675, LOT 25.01
40-50 RIVERSIDE AVE/BLOCK 675, LOT 25.02
32-56 DELAVAN AVE/BLOCK 676.01, LOT 1
17 TRITON TER/BLOCK 676.02, LOT 20
82 PEABODY PL/BLOCK 677, LOT 26
519-523 BROADWAY/BLOCK 678, LOT 1
525-527 BROADWAY/BLOCK 678, LOT 4
553-557 BROADWAY/BLOCK 678, LOT 17
59 CHESTER AVE/BLOCK 678, LOT 58
61-63 CHESTER AVE E/BLOCK 678, LOT 59
65-67 CHESTER AVE/BLOCK 678, LOT 60
40-42 DELAVAN PL/BLOCK 678, LOT 67
118 ORATON ST/BLOCK 678, LOT 81
116 ORATON ST/BLOCK 678, LOT 82
576 BROADWAY/BLOCK 679, LOT 34
574 BROADWAY/BLOCK 679, LOT 35
572 BROADWAY/BLOCK 679, LOT 36
568-570 BROADWAY/BLOCK 679, LOT 37
566 BROADWAY/BLOCK 679, LOT 39
560-562 BROADWAY/LOT 679, LOT 42
558 BROADWAY/BLOCK 679, LOT 43
556 BROADWAY/BLOCK 679, LOT 44
554 BROADWAY/BLOCK 679, LOT 45
552 BROADWAY/BLOCK 679, LOT 46
548-550 BROADWAY/BLOCK 679, LOT 47
548 BROADWAY/BLOCK 679, LOT 48
546 BROADWAY/BLOCK 679, LOT 49
544 BROADWAY/BLOCK 679, LOT 50
540 BROADWAY/BLOCK 679, LOT 51
538 BROADWAY/BLOCK 679, LOT 52
536 BROADWAY/BLOCK 679, LOT 53
534 BROADWAY/BLOCK 679, LOT 54
532 BROADWAY/BLOCK 679, LOT 55
530 BROADWAY/BLOCK 679, LOT 56

528 BROADWAY/BLOCK 679, LOT 57
526 BROADWAY/BLOCK 679, LOT 58
520-524 BROADWAY/BLOCK 679, LOT 59
532 BROADWAY/BLOCK 679, LOT 62
564 BROADWAY/BLOCK 679, LOT 63
542 BROADWAY/BLOCK 679, LOT 64
620 BROADWAY/BLOCK 720, LOT 37
618 BROADWAY/BLOCK 720, LOT 38
614-616 BROADWAY/BLOCK 720, LOT 39
606-608 BROADWAY/BLOCK 720, LOT 43
604 BROADWAY/BLOCK 720, LOT 45
602 BROADWAY/BLOCK 720, LOT 46
598-600 BROADWAY/BLOCK 720, LOT 47
594-596 BROADWAY/BLOCK 720, LOT 49
91 DELAVAN AVE/BLOCK 721, LOT 66
93 DELAVAN AVE/BLOCK 721, LOT 67
95 DELAVAN AVE/BLOCK 721, LOT 68
597-603 BROADWAY/BLOCK 721.01, LOT 10
25-27 ROMAINE PL/BLOCK 721.01, LOT 58
52-56 ELWOOD AVE/BLOCK 722, LOT 6
32-34 SEABURY ST/BLOCK 722, LOT 21
149 ORATON ST/BLOCK 722, LOT 56
151-153 ORATON ST/BLOCK 722, LOT 57
155-163 ORATON ST/BLOCK 722, LOT 59
48-50 ELWOOD AVE E/BLOCK 722, LOT 67
9 SEABURY ST/BLOCK 723, LOT 5
29 DELAVAN AVE/BLOCK 723, LOT 57.01
31 DELAVAN AVE/BLOCK 723, LOT 57.02
33-35 DELAVAN AVE/BLOCK 723, LOT 57.03
41 DELAVAN AVE/BLOCK 723, LOT 58
43 DELAVAN AVE , E/BLOCK 723, LOT 59
37-39 DELAVAN AVE/BLOCK 723, LOT 62
55-57 SEABURY ST/BLOCK 723.01, LOT 8
1801-1855 MCCARTER HWY/BLOCK 724, LOT 1
1857-1881 MCCARTER HWY/BLOCK 724, LOT 25
ERIE PL/BLOCK 724, LOT 35
110-124 RIVERSIDE AVE/BLOCK 724.01, LOT 22
103-109 RIVERSIDE AVE/BLOCK 725, LOT 1.01
103-109 RIVERSIDE AVE/BLOCK 725, LOT 1.02
111-121 RIVERSIDE AVE/BLOCK 725, LOT 3
123-129 RIVERSIDE AVE/BLOCK 725, LOT 12
1826-1848 MCCARTER HWY/BLOCK 725, LOT 16
1883-1951 MCCARTER HWY/BLOCK 727, LOT 1
181-189 ORATON ST/BLOCK 728, LOT 2
191-195 ORATON ST/BLOCK 728, LOT 7
197-203 ORATON ST/BLOCK 728, LOT 9
205-267 ORATON ST/BLOCK 728, LOT 45
231-267 ORATON ST REAR/BLOCK 728, LOT 50
31 ELWOOD AVE/BLOCK 728, LOT 80
683-687 BROADWAY/BLOCK 729, LOT 21
691 BROADWAY/BLOCK 729, LOT 24
693-695 BROADWAY/BLOCK 729, LOT 26
717-727 BROADWAY/BLOCK 729, LOT 40

