



Legislation Text

File #: 16-1766, Version: 1

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/ADDITIONAL LOTS/WARD

219-221 Foundry Street Rear/5005/7/East
195-217 Foundry Street Rear/5005/12/East
191-241 Avenue P/5006.01/1/East
293-317 Roanoke Avenue/5010/34/East
319-351 Roanoke Avenue/5010/35/East
20-84 Doremus Ave/5011/1/East
8-18 Doremus Ave/5011/1.01/East
148-182 Doremus Ave/5011/12/12-A,14/East
184-188 Doremus Ave/5011/16/East
190 Doremus Ave/5011/17/East
214-252 Doremus Ave/5014/1.01/4/East
254-266 Doremus Ave/5014/7/7-A/East
291-307 Avenue P/5020/1/East
551 Avenue P/5020/65/East
567-589 Wilson Ave/5020/78/B5024/20,21/East
339-355 Avenue P/5020/136/East
551-565 Wilson Ave/5024/18/East
66-90 Rutherford St/5048/1/East
17-89 Rutherford St/5050.01/15/East
91-127 Rutherford St/5056/26/East
89 Rutherford St/5056/89/East
92-106 Rutherford St/5056.01/24/East
303-315 Doremus Ave/5060.01/7/East
317-329 Doremus Ave/5060.01/148/East
317-329 Doremus Ave/5060.01/151/East
284-300 Doremus Ave/5070/1/1.01/East
302-10&322-30 Doremus Ave/5070/3/3.01/East
332-352 Doremus Ave/5070/5/5.01/East
354-374 Doremus Ave Rear/5070/7.03/East
376-394 Doremus Ave/5070/9/9.01/East
396-414 Doremus Ave/5070/11/11.01/East
312-316 Doremus Ave/5070/36/East
873-915 Delancy St/5074/3/East
921-979 Delancy St/5074/25/East
245-253 Foundry St/5005/1.01/East
87-125 Doremus Ave/5010/7/East
127-167 Doremus Ave/5010/8/East
147-163 Doremus Ave/5010/21.01/East

125-145 Doremus Ave/5010/21.02/East
 167 Doremus Ave/5010/21.03/East
 192-212 Doremus Ave/5014/1/1.03,1.04/East
 279-295 Doremus Ave/5016/4/B5060.01/130.02/East
 271-277 Doremus Ave/5016/5/East
 191-269 Doremus Ave Rear/5016/6/East
 191-269 Doremus Ave/5016/30/East
 173-189 Doremus Ave/5016.01/20/East
 291-373 Avenue P Rear/5020/13/East
 357-405 Avenue P/5020/14/East
 461-549 Avenue P/5020/133/East
 385-405 Avenue P/5020/138/East
 152-164 Rutherford St/5056/20/East
 108-134 Rutherford St/5056.01/25/East
 672-696 Doremus Ave/5066/16/East

Additional Information:

Deferred to Special 7R2-b 010517

Deferred 7R2-a (s) 011017

WHEREAS, the Department of Economic and Housing Development has requested that the Municipal Council of the City of Newark determine whether properties identified on the Official Tax Map of the City of Newark as:

Address	Block	Lot	Additional Lots	Ward
219-221 FOUNDRY ST REAR	5005	7		East
195-217 FOUNDRY ST REAR	5005	12		East
191-241 AVENUE P	5006.01	1		East
293-317 ROANOKE AVE	5010	34		East
319-351 ROANOKE AVE	5010	35		East
20-84 DOREMUS AVE	5011	1		East
8-18 DOREMUS AVE	5011	1.01		East
148-182 DOREMUS AVE	5011	12	12-A,14	East
184-188 DOREMUS AVE	5011	16		East
190 DOREMUS AVE	5011	17		East
214-252 DOREMUS AVE	5014	1.01	4	East
254-266 DOREMUS AVE	5014	7	7-A	East
291-307 AVENUE P	5020	1		East
				East
				East
				East
				East
551 AVENUE P	5020	65		East
567-589 WILSON AVE	5020	78	B5024/20,21	East

