



City of Newark

City Hall
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Newark, New Jersey 07102

Legislation Text

File #: 24-0236, Version: 1

Dept/ Agency: Economic and Housing Development

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

Type of Service: Referral of a proposed Sixth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan to the Central Planning Board.

Name of the Plan: Newark Downtown Core District Redevelopment Plan and Newark Plaza Urban Renewal Plan

Additional Information:

Ordinance 6S&FF, adopted on October 6, 2004.

Ordinance 6S&FG, adopted on September 7, 2005.

Ordinance 6PSF-h, adopted on May 5, 2010.

Ordinance 6PSF-a(S), adopted on February 24, 2015.

Ordinance 6PSF-b, adopted on September 2, 2015.

Ordinance 6PSF-a(S), adopted on June 7, 2017.

WHEREAS, on July 14, 2004, the City of Newark (“City”) utilized the powers of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., to designate over 39 acres of land within the Downtown Newark area as an “area in need of redevelopment,” commonly known as the Newark Downtown Core District Redevelopment Area (“Redevelopment Area”); and

WHEREAS, on October 6, 2004, the Newark Municipal Council (“Municipal Council”) adopted Ordinance 6S&Ff adopting and approving the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan (the “Original Redevelopment Plan”), which controlled the zoning for the Redevelopment Area; and

WHEREAS, the Original Redevelopment Plan has been amended five (5) times, since its initial passage by the Municipal Council including the First Amendment by Ordinance 6S&FG adopted on September 7, 2005, the Second Amendment by Ordinance 6PSF-h adopted on May 5, 2010, the Third Amendment by Ordinance 6PSF-A(s) adopted on February 24, 2015, the Fourth Amendment by Ordinance 6PSF-B adopted on September 2, 2015, and the Fifth Amendment by Ordinance 6PSF-a(s) adopted on June 7, 2017, (the Original Redevelopment Plan and amendments one through five shall collectively be referred to as the “Amended Redevelopment Plan”); and

WHEREAS, on September 26, 2022, the Central Planning Board of the City of Newark (“Planning Board”) adopted a new City of Newark Master Plan (the “Master Plan”) that made certain recommendations related to the Amended Redevelopment Plan; and

WHEREAS, specifically the Master Plan recognized that while the Amended Redevelopment Plan encouraged high-density, mixed-use development in the Redevelopment Area, it set forth development regulations predominantly based on specific redevelopment concepts for block-scale

parcels, and recommended that the Amended Redevelopment Plan be amended to provide more general, and less restrictive regulatory programs; and

WHEREAS, the Municipal Council has determined that it would be beneficial to eliminate the block-scale development standards for Parcel O identified in the Amended Redevelopment Plan and to provide more general, less restrictive development standards for development of Parcel O, and the Redevelopment Area in accordance with the recommendations of the Master Plan; and

WHEREAS, the Municipal Council wishes to amend the Amended Redevelopment Plan to address the recommendations of the Master Plan as specifically set forth on the attached Exhibit A (the “Sixth Amendment” and as so amended, the “Redevelopment Plan”); and

WHEREAS, the Municipal Council wishes to have the Central Planning Board consider the proposed Sixth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan, to determine if such an amendment is consistent with the City’s Master Plan and for recommendations pursuant to N.J.S.A. 40A:12A-7(e) and directs the Planning Board to transmit its report on the Amendment to the Municipal Council within forty-five (45) days after the referral.

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

1. The Municipal Council of the City of Newark refers to the Central Planning Board of the City of Newark, the proposed Sixth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan, as set forth in Exhibit A attached hereto and made a part of this Resolution, to determine if such an amendment is consistent with the City’s Master Plan and for recommendations pursuant to N.J.S.A. 40A:12A-7(e) and directs the Central Planning Board to transmit its report on the Amendment to the Municipal Council within forty five (45) days of referral.

2. A copy of this Resolution and the proposed Sixth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan shall be filed with the Office of the City Clerk by the director of the Department of Economic and Housing Development.

3. The City Clerk shall forward a true copy of this Resolution and the Proposed Sixth Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan to the Central Planning Board.

STATEMENT

This Resolution refers the proposed Sixth Amendment to the “Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan”, to the Central Planning Board to determine if such an amendment is consistent with the City’s Master Plan and for recommendations pursuant to N.J.S.A. 40A:12A-7(e) and directs the Central Planning Board to transmit its report on the Amendment to the Municipal Council within forty-five (45) days of referral.