



Legislation Text

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ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE REAL PROPERTY LOCATED AT 144-178 SYLVAN AVENUE, BLOCK 839.01, LOT 32 AND AMENDING THE ZONING DISTRICT MAP TO REFLECT THE RE-ZONING OF BLOCK 839.01, LOT 32 BY THE REDEVELOPMENT PLAN. (NORTH WARD).

WHEREAS, on December 8, 2011 the Municipal Council of the City of Newark (the "Municipal Council") adopted Resolution 7R3-B requesting that property identified on the Official Tax Map of the City of Newark as 144-178 Sylvan Avenue, Block 839.01, Lot 32, 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, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, on July 3, 2012 the Municipal Council adopted Resolution 7R3-D determining that 144-178 Sylvan Avenue, Block 839.01, Lot 32, is an area in need of redevelopment under the LRHL; and

WHEREAS, the LRHL authorizes municipalities to adopt redevelopment plans governing areas in need of redevelopment; and

WHEREAS, the City has determined that it is appropriate to prepare a redevelopment plan governing the development of 144-178 Sylvan Avenue, Block 839.01, Lot 32 (the "Redevelopment Plan"); and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7e, the Redevelopment Plan was referred to the Central Planning Board of the City of Newark (the "Central Planning Board") prior to final adoption of this Ordinance and the Central Planning Board provided a report to the Municipal Council with its recommendations to the Redevelopment Plan; and

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

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

Section 1. The Municipal Council hereby finds and determines that the Redevelopment Plan is substantially consistent with and generally conforms to the City's Master Plan and that it provides the maximum opportunity consistent with the needs of this area for the development of 144-178 Sylvan Avenue, Block 839.01, Lot 32.

Section 2. The Municipal Council hereby adopts the Redevelopment Plan, as amended by the recommendations of the Central Planning Board, in the form attached hereto. This Redevelopment Plan shall supersede all previous zoning standards and development regulations for 144-178 Sylvan Avenue, Block 839.01, Lot 32.

Section 3. The Municipal Council hereby amends the zoning district map of the City of Newark to reflect the re-zoning of 144-178 Sylvan Avenue Block, 839.01, Lot 32, by the Redevelopment Plan. The amended zoning district map is contained within the Redevelopment Plan.

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

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

STATEMENT

This Ordinance adopts a Redevelopment Plan for the real property located at 144-178 Sylvan Avenue, Block 839.01, Lot 32 and amends the zoning district map to reflect the re-zoning of 144-178 Sylvan Avenue, Block 839.01, Lot 32 by the Redevelopment Plan.