339-355 AVENUE P	5020	136		East
551-565 WILSON AVE	5024	18		East
66-90 RUTHERFORD ST	5048	1		East
17-89 RUTHERFORD ST	5050.01	15		East
91-127 RUTHERFORD ST	5056	26		East
89- RUTHERFORD ST	5056	89		East
92-106 RUTHERFORD ST	5056.01	24		East
303-315 DOREMUS AVE	5060.01	7		East
317-329 DOREMUS AVE	5060.01	148		East
317-329 DOREMUS AVE	5060.01	151		East
284-300 DOREMUS AVE	5070	1	1.01	East
302-10&322-30 DOREMUS AVE	5070	3	3.01	East
332-352 DOREMUS AVE	5070	5	5.01	East
354-374 DOREMUS AVE REAR	5070	7.03		East
376-394 DOREMUS AVE	5070	9	9.01	East
396-414 DOREMUS AVE	5070	11	11.01	East
312-316 DOREMUS AVE	5070	36		East
873-915 DELANCY ST	5074	3		East
921-979 DELANCY ST	5074	25		East
245-253 FOUNDRY ST	5005	1.01		East
87-125 DOREMUS AVE	5010	7		East
127-167 DOREMUS AVE	5010	8		East
147-163 DOREMUS AVE	5010	21.01		East
125-145 DOREMUS AVE	5010	21.02		East
167 DOREMUS AVE	5010	21.03		East
192-212 DOREMUS AVE	5014	1	1.03, 1.04	East
279-295 DOREMUS AVE	5016	4	B5060.01/130.02	East
271-277 DOREMUS AVE	5016	5		East
191-269 DOREMUS AVE REAR	5016	6		East
191-269 DOREMUS AVE	5016	30		East
173-189 DOREMUS AVE	5016.01	20		East
291-373 AVENUE P REAR	5020	13		East
357-405 AVENUE P	5020	14		East
461-549 AVENUE P	5020	133		East
385-405 AVENUE P	5020	138		East
152-164 RUTHERFORD ST	5056	20		East
108-134 RUTHERFORD ST	5056.01	25		East
672-696 DOREMUS AVE	5066	16		East

(the "Study Area") in the East Ward, 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

WHEREAS, the LRHL authorizes a Municipal Governing Body, by resolution, to authorize the Municipal 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; 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 P.L. 2013, Chapter 159, "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-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 to be in the best interest of the City and its residents to authorize the City's Planning Board to undertake such preliminary investigation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, the Municipal Council wishes to direct the Central Planning Board to conduct a preliminary 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 Municipal Council of the City of Newark does hereby authorize and direct the Central Planning Board to undertake a preliminary investigation to determine whether the Study Area:

Address	Block	Lot	Additional Lots	Ward
219-221 FOUNDRY ST REAR	5005	7		East
195-217 FOUNDRY ST REAR	5005	12		East
191-241 AVENUE P	5006.01	1		East
293-317 ROANOKE AVE	5010	34		East
319-351 ROANOKE AVE	5010	35		East
20-84 DOREMUS AVE	5011	1		East
8-18 DOREMUS AVE	5011	1.01		East
148-182 DOREMUS AVE	5011	12	12-A,14	East

184-188 DOREMUS AVE	5011	16		East
190 DOREMUS AVE	5011	17		East
214-252 DOREMUS AVE	5014	1.01	4	East
254-266 DOREMUS AVE	5014	7	7-A	East
291-307 AVENUE P	5020	1		East
				East
				East
				East
				East
551 AVENUE P	5020	65		East
567-589 WILSON AVE	5020	78	B5024/20,21	East
339-355 AVENUE P	5020	136		East
551-565 WILSON AVE	5024	18		East
66-90 RUTHERFORD ST	5048	1		East
17-89 RUTHERFORD ST	5050.01	15		East
91-127 RUTHERFORD ST	5056	26		East
89- RUTHERFORD ST	5056	89		East
92-106 RUTHERFORD ST	5056.01	24		East
303-315 DOREMUS AVE	5060.01	7		East
317-329 DOREMUS AVE	5060.01	148		East
317-329 DOREMUS AVE	5060.01	151		East
284-300 DOREMUS AVE	5070	1	1.01	East
302-10&322-30 DOREMUS AVE	5070	3	3.01	East
332-352 DOREMUS AVE	5070	5	5.01	East
354-374 DOREMUS AVE REAR	5070	7.03		East
376-394 DOREMUS AVE	5070	9	9.01	East
396-414 DOREMUS AVE	5070	11	11.01	East
312-316 DOREMUS AVE	5070	36		East
873-915 DELANCY ST	5074	3		East
921-979 DELANCY ST	5074	25		East
245-253 FOUNDRY ST	5005	1.01		East
87-125 DOREMUS AVE	5010	7		East
127-167 DOREMUS AVE	5010	8		East
147-163 DOREMUS AVE	5010	21.01		East
125-145 DOREMUS AVE	5010	21.02		East
167 DOREMUS AVE	5010	21.03		East
192-212 DOREMUS AVE	5014	1	1.03, 1.04	East
279-295 DOREMUS AVE	5016	4	B5060.01/130.02	East

271-277 DOREMUS AVE	5016	5		East
191-269 DOREMUS AVE REAR	5016	6		East
191-269 DOREMUS AVE	5016	30		East
173-189 DOREMUS AVE	5016.01	20		East
291-373 AVENUE P REAR	5020	13		East
357-405 AVENUE P	5020	14		East
461-549 AVENUE P	5020	133		East
385-405 AVENUE P	5020	138		East
152-164 RUTHERFORD ST	5056	20		East
108-134 RUTHERFORD ST	5056.01	25		East
672-696 DOREMUS AVE	5066	16		East

Should be declared as one or more Condemnation Redevelopment Areas.

