



Legislation Text

File #: 21-1033, Version: 1

Dept./ Agency: Economic and Housing Development

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

Type of Service: Investigation for Area in Need of Redevelopment

Purpose To authorize the Central Planning Board to undertake a preliminary investigation to determine if the area is in need of redevelopment.

List of Property:

(Address/Block/Lot/Ward)

583-587 Broad Street/Block 18/Lot 16/Add'l Lots 17 and 18/Central Ward

589 Broad Street/Block 18/Lot 19/Central Ward

591-593 Broad Street/Block 18/Lot 20/Add'l Lot 21/Central Ward

595-599 Broad Street /Block 18/Lot 22/Add'l Lot 24/Central Ward

601-603 Broad Street/Block 18/Lot 25/Add'l Lot 26/Central Ward

605-607 Broad Street/Block 18/Lot 27/Add'l Lot 28 and 77/Central Ward

23-37 University Avenue/Block 47/Lot 40/Central Ward

Additional Information:

No Action Taken 7R2-I (s) 081721

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 follows:

Address	Block	Lot	Add'l Lots	Ward
583-587 Broad Street	18	16	17, 18	Central
589 Broad Street	18	19		Central
591-593 Broad Street	18	20	21	Central
595-599 Broad Street	18	22	24	Central
601-603 Broad Street	18	25	26	Central
605-607 Broad Street	18	27	28, 77	Central
23-37 University Avenue	47	40		Central

considered the "Study Area" be investigated by the Newark Central Planning Board ("Planning Board") to determine if the Study Area is an "area in need of redevelopment" under the Local Redevelopment and Housing Law (the "LRHL"), under N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the LRHL authorizes the Governing Body, by resolution, to authorize a 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, the New Jersey Legislature adopted, and the Governor signed P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, "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 Condemnation 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 "Condemnation Redevelopment Area"); and

WHEREAS, the Municipal Council finds it in the best interest of the City and its residents to authorize the Central Planning Board to undertake such Investigation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, 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 whether the following properties identified on the Newark Official Tax Map as follows:

Address	Block	Lot	Add'l Lots	Ward
583-587 Broad Street	18	16	17, 18	Central
589 Broad Street	18	19		Central
591-593 Broad Street	18	20	21	Central
595-599 Broad Street	18	22	24	Central
601-603 Broad Street	18	25	26	Central
605-607 Broad Street	18	27	28, 77	Central
23-37 University Avenue	47	40		Central

are an "area in need of redevelopment" as defined under the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A:-1, et seq., to issue all notices, and to conduct all public hearings required under the LRHL to effectuate this preliminary investigation, and to 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 use of eminent domain(i.e. 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 the following properties

Address	Block	Lot	Add'l Lots	Ward
583-587 Broad Street	18	16	17, 18	Central
589 Broad Street	18	19		Central
591-593 Broad Street	18	20	21	Central
595-599 Broad Street	18	22	24	Central
601-603 Broad Street	18	25	26	Central
605-607 Broad Street	18	27	28, 77	Central
23-37 University Avenue	47	40		Central

are an area in need of redevelopment as defined under the Local Redevelopment and Housing Law (the 'LRHL"), N.J.S.A. 40A:12A-1 et seq.