



# City of Newark

City Hall  
920 Mayor Kenneth A.  
Gibson Boulevard  
Newark, New Jersey 07102

## Legislation Text

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File #: 19-0207, Version: 1

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**AN ORDINANCE ADOPTING THE FERRY AND MAIN REDEVELOPMENT PLAN IN AN EFFORT TO ALLEVIATE BLIGHT BY ENCOURAGING THE REDEVELOPMENT OF FORMERLY INDUSTRIAL PARCELS; 28-34 MAIN STREET, BLOCK 2047, LOT 9.01, 339-347 FERRY STREET; BLOCK 2047, LOT 9.02 AND 331-337 FERRY STREET, BLOCK 2047, LOT 18, IN THE IRONBOUND NEIGHBORHOOD. (EAST WARD)**

**WHEREAS**, the entire City of Newark (the “City”) has been designated as an area in need of rehabilitation under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”); and

**WHEREAS**, on April 4, 2018, the Municipal Council of the City of Newark (the “Municipal Council”) adopted Resolution 7R2-h designating the Ferry and Main Redevelopment Area (the “Area”) as a “condemnation area in need of redevelopment” pursuant to the LRHL; and

**WHEREAS**, on June 20, 2018, the City adopted Resolution 7R2-f(AS) correcting the April 4, 2018 Resolution to correct a typographical error and designate the Area as a “non-condemnation area in need of redevelopment”; and

**WHEREAS**, the LRHL authorizes municipalities to adopt redevelopment plans in order to implement and establish standards for the rehabilitation of all or any part of a rehabilitation area; and

**WHEREAS**, the adoption of this Redevelopment Plan will further the goals of the City’s Master Plan and the LRHL; and

**WHEREAS**, pursuant to Resolutions 7R2-h and 7R2-f(AS), adopted on April 4, 2018 and June 20, 2018 respectively, the Municipal Council directed the Newark Central Planning Board by resolution 7R2-d(S) November 27, 201, to prepare a plan for the Redevelopment Area; and

**WHEREAS**, the Ferry and Main Redevelopment Plan (the “Redevelopment Plan”) was prepared by the City’s Planning Consultant, Heyer, Gruel and Associates, dated September 2018; and

**WHEREAS**, on December 17, 2018, a public hearing was conducted before the Central Planning Board to create and transmit a Redevelopment Plan and report to the City pursuant to the LRHL; and

**WHEREAS**, pursuant to a memorializing resolution adopted on January 28, 2019, the Central Planning Board found the proposed Redevelopment Plan to be consistent with the 2010 Master Plan Goals and Objectives, Land Use Element, Urban Design Element, and Neighborhood Element, and recommends that the Municipal Council adopt the proposed Plan as is with no changes; and

**WHEREAS**, the Municipal Council wishes to adopt The Ferry and Main Redevelopment Plan in the form attached hereto, in order to encourage the redevelopment of formerly industrial parcels in the Ironbound Neighborhood to bring about a modern mixed-use development that will replace vacant and blighted properties and provide a positive benefit to the community.

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

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 it provides the maximum opportunity consistent with the orderly redevelopment of the properties that are governed by the Plan.
2. The Municipal Council hereby adopts the Redevelopment Plan in the form attached hereto.
3. The Redevelopment Plan shall serve as superseding zoning to all properties which are governed by its provisions and the Zoning Map shall be and hereby is amended to designate and refer to the redevelopment zone.
4. The City Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.
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 Ferry and Main Redevelopment Plan in order to encourage the redevelopment of formerly industrial parcels in the Ironbound Neighborhood to bring about a modern mixed-use development that will replace vacant and blighted properties and provide a positive benefit to the community. 28-34 Main Street, Block 2047 Lot 9.01; 339-347 Ferry Street, Lot 9.02; 331-337 Ferry Street, block 2047, Lot 18 (East Ward)