2. Prior to proceeding to a public hearing as to whether the Study Area constitutes a Condemnation Redevelopment Area, the Central Planning Board shall:
 - a. Prepare an investigation report that includes a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein, including a statement appended to the map setting forth the basis for the investigation and the reasons for making a determination that each property within the Study Area is or is not eligible for designation as a Condemnation Redevelopment Area.
 - b. Establish a date for a public hearing and publish notice of said hearing (in accordance with N.J.S.A. 40A:12A-6), for the purpose of giving all persons who are interested in or would be affected by a determination, that the Study Area is a Condemnation Area in Need of Redevelopment, which would authorize the City of Newark to exercise the power of eminent domain to acquire property in the Study Area.
 - c. Provide notice to all persons who claim an interest in property in the Study Area of the public hearing to determine if the Study Area is a Condemnation Area in Need of Redevelopment.
 - d. Conduct a hearing and hear all persons who are interested or would be affected by a determination that the Study Area is a Condemnation Redevelopment Area as required by N.J.S.A. 40A:12A-6.
 - e. A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two consecutive weeks, and the last publication shall be no less than ten days prior to the date set for the hearing as required by N.J.S.A. 40A:12A-6.

- f. After completing its hearing, make a recommendation to the Municipal Council as to whether or not the Municipal Council should designate some or all of the Study Area as part of one or more Condemnation Areas in Need of Redevelopment.
- 3. 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 (i.e. a "Condemnation Redevelopment Area")
- 4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Secretary of the Central Planning Board.

STATEMENT

Resolution authorizing the Planning Board to conduct a preliminary investigation as to whether the following properties (the Study Area)

Address	Block	Lot	Additional Lots	Ward
219-221 FOUNDRY ST REAR	5005	7		East
195-217 FOUNDRY ST REAR	5005	12		East
191-241 AVENUE P	5006.01	1		East
293-317 ROANOKE AVE	5010	34		East
319-351 ROANOKE AVE	5010	35		East
20-84 DOREMUS AVE	5011	1		East
8-18 DOREMUS AVE	5011	1.01		East
148-182 DOREMUS AVE	5011	12	12-A,14	East
184-188 DOREMUS AVE	5011	16		East
190 DOREMUS AVE	5011	17		East
214-252 DOREMUS AVE	5014	1.01	4	East
254-266 DOREMUS AVE	5014	7	7-A	East
291-307 AVENUE P	5020	1		East
				East
				East
				East
				East
551 AVENUE P	5020	65		East
567-589 WILSON AVE	5020	78	B5024/20,21	East
339-355 AVENUE P	5020	136		East
551-565 WILSON AVE	5024	18		East
66-90 RUTHERFORD ST	5048	1		East
17-89 RUTHERFORD ST	5050.01	15		East
91-127 RUTHERFORD ST	5056	26		East
89- RUTHERFORD ST	5056	89		East
92-106 RUTHERFORD ST	5056.01	24		East

303-315 DOREMUS AVE	5060.01	7		East
317-329 DOREMUS AVE	5060.01	148		East
317-329 DOREMUS AVE	5060.01	151		East
284-300 DOREMUS AVE	5070	1	1.01	East
302-10&322-30 DOREMUS AVE	5070	3	3.01	East
332-352 DOREMUS AVE	5070	5	5.01	East
354-374 DOREMUS AVE REAR	5070	7.03		East
376-394 DOREMUS AVE	5070	9	9.01	East
396-414 DOREMUS AVE	5070	11	11.01	East
312-316 DOREMUS AVE	5070	36		East
873-915 DELANCY ST	5074	3		East
921-979 DELANCY ST	5074	25		East
245-253 FOUNDRY ST	5005	1.01		East
87-125 DOREMUS AVE	5010	7		East
127-167 DOREMUS AVE	5010	8		East
147-163 DOREMUS AVE	5010	21.01		East
125-145 DOREMUS AVE	5010	21.02		East
167 DOREMUS AVE	5010	21.03		East
192-212 DOREMUS AVE	5014	1	1.03, 1.04	East
279-295 DOREMUS AVE	5016	4	B5060.01/130.02	East
271-277 DOREMUS AVE	5016	5		East
191-269 DOREMUS AVE REAR	5016	6		East
191-269 DOREMUS AVE	5016	30		East
173-189 DOREMUS AVE	5016.01	20		East
291-373 AVENUE P REAR	5020	13		East
357-405 AVENUE P	5020	14		East
461-549 AVENUE P	5020	133		East
385-405 AVENUE P	5020	138		East
152-164 RUTHERFORD ST	5056	20		East
108-134 RUTHERFORD ST	5056.01	25		East
672-696 DOREMUS AVE	5066	16		East

