



## Legislation Text

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File #: 14-2220, Version: 2

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### **AN ORDINANCE ADOPTING THE THIRD AMENDMENT TO THE NEWARK DOWNTOWN CORE DISTRICT REDEVELOPMENT PLAN AND AMENDMENT TO THE NEWARK PLAZA URBAN RENEWAL PLAN.**

**Sponsor: Chaneyfield Jenkins**

**Deferred 6F-j 012115**

**Deferred 6PSF-d 021815**

**WHEREAS**, the Municipal Council of the City of Newark adopted Ordinance 6S&FF, October 6, 2004, approving the August 20, 2004 edition of the “Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan” for City Tax Block 159, Lots 11, 60; Block 163, Lots 10, 12, 27; Block 164, Lots 27, 28, 32, 40, 41, 42, 43, 69, 73, 74, 75, 78, 79, 84, 88, 90, 92; Block 165, Lots 1, 17, 19, 22, 24, 29, 31, 33, 35, 36, 37, 48, 65, 68, 72, 74, 78, 97, 100, 107, 109, 111, 113, 117, 118, 120, 122, 123, 127, 129, 130; Block 166, Lots 1, 6, 18, 25, 27, 28, 29, 30, 31, 32, 34, 36, 37; Block 167, Lots 1, 6, 10, 16, 17, 18, 22, 31, 35, 36, 37, 38, 39, 40; Block 168, Lots 1.01, 1.02, 3, 13; Block 865, Lots 9, 11, 15, 30, 35, 40, 42, 45, 50, 53, 54, 55, 57, 59, 63, 64, 70, 87, 88, 90, 92, 96, 101, 135.01, 135.02, 136; Block 147, Lots 46, 70; Block 161, Lots 1.01, 1.02, 1.03, 1.04 (the “Original Plan”); and

**WHEREAS**, by virtue of Resolution 7RCQ (AS), adopted on May 4, 2005, City Tax Blocks 164, Lots 18, 20, 23, 25, 29, 30, 31, 35, 37, 39; Block 865, Lots 4, 5, 7, 8; Block 866, Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 14, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, 42 (in its entirety); Block 867, Lots 3, 5, 13, 14, 15, 16, 17, 18, 20, 22, 23, 30, 31, 32, 33 (in its entirety); Block 868, Lots 24, 28, 30, 32, 34, 40 (in its entirety), East Ward, were designated by the Municipal Council as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.) (collectively, the “Expansion Area”); and

**WHEREAS**, on September 7, 2005, the Municipal Council adopted Ordinance 6S&FG, approving the “Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan” dated June 17, 2005, as amended by the Central Planning Board as set forth in its resolution adopted on July 5, 2005 (collectively, the “Amended Plan”); and

**WHEREAS**, the Municipal Council previously adopted Ordinance 6PSF-H, adopted May 5, 2010, approving the “Second Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan,” as amended by the Central Planning Board as set forth in its resolution adopted on March 15, 2010 (collectively, the “Amended Plan”); and

**WHEREAS**, a “Third Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan” (the “Third Amendment”) has been prepared by the City’s planning department which, if adopted, will modify certain of the provisions of the Original Plan, as heretofore amended by the Amended Plan; and

**WHEREAS**, on November 17, 2014, the Municipal Council Resolution 7R3-a directing the Central Planning Board to prepare a Third Amendment of the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan and transmit the proposed plan to the Municipal Council for its consideration in accordance with N.J.S.A. 40A:12A-7f; and

**WHEREAS**, public hearing and comment was taken by the Central Planning Board on December 8, 2014; and

**WHEREAS**, on December 8, 2014, the Central Planning Board adopted a resolution recommending to the Municipal Council that the Third Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan; and

**WHEREAS**, the Municipal Council has determined that it is in the best interest of the public to adopt the Third Amendment, as amended by the recommendations of the Central Planning Board, in the form attached hereto.

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED, BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:**

Section 1-a. The Third Amendment includes those revisions recommended by the Planning Board in its Resolution date December 8, 2014; as such changes were codified by the City's Planning Department. To the extent there are any inconsistencies between the direction given by the Planning Board in its Resolution and the codification of such revisions in the Third Amendment adopted by this ordinance, the City Council adopts the Third Amendment as annexed hereto, with all revisions, in accordance with N.J.S.A. 40A: 12A-7(f) based on the professional opinion of its planning staff.

Section 1-b. Upon the recommendation of the Central Planning Board, the Municipal Council, hereby adopts the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan as recommended by Resolution of the Central Planning Board dated December 8, 2014.

Section 2. The Third Amendment shall supersede all previous zoning standards and development regulations for the special redevelopment area set forth therein.

Section 3. The Municipal Council hereby amends the zoning district map of the City of Newark to reflect the rezoning of the special redevelopment area properties by the Third Amendment. The amended zoning district map is within the Second Amendment.

Section 4. The City Clerk is hereby directed to file a copy of the Third Amendment with the minutes of this meeting.

Section 5. This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage and publication.

### **STATEMENT**

This ordinance adopts the Third Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan, which amends the existing redevelopment plan for the areas covered by the existing "Newark Downtown Core District Redevelopment Plan and Amendment to the

Newark Plaza Urban Renewal Plan”, as heretofore amended by the “Amendment to the Newark Downtown Core District Redevelopment Plan and Amendment to the Newark Plaza Urban Renewal Plan”