



Legislation Text

File #: 18-0478, Version: 1

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)

85-101 Jackson Street/Block 1990/Lot 35/East Ward

Additional Information:

This is an amendment to Resolution 7R2-d adopted on March 7, 2018

Deferred 7R2-c 051018

WHEREAS, on March 7, 2018, the Municipal Council of the City of Newark, New Jersey adopted Resolution 7R2-d authorizing the Central Planning Board of the City of Newark to conduct an preliminary investigation to determine whether the area constituting the following properties: 103 Jackson Street, 101-103 Van Buren Street, 176 Ferry Street, 174 Ferry Street, 170 Ferry Street, 94 Jackson Street, 90-92 Jackson Street and 98-104 Jackson Street (Block: 1990, Lot: 11 and Block: 1991, Lots: 24, 31, 32, 34, 41, 42 & 63, (the "Study Area") in the East 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; and

WHEREAS, due to error the property located at 85-101 Jackson Street, Block 1990, Lot 35 as identified on the Official Tax Map of the City of Newark was not included in the Study Area; and

WHEREAS, the Department of Economic and Housing Development seeks to amend Resolution 7R2-d March 7, 2018 to add 85-101 Jackson Street, Block 1990, Lot 35 in the Study Area to be investigated by the Central Planning Board to determine if it is an "area in need of redevelopment"; and

WHEREAS, the LRHL authorizes a Municipal 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, 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 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 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 Investigation of the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, the Municipal Council wishes to direct the Central Planning Board to conduct the Investigation of the Study Area and include 85-101 Jackson Street, Block 1990, Lot 35, East Ward, as authorized under the LRHL.

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

1. The Municipal Council hereby amends and authorizes Resolution 7R2-d adopted March 7, 2018 to include 85-101 Jackson Street, Block 1990, Lot 35, in the East Ward, to the Study Area; 103 Jackson Street, 101-103 Van Buren Street, 176 Ferry Street, 174 Ferry Street, 170 Ferry Street, 94 Jackson Street, 90-92 Jackson Street and 98-104 Jackson Street (Block: 1990, Lot: 11 and Block: 1991, Lots: 24, 31, 32, 34, 41, 42 & 63), to be investigated by the Central Planning Board to determine if it 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.*
2. 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 (“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

Resolution amending Resolution 7R2-d, March 7, 2018, for the Central Planning Board to conduct a preliminary investigation as to whether 85-101 Jackson Street, Block 1990, Lot 35, East Ward, is 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.*