in the East Ward, qualify as an “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.

WHEREAS, the Department of Economic and Housing Development has requested that the Municipal Council of the City of Newark determine whether properties identified on the Official Tax Map of the City of Newark as:

Address	Block	Lot	Additional Lots	Ward
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219-221 FOUNDRY ST REAR	5005	7		East
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8-18 DOREMUS AVE	5011	1.01		East
148-182 DOREMUS AVE	5011	12	12-A,14	East
184-188 DOREMUS AVE	5011	16		East
190 DOREMUS AVE	5011	17		East
214-252 DOREMUS AVE	5014	1.01	4	East
254-266 DOREMUS AVE	5014	7	7-A	East
291-307 AVENUE P	5020	1		East
				East
				East
				East
				East
551 AVENUE P	5020	65		East
567-589 WILSON AVE	5020	78	B5024/20,21	East
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551-565 WILSON AVE	5024	18		East
66-90 RUTHERFORD ST	5048	1		East
17-89 RUTHERFORD ST	5050.01	15		East
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354-374 DOREMUS AVE REAR	5070	7.03		East
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192-212 DOREMUS AVE	5014	1	1.03, 1.04	East
279-295 DOREMUS AVE	5016	4	B5060.01/130.02	East
271-277 DOREMUS AVE	5016	5		East
191-269 DOREMUS AVE REAR	5016	6		East
191-269 DOREMUS AVE	5016	30		East
173-189 DOREMUS AVE	5016.01	20		East
291-373 AVENUE P REAR	5020	13		East
357-405 AVENUE P	5020	14		East
461-549 AVENUE P	5020	133		East
385-405 AVENUE P	5020	138		East
152-164 RUTHERFORD ST	5056	20		East
108-134 RUTHERFORD ST	5056.01	25		East
672-696 DOREMUS AVE	5066	16		East

(the “Study Area”) in the East Ward, 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

WHEREAS, the LRHL authorizes a Municipal Governing Body, by resolution, to authorize the Municipal 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; 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 P.L. 2013, Chapter 159, “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 Planning Board to undertake such preliminary investigation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, the Municipal Council wishes to direct the Central Planning Board to conduct a preliminary 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:

- The Municipal Council of the City of Newark does hereby authorize and direct the Central Planning Board to undertake a preliminary investigation to determine whether the Study Area:

Address	Block	Lot	Additional Lots	Ward
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17-89 RUTHERFORD ST	5050.01	15		East
91-127 RUTHERFORD ST	5056	26		East
89- RUTHERFORD ST	5056	89		East
92-106 RUTHERFORD ST	5056.01	24		East

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317-329 DOREMUS AVE	5060.01	151		East
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396-414 DOREMUS AVE	5070	11	11.01	East
312-316 DOREMUS AVE	5070	36		East
873-915 DELANCY ST	5074	3		East
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127-167 DOREMUS AVE	5010	8		East
147-163 DOREMUS AVE	5010	21.01		East
125-145 DOREMUS AVE	5010	21.02		East
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191-269 DOREMUS AVE REAR	5016	6		East
191-269 DOREMUS AVE	5016	30		East
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291-373 AVENUE P REAR	5020	13		East
357-405 AVENUE P	5020	14		East
461-549 AVENUE P	5020	133		East
385-405 AVENUE P	5020	138		East
152-164 RUTHERFORD ST	5056	20		East
108-134 RUTHERFORD ST	5056.01	25		East
672-696 DOREMUS AVE	5066	16		East

Should be declared as one or more Condemnation Redevelopment Areas.

6. Prior to proceeding to a public hearing as to whether the Study Area constitutes a Condemnation Redevelopment Area, the Central Planning Board shall:

a. Prepare an investigation report that includes a map showing the boundaries of the

proposed redevelopment area and the location of the various parcels of property included therein, including a statement appended to the map setting forth the basis for the investigation and the reasons for making a determination that each property within the Study Area is or is not eligible for designation as a Condemnation Redevelopment Area.

