



Legislation Text

File #: 08-0977-1, Version: 1

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An Ordinance adopting the Living Downtown Plan

No Reconsidered

Approved as to

Council member

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tion Counsel

Title

presents the following Ordinance:

FORM ORD. 2-5090-24 Ib. 25% Rag Bond

AUG 0 6 SOB

No Prlst Reading

WHEREAS, the City of Newark has an ideally located downtown with unique opportunities for development of its existing building stock and for infill construction that would facilitate a lively, 24-hour district that generates job opportunities, tax revenues, and general quality of life enhancements for the city; and

WHEREAS, the Downtown area is challenged by underused building, lack of residential development, and excessive use of land for surface parking, so the City of Newark's Department of Community Development and Planning worked with area stakeholders and constituents to develop a new plan to facilitate the development of the area; and

WHEREAS, The Newark Central Planning Board has referred a plan entitled the "Living Downtown Plan" dated May 23, 2008 to Municipal Council for its adoption; and

WHEREAS, The Newark Central Planning Board held a public hearing on June 9, 2008, where professional staff from the City of Newark, Department of Economic & Housing Development appeared before the Central Planning Board of the City of Newark to present the "living Downtown Plan" dated May 23, 2008 and to request that the Central Planning Board recommend that the Municipal Council adopt this plan amendment; and

WHEREAS, the "Living Downtown Plan" is a comprehensive plan for Downtown Newark that covers the sections of the area that are not governed by older redevelopment plans that had been written for the Gateway, Arena, NJPAC, and other major projects in the area; and

WHEREAS, the "Living Downtown Plan" dated May 23, 2008 is based on nine principles that have guided its creation and will guide future area development:

- ^ 1. A Downtown Reoriented to Market Street and Broad Street
- ^ 2. A Downtown for Thousands of Residents
- ^ 3. A Coordinated Retail Strategy for Downtown
- ^ 4. A Downtown with Transit-Oriented Workplaces
- ^ 5. A Downtown Connected to its Riverfront
- ^ 6. A Downtown Defined by Vibrant and Walkable Streets
- ^ 7. A Downtown of Protected Historic Places and Neighborhoods
- ^ 8. A Downtown of Great Parks and Culture
- ^ 9. A Sustainable Downtown; and

WHEREAS, the "Living Downtown Plan" dated May 23, 2008 is a is part of a two-phase planning project for the Downtown Area, and it focuses on improving development regulations for the district while later phases will focus on urban design for the district; and

WHEREAS, the City of Newark, Division of Community Development and Planning's presentation included the submission of a written report and the plan along with the oral testimony of professional staff of the Department of Housing and Community Development and members of the public, of which the vast majority spoke in support of the redevelopment plan; and

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RECORD OF COUNCIL VOTE ON FINAL PASSAGE

RECORD OF COUNCIL VOTE FOR RECONSIDERATION

Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB	Council Member
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I. Indicates Vote AB - Absent NV - Not Voting

Adopted on first reading at a meeting of the Council of the City of Newark, NJ., on AUG 0 6 2"

Adopted on second and final reading after hearing on ... SEP-0.3.2008

Approve Rejec

Mayor

lie. City Clerk

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4 WHEREAS, the inclusion of the Plan does generally conform to the overall goals and
5 objectives set forth in the Land Use Element of the Master Plan of the City of Newark in that it
6 encourages development for the area; and

7
8 NOW, THEREFORE, BE IT ORDAINED BY THE NEWARK MUNICIPAL COUNCIL

9 THAT:

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11
12 SECTION 1: The Newark Municipal Council after studying and deliberating the contents and
13 substance of the "Living Downtown Plan" dated May 23, 2008, as presented, desires to adopt the
14 "Living Downtown Plan" dated May 23, 2008, which is attached as a part of this ordinance.

15
16 1. This redevelopment plan enhances Newark's business and development climate so that
17 the city maintains its preeminent position in the region.

18
19
20 2. This redevelopment plan permits vacant, deteriorated, underutilized or obsolete property
21 to return to full productivity by creating new appropriate development regulations and
22 opportunities.

23
24 SECTION 2: The attached "Living Downtown Plan" dated May 23, 2008 shall regulate
25 development in the affected area.

26
27
28 SECTION 3: To the extent that any previous ordinance is inconsistent with or contradictory
29 hereto, said ordinance is hereby repealed or amended to the extent necessary to make it
30 consistent herewith.

31
32 SECTION 5: This Ordinance shall take effect upon final passage and publication in accordance
33 with the law of the state of New Jersey.

34
35 SECTION 6: The Provisions of this Ordinance are severable. To the extent any clause, phrase,
36 sentence, paragraph or provision of this Ordinance shall be declared invalid, illegal, or
37 unconstitutional, the remaining provisions shall continue in full force and effect.

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39 STATEMENT

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41 THIS ORDINANCE CREATES THE "Living Downtown Plan" dated May 23, 2008.

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44 CERTIFIED TO NEM.,
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This ordinance when adopted must remain in the custody of the City Clerk, Certified copies are available.

John P. Hannon, Council President

John P. Hannon, Council President

John P. Hannon, Council President

Date

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4 WHEREAS, the inclusion of the Plan does generally conform to the overall goals and
5 objectives set forth in the Land Use Element of the Master Plan of the City of Newark in that it
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20 2. This redevelopment plan permits vacant, deteriorated, underutilized or obsolete property
21 to return to full productivity by creating new appropriate development regulations and
22 opportunities.

23

24 SECTION 2: The attached "Living Downtown Plan" dated May 23, 2008 shall regulate
25 development in the affected area, and the Zoning Map contained in Title 40, Zoning Ordinance

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shall be accordingly amended to include the Living Downtown Plan area boundaries contained in

27

the plan.

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30 hereto, said ordinance is hereby repealed or amended to the extent necessary to make it
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38 sentence, paragraph or provision of this Ordinance shall be declared invalid, illegal, or

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41 SECTION 7: This ordinance also makes two important amendments to the plan from the way it
42 was recommended by the Newark Central Planning Board. These amendments are needed to
43 add language essential to address surface parking issues by enabling interim surface parking lots

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FORM ORDINANCE 3

No Page

45 for a limited period of no more than 1 year. This additional language is included as section 7.1.0

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47 of the plan. An additional amendment includes additional language at map 2.7 in the plan stating

48 that this map serves as a boundary and zoning map for the area in question.

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STATEMENT

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51 THIS ORDINANCE CREATES THE "Living Downtown Plan" dated May 23, 2008.

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DO NOT USE SPACE BELOW THIS LINE

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Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB	Council Member
Amador					Ramos					Amador
Gonzalez					Rice					Gonzalez
James					Rone					James
Payne					Crump President					Payne
Quintana					Crump President					Vice
										Quintana President

I- Indicates Vote AB - Absent NV - Not Voting

Adopted on first reading at a meeting of the Council of the City of Newark, NJ., on

Adopted on second and final reading after hearing on

Approved

Rejected By

Mayor

Council President City Clerk

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