



## Legislation Text

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**File #:** 19-0154, **Version:** 1

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**Dept/ Agency:** Economic and Housing Development

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

**Type of Service:** Investigation for Area in Need of Redevelopment

**Purpose:** Central Planning Board to determine if area is in need of redevelopment

**List of Property:**

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

621-635 Clinton Avenue/3005/22/South Ward  
641-647 Clinton Avenue/3006/22/South Ward  
649-659 Clinton Avenue/3006/30/South Ward  
667-671 Clinton Avenue/3007/1/South Ward  
673-675 Clinton Avenue/3007/2/South Ward  
677-681 Clinton Avenue/3007/4/South Ward  
687-689 Clinton Avenue/3008/1/South Ward  
691-693 Clinton Avenue/3008/3/South Ward  
695-697 Clinton Avenue/3008/5/South Ward  
699-701 Clinton Avenue/3008/7/South Ward  
709-715 Clinton Avenue/3009/1, 3/South Ward  
717-723 Clinton Avenue/3009/5, 6/South Ward  
731-739 Clinton Avenue/3010/43, 45/South Ward  
741-745 Clinton Avenue/3010/49/South Ward  
753-759 Clinton Avenue/3011/45, 47/South Ward  
761-767 Clinton Avenue/3011/49, 51, 52/South Ward  
775-777 Clinton Avenue/3012/47/South Ward  
779 Clinton Avenue/3012/49/South Ward  
781 Clinton Avenue/3012/50/South Ward  
783-785 Clinton Avenue/3012/51/South Ward  
787-789 Clinton Avenue/3012/53/South Ward  
797-805 Clinton Avenue/3013/50/South Ward  
807 Clinton Avenue/3013/55/South Ward  
809 Clinton Avenue/3013/56/South Ward  
811 Clinton Avenue/3013/57/South Ward  
861-869 Clinton Avenue/3016/25/South Ward  
819 Clinton Avenue/3017/19/South Ward  
821-823 Clinton Avenue/3017/20/South Ward  
825 Clinton Avenue/3017/22/South Ward  
827 Clinton Avenue/3017/23/South Ward  
829 Clinton Avenue/3017/24/South Ward  
831-833 Clinton Avenue/3017/26/South Ward  
841-843 Clinton Avenue/3018/16/South Ward  
845-847 Clinton Avenue/3018/18/South Ward  
849-851 Clinton Avenue/3018/20/South Ward  
853-855 Clinton Avenue/3018/22/South Ward  
620-622 Clinton Avenue/3033/5/South Ward

624-626 Clinton Avenue/3033/7/South Ward  
634-648 Clinton Avenue/3034/1/South Ward  
656-658 Clinton Avenue/3039/1/South Ward  
696-702 Clinton Avenue/3039/33, 34, 35/South Ward  
692-694 Clinton Avenue/3039/37/South Ward  
686-690 Clinton Avenue/3039/38/South Ward  
682-684 Clinton Avenue/3039/40/South Ward  
660-680 Clinton Avenue/3039/48/South Ward  
760-766 Clinton Avenue/3042/1, 5/South Ward  
750-754 Clinton Avenue/3042/94/South Ward  
756-758 Clinton Avenue/3042/95/South Ward  
710-716 Clinton Avenue/3043/84/South Ward  
718-720 Clinton Avenue/3043/86/South Ward  
722-724 Clinton Avenue/3043/87/South Ward  
726-728 Clinton Avenue/3043/88/South Ward  
730-732 Clinton Avenue/3043/89/South Ward  
734-736 Clinton Avenue/3043/90/South Ward  
738-740 Clinton Avenue/3043/91/South Ward  
742-744 Clinton Avenue/3043/92/South Ward  
1-15 Leslie Street/3078/1/South Ward  
780-792 Clinton Avenue/3078/5/South Ward  
794 Clinton Avenue/3078/11/South Ward  
796-800 Clinton Avenue/3078/12/South Ward  
802-806 Clinton Avenue/3078/16/South Ward  
808 Clinton Avenue/3078/17/South Ward  
810 Clinton Avenue/3078/18/South Ward  
812 Clinton Avenue/3078/19/South Ward  
814-816 Clinton Avenue/3078/20, 21/South Ward  
818 Clinton Avenue/3078/70/South Ward  
822-828 Clinton Avenue/3079/1, 4, 64/South Ward  
840-842 Clinton Avenue/3079/26/South Ward  
844-852 Clinton Avenue/3079/27/South Ward  
854 Clinton Avenue/3079/32/South Ward  
858-860 Clinton Avenue/3079/34/South Ward  
862-864 Clinton Avenue/3079/36/South Ward  
836-838 Clinton Avenue/3079/60/South Ward  
830-834 Clinton Avenue/3079/62/South Ward  
856 Clinton Avenue/3079/67/South Ward

**Additional Information:**

**WHEREAS**, the Department of Economic and Housing Development has requested that the following properties located in the South Ward and identified on the Official Tax Map of the City of Newark (and hereafter referred to as the “Study Area”), be investigated by the Central 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:

No.	Address	Block	Lot	Add lots	Ward
1.	621-635 Clinton Avenue	3005	22		South Ward

