



Legislation Details (With Text)

File #: 20-0069 **Version:** 1 **Name:** Investigation for Area in Need of Redevelopment - McCarter Highway and Passaic Place
Type: Resolution **Status:** Adopted
File created: 1/13/2020 **In control:** Economic and Housing Development
On agenda: 3/10/2020 **Final action:** 3/10/2020

Title: Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Investigation of an 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)
769-781 McCarter Hwy/Block 161/Lot 1.02/East Ward
10-18 Passaic Place/Block 1/Lot 30/Central Ward
930 McCarter Hwy/Block 1/Lot 46/Central Ward
Additional Information:

Sponsors: LaMonica R. Mclver, Mildred C. Crump

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
3/10/2020	1	Municipal Council	Adopt	Pass

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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 as 769-781 McCarter Highway (Block 161, Lot 1.02) in the East Ward, 10-18 Passaic Place (Block 1, Lot 30) and 930 McCarter Highway (Block 1, Lot 46) in the Central Ward (the “Study Area”), be investigated by the Central Planning Board of the City of Newark (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”), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the LRHL authorizes the Governing Body, by resolution, to authorize 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 investigate whether the Study Area qualifies as a Non-Condensation Redevelopment Area in Need of Redevelopment; and

WHEREAS, the Municipal Council of the City of Newark (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 769-781 McCarter Highway (Block 161, Lot 1.02) in the East Ward, 10-18 Passaic Place (Block 1, Lot 30) and 930 McCarter Highway (Block 1, Lot 46) in the Central Ward (the “Study Area”), 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 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 “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 769-781 McCarter Highway (Block 161, Lot 1.02) in the East Ward, 10-18 Passaic Place (Block 1, Lot 30) and 930 McCarter Hwy (Block 1, Lot 46) in the Central Ward is a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law (the “LRHL”), under N.J.S.A. 40A:12A-1 et seq.