



## Legislation Text

File #: 16-1815, Version: 1

### **AN ORDINANCE TO ADOPT THE “SOUTH BERGEN STREET REDEVELOPMENT PLAN” OF THE CITY OF NEWARK, COUNTY OF ESSEX TO CONSTITUTE AN AREA IN NEED OF REDEVELOPMENT UNDER THE REDEVELOPMENT LAW.**

**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-a(s), adopted on January 13, 2015, the Municipal Council (the “City Council”) of the City of Newark (the “City”) authorized and 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	LOT	Property Address
2685	1	616 Bergen St
2685	3	612 Bergen St
2685	39	642 Bergen St
2685	40	640 Bergen St
2685	43	630-634 Bergen St
2685	46	622-628 Bergen St
2688	34	716 Bergen St
2688	35	714 Bergen St
2688	36	712 Bergen St
2688	37	710 Bergen St
2688	39	706 Bergen St
2688	48	686-688 Bergen St
2687	7	673 Bergen St
2687	12	683-685 Bergen St
2707	30	772 Bergen St
2707	31	770 Bergen St
2707	32	768 Bergen St
2707	40	752 Bergen St
2707	41	750 Bergen St
2707	42	746-748 Bergen St

2707	46	740 Bergen St
2707	47	738 Bergen St
2707	48	736 Bergen St
2707	49	734 Bergen St
2707	50	732 Bergen St
2707	54	720-722 Bergen St
2708	6	727 Bergen St
2708	10	735 Bergen St
2712	29	798-800 Bergen St
2712	35	788 Bergen St
2712	36	786 Bergen St
2712	37	784 Bergen St
2712	39	780 Bergen St
2711	1	775 Bergen St
2711	3	779-781 Bergen St
2711	6	783 Bergen St
2711	7	785 Bergen St
2711	8	787-791 Bergen St
2711	11	793 Bergen St
2711	12	795 Bergen St
2711	13	797 Bergen St
2711	14	799 Bergen St
2711	18	807 Bergen St
2711	19	809 Bergen St
3589	32	206 Hawthorne Ave
3589	33	204 Hawthorne Ave
3590	27	220 Hawthorne Ave
3590	28	218 Hawthorne Ave
3590	29	216 Hawthorne Ave
3590	31	823 Bergen St
3590	33	827-829 Bergen St
3590	35	831-833 Bergen St
3590	37	835 Bergen St
3590	38	837-839 Bergen St
3590	40.01	841-843 Bergen St
3590	40.02	845 Bergen St
3586	15	914 Bergen St
3586	17	910 Bergen St

3586	20	904 Bergen St
3586	22	900 Bergen St
3593	16	913-915 Bergen St
3593	17	917 Bergen St
3667	5	949-951 Bergen St
3667	7	947 Bergen St
3659	2	1074-1078 Bergen St

in the South 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 November 21, 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-b, adopted on February 17, 2016, the Municipal Council accepted the recommendation of the Central Planning Board and declared certain areas and properties as Condemnation Redevelopment Area under the Redevelopment Law; and

**WHEREAS**, Resolution 7R3-b, 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 Heyer Gruel & Associates, 36 Broad Street, Red Bank, New Jersey 07701, prepared a redevelopment plan for the Property entitled “South Bergen Street Redevelopment Plan” and the Central Planning Board, at a duly noticed and constituted public meeting on November 21, 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 “South Bergen Street 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 “South Bergen Street 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 South Bergen Street Redevelopment Plan” AKA:

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