2.	641-647 Clinton Avenue	3006	22		South Ward
3.	649-659 Clinton Avenue	3006	30		South Ward
4.	667-671 Clinton Avenue	3007	1		South Ward
5.	673-675 Clinton Avenue	3007	2		South Ward
6.	677-681 Clinton Avenue	3007	4		South Ward
7.	687-689 Clinton Avenue	3008	1		South Ward
8.	691-693 Clinton Avenue	3008	3		South Ward
9.	695-697 Clinton Avenue	3008	5		South Ward
10.	699-701 Clinton Avenue	3008	7		South Ward
11.	609-715 Clinton Avenue	3009	1	3	South Ward
12.	717-723 Clinton Avenue	3009	5	6	South Ward
13.	731-739 Clinton Avenue	3010	43	45	South Ward
14.	741-745 Clinton Avenue	3010	49		South Ward
15.	753-759 Clinton Avenue	3011	45	47	South Ward
16.	761-767 Clinton Avenue	3011	49	51 & 52	South Ward
17.	775-777 Clinton Avenue	3012	47		South Ward
18.	779 Clinton Avenue	3012	49		South Ward
19.	781 Clinton Avenue	3012	50		South Ward
20.	783-785 Clinton Avenue	3012	51		South Ward
21.	787-789 Clinton Avenue	3012	53		South Ward
22.	797-805 Clinton Avenue	3013	50		South Ward
23.	807 Clinton Avenue	3013	55		South Ward
24.	809 Clinton Avenue	3013	56		South Ward
25.	811 Clinton Avenue	3013	57		South Ward
26.	861-869 Clinton Avenue	3016	25		South Ward
27.	819 Clinton Avenue	3017	19		South Ward
28.	821-823 Clinton Avenue	3017	20		South Ward
29.	825 Clinton Avenue	3017	22		South Ward
30.	827 Clinton Avenue	3017	23		South Ward
31.	829 Clinton Avenue	3017	24		South Ward
32.	831-833 Clinton Avenue	3017	26		South Ward
33.	841-843 Clinton Avenue	3018	16		South Ward
34.	845-847 Clinton Avenue	3018	18		South Ward
35.	849-851 Clinton Avenue	3018	20		South Ward
36.	853-855 Clinton Avenue	3018	22		South Ward
37.	620-622 Clinton Avenue	3033	5		South Ward
38.	624-626 Clinton Avenue	3033	7		South Ward
39.	634-648 Clinton Avenue	3034	1		South Ward

40.	656-658 Clinton Avenue	3039	1		South Ward
41.	696-702 Clinton Avenue	3039	33	34 & 35	South Ward
42.	692-694 Clinton Avenue	3039	37		South Ward
43.	686-690 Clinton Avenue	3039	38		South Ward
44.	682-684 Clinton Avenue	3039	40		South Ward
45.	660-680 Clinton Avenue	3039	48		South Ward
46.	760-766 Clinton Avenue	3042	1	5	South Ward
47.	750-754 Clinton Avenue	3042	94		South Ward
48.	756-758 Clinton Avenue	3042	95		South Ward
49.	710-716 Clinton Avenue	3043	84		South Ward
50.	718-720 Clinton Avenue	3043	86		South Ward
51.	722-724 Clinton Avenue	3043	87		South Ward
52.	726-728 Clinton Avenue	3043	88		South Ward
53.	730-732 Clinton Avenue	3043	89		South Ward
54.	734-736 Clinton Avenue	3043	90		South Ward
55.	738-740 Clinton Avenue	3043	91		South Ward
56.	742-744 Clinton Avenue	3043	92		South Ward
57.	1-15 Leslie Street	3078	1		South Ward
58.	780-792 Clinton Avenue	3078	5		South Ward
59.	794 Clinton Avenue	3078	11		South Ward
60.	796-800 Clinton Avenue	3078	12		South Ward
61.	802-806 Clinton Avenue	3078	16		South Ward
62.	808 Clinton Avenue	3078	17		South Ward
63.	810 Clinton Avenue	3078	18		South Ward
64.	812 Clinton Avenue	3078	19		South Ward
65.	814-816 Clinton Avenue	3078	20	21	South Ward
66.	818 Clinton Avenue	3078	70		South Ward
67.	822-828 Clinton Avenue	3079	1	4 & 64	South Ward
68.	840-842 Clinton Avenue	3079	26		South Ward
69.	844-852 Clinton Avenue	3079	27		South Ward
70.	854 Clinton Avenue	3079	32		South Ward
71.	858-860 Clinton Avenue	3079	34		South Ward
72.	862-864 Clinton Avenue	3079	36		South Ward
73.	836-838 Clinton Avenue	3079	60		South Ward
74.	830-834 Clinton Avenue	3079	62		South Ward
75.	856 Clinton Avenue	3079	67		South Ward

; and

**WHEREAS**, the LRHL authorizes the Governing Body, by resolution, to authorize the 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-5 and N.J.S.A. 40A:12A-6; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, “the resolution authorizing the 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-Condensation 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 “Condensation Redevelopment Area”); and

**WHEREAS**, the Municipal Council finds it to be in the best interest of the City and its residents to authorize the City’s Central Planning Board to undertake such Investigation of the Study Area as a Condensation 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 properties in the Study Area qualify as a “Condensation Area in need of Redevelopment” as defined under the LRHL, 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. a “Condensation 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 properties in the Study Area qualify as a "Condemnation Area in need of Redevelopment" as defined under the Local Redevelopment and Housing Law (the "LRHL"), under N.J.S.A. 40A:12A-1 *et seq.*