



## Legislation Text

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File #: 21-1099, Version: 1

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

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

**Type of Service:** Referral of Proposed Fifth Amendment to the Newark's River: Public Access and Redevelopment Plan to Central Planning Board

**Purpose:** Requesting that the Central Planning Board consider a Fifth Amendment to the Newark's River: Public Access and Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(f).

**Name of Plan:**

Fifth Amendment to the Newark's River: Public Access and Redevelopment Plan

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

Plan Area is bounded on the north at Delavan Avenue, on the west by McCarter Highway, on the south by Raymond Boulevard, on the east by Chapel Street, and on the east by the Passaic River (East Ward and North Ward)

**Additional Information:**

Newark's River: Public Access and Redevelopment Plan ("Redevelopment Plan") adopted by Ordinance 6PSF-i on August 7, 2013.

Ordinance 6PSF-a(S) of October 11, 2017 adopting the First Amendment to Newark's River: Public Access and Redevelopment Plan.

Ordinance 6PSF-a(S) of February 27, 2018 adopting the Second Amendment to Newark's River: Public Access and Redevelopment Plan.

Ordinance 6PSF-a of April 3, 2019 adopting the Third Amendment to Newark's River: Public Access and Redevelopment Plan.

Ordinance 6PSF-b of April 7, 2021 adopting the Fourth Amendment to Newark's River: Public Access and Redevelopment Plan.

Ordinance 6PSF-e of April 21, 2021 adopting Amendment #1 to the amended and restated Redevelopment Agreement between the Housing Authority of the City of Newark and Station Plaza Newark Downtown Core Urban Renewal Company, ("Station Plaza").

This Amending Ordinance is a proposed Fifth Amendment to Newark's River: Public Access and Redevelopment Plan.

**No Action Taken 7R2-n (s) 081721**

**WHEREAS**, on June 15, 2005, the Municipal Council adopted Resolution 7Rdo(AS) designating the entire City of Newark as an area in need of rehabilitation; and

**WHEREAS**, on August 7, 2013, the Municipal Council adopted Ordinance 6PSF-i adopting the Newark's River: Public Access and Redevelopment Plan (the "Original Plan"); and

**WHEREAS**, on October 11, 2017, the Municipal Council adopted Ordinance 6PSF-a(S) adopting the First Amendment to Newark's River: Public Access and Redevelopment Plan ("First Amended Plan"); and

**WHEREAS**, on February 27, 2018, the Municipal Council adopted Ordinance 6PSF-a(S) adopting the Second Amendment to Newark’s River: Public Access and Redevelopment Plan (“Second Amended Plan”); and

**WHEREAS**, on April 3, 2019, the Municipal Council adopted Ordinance 6PSF-a adopting the Third Amendment to Newark’s River: Public Access and Redevelopment Plan (“Third Amended Plan”); and

**WHEREAS**, on April 7, 2021, the Municipal Council adopted Ordinance 6PSF-b adopting the Fourth Amendment to Newark’s River: Public Access and Redevelopment Plan (“Fourth Amended Plan”); and

**WHEREAS**, on April 21, 2021, the Municipal Council adopted Ordinance 6PSF-e adopting Amendment #1 to the amended and restated Redevelopment Agreement between the Housing Authority of the City of Newark and Station Plaza Newark Downtown Core Urban Renewal Company, LLC (“Station Plaza”); and

**WHEREAS**, the Department of Economic and Housing Development and the Newark Planning Office propose the following further changes to the Newark’s River: Public Access and Redevelopment Plan, as amended within Block 179, and a portion of Blocks 177 and 169.01 bound by Commercial Street, Raymond Boulevard, Raymond Plaza East and Market Street (East Ward) as described below:

The permitted interim uses set forth in Section 8.5 of the “Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan”, as amended, shall be permitted interim uses applicable to the following properties: (i) Block 169.01, Lots 60 and 70 (including any portion of the Commercial Street right-of-way that is vacated by the City and acquired by the owner of Lots 60 and 70), (ii) Block 179, all Lots (including the entirety of the Commerce Street right-of-way, upon vacation by the City and acquisition thereof by the owner of Lots 42, 45, 47 and 48), and (iii) Block 177, Lot 7. Structures or improvements currently located on the foregoing properties may be demolished. All other permitted uses, height requirements, and bulk requirements of Newark’s River Plan shall also apply to the foregoing properties and;

**WHEREAS**, the above changes and a map of the area in question are attached hereto as Exhibit A; and

**WHEREAS**, the Municipal Council requests that the Central Planning Board consider a Fifth Amendment to the Newark’s River: Public Access and Redevelopment Plan and transmit its recommendations regarding consistency with the City Master Plan and other matters 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 the following changes as to a Fifth Amendment to the Newark's River: Public Access and Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(f):
  - a. The permitted interim uses set forth in Section 8.5 of the "Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan", as amended, shall be permitted interim uses applicable to the following properties: (i) Block 169.01, Lots 60 and 70 (including any portion of the Commercial Street right-of-way that is vacated by the City and acquired by the owner of Lots 60 and 70); (ii) Block 179, all Lots (including the entirety of the Commerce Street right-of-way, upon vacation by the City and acquisition thereof by the owner of Lots 42, 45, 47 and 48); and (iii) Block 177, Lot 7. Structures or improvements currently located on the foregoing properties may be demolished. All other permitted uses, height requirements, and bulk requirements of Newark's River Plan shall also apply to the foregoing properties.
  - b. The above changes and a map of the area in question are attached hereto as Exhibit A.
2. This resolution shall take effect immediately.

### **STATEMENT**

This Resolution requests that the Central Planning Board consider a Fifth Amendment to the Newark's River: Public Access and Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(f).