



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

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File #: 20-0069, Version: 1

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

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

**Type of Service:** Investigation of an 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)**

769-781 McCarter Hwy/Block 161/Lot 1.02/East Ward

10-18 Passaic Place/Block 1/Lot 30/Central Ward

930 McCarter Hwy/Block 1/Lot 46/Central Ward

**Additional Information:**

**WHEREAS**, the Department of Economic and Housing Development has requested that the properties identified on the Official Tax Map of the City of Newark as 769-781 McCarter Highway (Block 161, Lot 1.02) in the East Ward, 10-18 Passaic Place (Block 1, Lot 30) and 930 McCarter Highway (Block 1, Lot 46) in the Central Ward (the “Study Area”), be investigated by the Central Planning Board of the City of Newark (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”), N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the LRHL authorizes the 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**, pursuant to N.J.S.A. 40A:12A-6, “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 Department of Economic and Housing Development desires the Central Planning Board to investigate whether the Study Area qualifies as a Non-Condensation Redevelopment Area in Need of Redevelopment; and

**WHEREAS**, the Municipal Council of the City of Newark (the “Municipal Council”) wishes to direct the Central Planning Board to conduct the investigation of the Study Area as authorized under

the LRHL.

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

1. The Central Planning Board of the City of Newark is hereby authorized and directed to conduct a preliminary investigation as to 769-781 McCarter Highway (Block 161, Lot 1.02) in the East Ward, 10-18 Passaic Place (Block 1, Lot 30) and 930 McCarter Highway (Block 1, Lot 46) in the Central Ward (the "Study Area"), and to issue all notices and to conduct all public hearings required under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") to effectuate this preliminary investigation, and thereafter provide its recommendations to the Municipal Council.
2. 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 (i.e. a "Condemnation 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**

This resolution authorizes the Central Planning Board to conduct a preliminary investigation as to whether 769-781 McCarter Highway (Block 161, Lot 1.02) in the East Ward, 10-18 Passaic Place (Block 1, Lot 30) and 930 McCarter Hwy (Block 1, Lot 46) in the Central Ward is a Non-Condemnation Redevelopment Area as defined under the Local Redevelopment and Housing Law (the "LRHL"), under N.J.S.A. 40A:12A-1 et seq.