



Legislation Text

File #: 16-1283, Version: 2

AN ORDINANCE TO ADOPT THE “WEST WARD MODEL NEIGHBORHOOD INITIATIVE REDEVELOPMENT PLAN” OF THE CITY OF NEWARK, COUNTY OF ESSEX.

Sponsor(s): McCallum/ Osborne

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”), authorizes municipalities to determine whether certain land in the municipality constitutes an area in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law and by Resolution 7R3-b (s), adopted on January 13, 2015, the Municipal Council (the “City Council”) of the City of Newark (the “City”) directed the Central Planning Board to conduct a preliminary investigation to determine whether certain property identified on the Official Tax Maps of the City of Newark as:

Block 320	
Lot	Location
1	482 S Orang
10	411 S 16th S
11	413 S 16th S
13	417 S 16th S
15	421 S 16th S
16	421 S 16th S
17	425 S 16th S
2	478-480 S O Ave
30	317 14th Ave
33	458 S 17th S
34	456 S 17th S
35	454 S 17th S
36	452 S 17th S
39	446 S 17th S
4	476 S Orang
42	440 S 17th S
43	438 S 17th S
48	428 S 17th S
5	474 S Orang

50	424 S 17th S
51	422 S 17th S
55	414 S 17th S
56	412 S 17th S
57	410 S 17th S
6, 9	472 S Orang
61	423 S 16th S
7, 8	468-470 S O Ave
Block 321	
1	502 S Orang
2	500 S Orang
21	433 S 17th S
22	435 S 17th S
28	447 S 17th S
29	449 S 17th S
3	498 S Orang
30	451 S 17th S
31	451 S 17th S
32	453-455 S 17
34	457 S 17th S
38	460-462 S 18
39	454 S 18th S
40	452 S 18th S
60	412 S 18th S
61	410 S 18th S
62	459 S 17th S
63	456 S 18th S
64	458 S 18th S
65	408 S 18th S
66	458 S 18th S
68	339 14th Ave
69	413-427 S 17
70	494-496 S O Ave
8	488-492 S O Ave
Block 327	
10	316 14th Ave

12	473 S 16th S
15	475-477 S 16
17	479-481 S 16
19	485 S 16th S
23	493 S 16th S
24	590 15th Ave
25	592 15th Ave
26	594 15th Ave
27	596 15th Ave
38	471 S 16th S
41	496 S 17th S
43	490-492 S 17
45	486-488 S 17
9	316- 14th Av
Block 328	
2	458-462 S 16
27	582 15th Ave
28	584 15th Ave
29	586 15th Ave
30	488-490 S 16
32	486 S 16th S
33	484 S 16th S
36	478 S 16th S
38	474 S 16th S
40	470 S 16th S
41	468 S 16th S
Block 333	
53	508 S 16th S
54	510 S 16th S
57	514-516 S 16
58	518 S 16th S
59	520-526 S 16
64	528-530 S 16
65	532-536 S 16
69	538-540 S 16
Block 334	
1	275-277 16th
15	529 S 16th S

16	527 S 16th S
17	525 S 16th S
18	523 S 16th S
19	521 S 16th S
21	517 S 16th S
23	513 S 16th S
25	509 S 16th S
26	589 15th Ave
27	591 15th Ave
28	593 15th Ave
29	595 15th Ave
3	273 16th Ave
30	597 15th Ave
31	599 15th Ave
32	601 15th Ave
33	603 15th Ave
35	510 S 17th S
4, 5, 6	267-271 16th
51	544 S 17th S
65	529 S 16th S
7	541-549 S 16

, in the West Ward of the City of Newark, in the County of Essex (the “collectively the Property”), constitute an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, after a public hearing on January 11, 2016, the Central Planning Board adopted a Resolution recommending the designation of the Property as an “area in need of redevelopment” under the Redevelopment Law; and

WHEREAS, by Resolution 7R3-a, adopted on April 4, 2016, the Municipal Council accepted the recommendation of the Central Planning Board and declared the Property as Condemnation Redevelopment Area under the Redevelopment Law; and

WHEREAS, Resolution 7R3-a, further directed the Central Planning Board to create and transmit a redevelopment plan and report to the Municipal Council in accordance with N.J.S.A. 40A:12A-7f, which identifies any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and provides recommendations concerning those inconsistencies, as well as any other matter as the Planning Board deems appropriate; and

WHEREAS, the City Planning Division, with the help of the consultant planning firm Phillips

Preiss Grygiel, LLC, prepared a redevelopment plan for the Property entitled “West Ward Model Neighborhood Initiative Plan” and the Central Planning Board, at a duly noticed and constituted public meeting on July 11, 2016, reviewed said Plan and adopted a resolution rendering its report to the Municipal Council and recommending the adoption of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Municipal Council, hereby finds it appropriate for the Redevelopment Plan to be adopted for the Property, being, among other things, substantially consistent with the Master Plan for the City; and

WHEREAS, the Municipal Council now desires to adopt the Redevelopment Plan and to direct that the applicable provisions of the City’s Zoning Ordinance and Map be amended and superseded to reflect the provisions of the Redevelopment Plan, as and to the extent set forth therein.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The “West Ward Model Neighborhood Initiative Redevelopment Plan”, as filed in the Office of the City Clerk and attached hereto as Exhibit A, is hereby approved and adopted.

Section 3. Upon final adoption hereof, the City of Newark Zoning Map, as may have been amended from time to time, shall be amended by the “West Ward Model Neighborhood Initiative Redevelopment Plan”, which shall supersede the zoning designation shown on the City Zoning Map for the Redevelopment Area.

Section 4. To the extent that any previous ordinance is inconsistent with or contradictory hereto, said ordinance is hereby amended to the extent necessary to make it consistent herewith.

Section 5. The provisions of this Ordinance are severable. To the extent any clause, phrase, sentence, paragraph or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, illegal, or unconstitutional, the remaining provisions shall continue in full force and effect.

Section 6. A copy of this Ordinance and the Redevelopment Plan shall be filed with the Office of the City Clerk by the Deputy Mayor/Director of the Department of Economic and Housing Development.

Section 7. 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 the “The West Ward Model Neighborhood Redevelopment Plan” AKA:

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Exhibit A

West Ward Model Neighborhood Initiative Redevelopment Plan