- b. Establish a date for a public hearing and publish notice of said hearing (in accordance with N.J.S.A. 40A:12A-6), for the purpose of giving all persons who are interested in or would be affected by a determination, that the Study Area is a Condemnation Area in Need of Redevelopment, which would authorize the City of Newark to exercise the power of eminent domain to acquire property in the Study Area.
 - c. Provide notice to all persons who claim an interest in property in the Study Area of the public hearing to determine if the Study Area is a Condemnation Area in Need of Redevelopment.
 - d. Conduct a hearing and hear all persons who are interested or would be affected by a determination that the Study Area is a Condemnation Redevelopment Area as required by N.J.S.A. 40A:12A-6.
 - e. A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two consecutive weeks, and the last publication shall be no less than ten days prior to the date set for the hearing as required by N.J.S.A. 40A:12A-6.
 - f. After completing its hearing, make a recommendation to the Municipal Council as to whether or not the Municipal Council should designate some or all of the Study Area as part of one or more Condemnation Areas in Need of Redevelopment.
7. 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 (i.e. a "Condemnation Redevelopment Area")
8. The City Clerk is hereby directed to transmit a copy of this Resolution to the Secretary of the Central Planning Board.

STATEMENT

Resolution authorizing the Planning Board to conduct a preliminary investigation as to whether the following properties (the Study Area)

Address	Block	Lot	Additional Lots	Ward
219-221 FOUNDRY ST REAR	5005	7		East
195-217 FOUNDRY ST REAR	5005	12		East
191-241 AVENUE P	5006.01	1		East
293-317 ROANOKE AVE	5010	34		East
319-351 ROANOKE AVE	5010	35		East

20-84 DOREMUS AVE	5011	1		East
8-18 DOREMUS AVE	5011	1.01		East
148-182 DOREMUS AVE	5011	12	12-A,14	East
184-188 DOREMUS AVE	5011	16		East
190 DOREMUS AVE	5011	17		East
214-252 DOREMUS AVE	5014	1.01	4	East
254-266 DOREMUS AVE	5014	7	7-A	East
291-307 AVENUE P	5020	1		East
				East
				East
				East
				East
551 AVENUE P	5020	65		East
567-589 WILSON AVE	5020	78	B5024/20,21	East
339-355 AVENUE P	5020	136		East
551-565 WILSON AVE	5024	18		East
66-90 RUTHERFORD ST	5048	1		East
17-89 RUTHERFORD ST	5050.01	15		East
91-127 RUTHERFORD ST	5056	26		East
89- RUTHERFORD ST	5056	89		East
92-106 RUTHERFORD ST	5056.01	24		East
303-315 DOREMUS AVE	5060.01	7		East
317-329 DOREMUS AVE	5060.01	148		East
317-329 DOREMUS AVE	5060.01	151		East
284-300 DOREMUS AVE	5070	1	1.01	East
302-10&322-30 DOREMUS AVE	5070	3	3.01	East
332-352 DOREMUS AVE	5070	5	5.01	East
354-374 DOREMUS AVE REAR	5070	7.03		East
376-394 DOREMUS AVE	5070	9	9.01	East
396-414 DOREMUS AVE	5070	11	11.01	East
312-316 DOREMUS AVE	5070	36		East
873-915 DELANCY ST	5074	3		East
921-979 DELANCY ST	5074	25		East
245-253 FOUNDRY ST	5005	1.01		East
87-125 DOREMUS AVE	5010	7		East
127-167 DOREMUS AVE	5010	8		East
147-163 DOREMUS AVE	5010	21.01		East
125-145 DOREMUS AVE	5010	21.02		East
167 DOREMUS AVE	5010	21.03		East
192-212 DOREMUS AVE	5014	1	1.03, 1.04	East
279-295 DOREMUS AVE	5016	4	B5060.01/130.02	East

271-277 DOREMUS AVE	5016	5		East
191-269 DOREMUS AVE REAR	5016	6		East
191-269 DOREMUS AVE	5016	30		East
173-189 DOREMUS AVE	5016.01	20		East
291-373 AVENUE P REAR	5020	13		East
357-405 AVENUE P	5020	14		East
461-549 AVENUE P	5020	133		East
385-405 AVENUE P	5020	138		East
152-164 RUTHERFORD ST	5056	20		East
108-134 RUTHERFORD ST	5056.01	25		East
672-696 DOREMUS AVE	5066	16		East

in the East Ward, qualify as an “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.