729-735 BROADWAY/BLOCK 729, LOT 45
40-54 GRAFTON AVE/BLOCK 729, LOT 55
236 ORATON ST/BLOCK 729, LOT 73
234 ORATON ST/BLOCK 729, LOT 74
226-232 ORATON ST/BLOCK 729, LOT 75
222-224 ORATON ST/BLOCK 729, LOT 79
218-220 ORATON ST/BLOCK 729, LOT 81
216 ORATON ST/BLOCK 729, LOT 83
212-214 ORATON ST/BLOCK 729, LOT 84
232 ORATON ST/BLOCK 729, LOT 107
656-660 BROADWAY/BLOCK 730, LOT 14
686-688 BROADWAY/BLOCK 731, LOT 27.02
676-684 & 690 BROADWAY/BLOCK 731, LOT 27.04
692 BROADWAY/BLOCK 731, LOT 27.05
712-736 BROADWAY/BLOCK 766, LOT 1
1959-2011 MCCARTER HWY/BLOCK 769, LOT 1
21-25 GRAFTON AVE/BLOCK 769, LOT 55
35-37 GRAFTON AVE/BLOCK 771, LOT 1
277-283 ORATON ST/BLOCK 771, LOT 8
285-287 ORATON ST/BLOCK 771, LOT 9.01
289 ORATON ST/BLOCK 771, LOT 9.02
291-299 ORATON ST/BLOCK 771, LOT 11
29 GRAFTON AVE/BLOCK 771, LOT 50
31 GRAFTON AVE/BLOCK 771, LOT 51
33 GRAFTON AVE/BLOCK 771, LOT 52
751 BROADWAY/BLOCK 772, LOT 8
753 BROADWAY/BLOCK 772, LOT 9
755-757 BROADWAY/BLOCK 772, LOT 10
759-763 BROADWAY/BLOCK 772, LOT 14
765 BROADWAY/BLOCK 772, LOT 15
767 BROADWAY/BLOCK 772, LOT 16
769-775 BROADWAY/BLOCK 772, LOT 17
793-799 BROADWAY/BLOCK 772, LOT 28
308 ORATON ST/BLOCK 772, LOT 31
304-306 ORATON ST/BLOCK 772, LOT 32
298-302 ORATON ST/BLOCK 772, LOT 34
290-296 ORATON ST/BLOCK 772, LOT 38
288 ORATON ST/BLOCK 772, LOT 41
286 ORATON ST/BLOCK 772, LOT 42
738-740 BROADWAY/BLOCK 774, LOT 2
742-744 BROADWAY/BLOCK 774, LOT 4
814-824 BROADWAY/BLOCK 821, LOT 23
801-807 BROADWAY/BLOCK 822, LOT 1
809-815 BROADWAY/BLOCK 822, LOT 4
817-823 BROADWAY/BLOCK 822, LOT 12
825-831 BROADWAY/BLOCK 822, LOT 16
833 BROADWAY/BLOCK 822, LOT 17
835 BROADWAY/BLOCK 22, LOT 18
837 BROADWAY/BLOCK 822, LOT 19
839 BROADWAY/BLOCK 822, LOT 20
841 BROADWAY/BLOCK 822, LOT 21
843-855 BROADWAY/BLOCK 822, LOT 22
307 BROADWAY/BLOCK 822, LOT 29

