



## Legislation Text

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File #: 18-0274, Version: 1

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**Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Declaring an Area in Need of Redevelopment  
**Purpose:** Designating area in need of redevelopment

**List of Property:**

**(Address/Block/Lot/Ward)**

28-34 Main Street/Block 2047/Lot 9.01/East Ward  
339-347 Ferry Street/Block 2047/Lot 9.02/East Ward  
331-337 Ferry Street/Block 2047/Lot 18/East Ward

**Additional Information:**

Resolution 7R2-d (as) adopted on September 7, 2017, authorized and directed the Central Planning Board to conduct a preliminary investigation

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on September 7, 2017, the Municipal Council of the City of Newark ("Municipal Council") adopted Resolution 7R2-d (AS) authorizing and directing the Central Planning Board of the City of Newark ("Central Planning Board") to conduct a preliminary investigation to determine whether certain properties, identified as: 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) (East Ward) or any portions thereof ("Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Condemnation Redevelopment Area, as defined by the Redevelopment Law; and

**WHEREAS**, the Central Planning Board conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as an Area in Need of Redevelopment in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

**WHEREAS**, a public hearing was conducted by the Central Planning Board on January 22, 2018, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

**WHEREAS**, after completing its investigation and public hearing on this matter, the Central Planning Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as an Area in Need of Redevelopment; and

**WHEREAS**, 28-34 Main Street (Block 2047, Lot 9.01) and 331-337 Ferry Street (Block: 2047, Lot 18) in the study area meet Criteria "b" in accordance with the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1, et seq.); and

**WHEREAS**, 339-347 Ferry Street (Block 2047, Lot 9.02) in the study area meet Criteria "c" in accordance with the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1, *et seq.*); and

**WHEREAS**, in accordance with Redevelopment Law and as memorialized by Resolution, dated January 22, 2018, the Central Planning Board recommended to the Municipal Council that the Study Area be designated as an Area in Need of Redevelopment; and

**WHEREAS**, the Municipal Council has reviewed the recommendation of the Central Planning Board and wishes to designate the Study Area as a Condemnation Redevelopment Area pursuant to the Redevelopment Law; and

**WHEREAS**, the designation of the Study Area as a Condemnation Redevelopment Area 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; and

**WHEREAS**, in order to effectuate the Municipal Council's designation of the Study Area as a Condemnation Redevelopment Area, the adoption of a Redevelopment Plan by the Municipal Council by Ordinance is required pursuant to N.J.S.A. 40A:12A-7; and

**WHEREAS**, the Municipal Council desires to direct the Central Planning Board to prepare a Redevelopment Plan and transmit the proposed Plan to the Municipal Council for its consideration upon completion of the Central Planning Board's review.

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

1. The Municipal Council of the City of Newark, State of New Jersey has reviewed the recommendation of the Central Planning Board of the City of Newark and finds that: 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) (East Ward) as shown on the official tax map of the City of Newark (the "Property") qualifies as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*

2. The Properties are hereby designated as a Condemnation Redevelopment Area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1, *et seq.*

3. The designation of the Properties as a Condemnation Redevelopment Area shall authorize the City to exercise the power of eminent domain to acquire any property in the Study Area.

4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of New Jersey Department of Community Affairs for review, in accordance with N.J.S.A. 40A:12A-6 (b)(5).

5. Within ten (10) days of the Municipal Council's adoption of the within Resolution, the Department of Economic and Housing Development of the City of Newark shall serve notice of the Municipal Council's determination and the within Resolution upon all record owners of property within the Condemnation Redevelopment Area, those whose names are listed on the Tax Assessor's

records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commissioner of the New Jersey Department of Community Affairs.

6. The Central Planning Board is hereby directed to create and transmit a Redevelopment Plan and Report to the Municipal Council pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. The Central Planning Board's report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate.

7. This Resolution shall take effect immediately.

### **STATEMENT**

This resolution authorizes the Municipal Council to designate: 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) (East Ward) as a Condemnation Redevelopment Area and further directs the Central Planning Board to create and transmit a Redevelopment Plan and Report to the Municipal Council pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.