859 BROADWAY/BLOCK 822, LOT 30
2013-2031 MCCARTER HWY/BLOCK 825, LOT 1
2035-2045 MCCARTER HWY R/BLOCK 825, LOT 16
2051-2073 MCCARTER HWY/BLOCK 825, LOT 20
24-28 VERONA AVE/BLOCK 825, LOT 21.01
18-22 VERONA AVE/BLOCK 825, LOT 21.02
30-48 VERONA AVE/BLOCK 825, LOT 22
2033-2049 MCCARTER HWY/BLOCK 825, LOT 25
VERONA AVE/BLOCK 825, LOT 40
2104-2118 MCCARTER HWY/BLOCK 827, LOT 1
2120-2156 MCCARTER HWY/BLOCK 827, LOT 8
2158-2172 MCCARTER HWY/BLOCK 827, LOT 18
2092-2102 MCCARTER HWY/BLOCK 827.01, LOT 10
2078-2090 MCCARTER HWY/BLOCK 827.01, LOT 11
2052-2070 MCCARTER HWY/BLOCK 827.01, LOT 12
2107-2123 MCCARTER HWY/BLOCK 829, LOT 10
2125-2143 MCCARTER HWY/BLOCK 829, LOT 25
2145-2147 MCCARTER HWY/BLOCK 829, LOT 31
2149-67 MCCARTER HWY/BLOCK 829, LOT 33
43-49 VERONA AVE/BLOCK 831, LOT 1
35-41 VERONA AVE/BLOCK 831, LOT 7
27-33 VERONA AVE/BLOCK 831, LOT 12
17-25 VERONA AVE/BLOCK 831, LOT 14
13-15 VERONA AVE/BLOCK 831, LOT 20
9-11 VERONA AVE/BLOCK 831, LOT 22
2081-2093 MCCARTER HWY/BLOCK 831, LOT 24
2095-2105 MCCARTER HWY/BLOCK 831, LOT 30
VERONA AVE/BLOCK 831, LOT 40
873 BROADWAY/BLOCK 832, LOT 1
875 BROADWAY/BLOCK 832, LOT 2
877 BROADWAY/BLOCK 832, LOT 4
879 BROADWAY/BLOCK 832, LOT 5
65-67 VERONA AVE/BLOCK 832, LOT 6
63 VERONA AVE/BLOCK 832, LOT 8
51-61 VERONA AVE/BLOCK 832, LOT 9
881-887 BROADWAY/BLOCK 832, LOT 20
911 BROADWAY/BLOCK 833.01, LOT 1
901 BROADWAY/BLOCK 833.01, LOT 7
903-905 BROADWAY/BLOCK 833.01, LOT 8
907 BROADWAY/BLOCK 833.01, LOT 9
909 BROADWAY/BLOCK 833.01, LOT 10
9-11 SYLVAN AVE/BLOCK 833.01, LOT 11
13 E SYLVAN AVE/BLOCK 833.01, LOT 13
923-925 BROADWAY/BLOCK 834, LOT 7
927-929 BROADWAY/BLOCK 834, LOT 9
920-922 BROADWAY/BLOCK 835, LOT 5
916-918 BROADWAY/BLOCK 835.7, LOT 7
910-914 BROADWAY/BLOCK 835, LOT 11
890-894 BROADWAY/BLOCK 836, LOT 1
896-898 BROADWAY/BLOCK 836, LOT 4
900-902 BROADWAY/BLOCK 836, LOT 6
874-878 BROADWAY/BLOCK 837, LOT 3
109-115 VERONA AVE REAR/BLOCK 837, LOT 22

880-888 BROADWAY/BLOCK 837, LOT 30

Additional Information:

WHEREAS, the Department of Economic and Housing Development has requested that the properties identified on the Official Tax Map of the City of Newark, attached as Exhibit A (the “Study Area”) in the North 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 N.J.S.A. 40A:12A-1 et seq. authorizes a Municipal Governing Body to cause a preliminary investigation to be made by the Central Planning Board as to whether an area (or any portion thereof) is an “area in need of redevelopment” under 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 “Condemnation 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 “Condemnation 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 Condemnation 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 Central Planning Board of the City of Newark is hereby authorized and directed to conduct a preliminary investigation as to whether the properties, attached as Exhibit A, in the North Ward, are an “area in need of redevelopment” as defined under the LRHL, 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, including the power of eminent domain (i.e. a “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 list of attached properties in Exhibit A in the North Ward, are an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (the “LRHL”), under N.J.S.A. 40A:12A-1 et seq.