



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

File #: 21-0891, 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)**

701-703 South 10 Street/Block 2630/Lot 19.01/South Ward

705 South 10<sup>th</sup> Street/Block 2630/Lot 19.02/South Ward

707 South 10<sup>th</sup> Street/Block 2630/Lot 19.03/South Ward

709-711 South 10<sup>th</sup> Street /Block 2630/Lot 19.04/South Ward

713 South 10<sup>th</sup> Street/Block 2630/Lot 19.05/South Ward

715-717 South 10<sup>th</sup> Street/Block 2630/Lot 19.06/South Ward

719 South 10<sup>th</sup> Street/Block 2630/Lot 19.07/South Ward

721 South 10<sup>th</sup> Street/Block 2630/Lot 19.08/ South Ward

738 South 11<sup>th</sup> Street/Block 2630/Lot 19.12/South Ward

734-736 South 11<sup>th</sup> Street/Block 2630/Lot 19.13/South Ward

732 South 11<sup>th</sup> Street/Block 2630/Lot 19.14/South Ward

730 South 11<sup>th</sup> Street/Block 2630/Lot 19.15/South Ward

726-728 South 11<sup>th</sup> Street/Block 2630/Lot 19.16/South Ward

724 South 11<sup>th</sup> Street/Block 2630/Lot 19.17/South Ward

**Additional Information:**

**WHEREAS**, the Department of Economic and Housing Development has requested that the following properties identified on the Official Tax Map of the City of Newark, as:

Address	Block	Lot	Ward
701-703 South 10 <sup>th</sup> Street	2630	19.01	South
705 South 10 <sup>th</sup> Street	2630	19.02	South
707 South 10 <sup>th</sup> Street	2630	19.03	South
709-711 South 10 <sup>th</sup> Street	2630	19.04	South
713 South 10 <sup>th</sup> Street	2630	19.05	South
715-717 South 10 <sup>th</sup> Street	2630	19.06	South
719 South 10 <sup>th</sup> Street	2630	19.07	South
721 South 10 <sup>th</sup> Street	2630	19.08	South
738 South 11 <sup>th</sup> Street	2630	19.12	South

734-736 South 11 <sup>th</sup> Street	2630	19.13	South
732 South 11 <sup>th</sup> Street	2630	19.14	South
730 South 11 <sup>th</sup> Street	2630	19.15	South
726-728 South 11 <sup>th</sup> Street	2630	19.16	South
724 South 11 <sup>th</sup> Street	2630	19.17	South

considered 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

**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-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**, 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 Non 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 following properties identified on the Official Tax Map of the City of Newark as follows:

Address	Block	Lot	Ward
701-703 South 10 <sup>th</sup> Street	2630	19.01	South

705 South 10 <sup>th</sup> Street	2630	19.02	South
707 South 10 <sup>th</sup> Street	2630	19.03	South
709-711 South 10 <sup>th</sup> Street	2630	19.04	South
713 South 10 <sup>th</sup> Street	2630	19.05	South
715-717 South 10 <sup>th</sup> Street	2630	19.06	South
719 South 10 <sup>th</sup> Street	2630	19.07	South
721 South 10 <sup>th</sup> Street	2630	19.08	South
738 South 11 <sup>th</sup> Street	2630	19.12	South
734-736 South 11 <sup>th</sup> Street	2630	19.13	South
732 South 11 <sup>th</sup> Street	2630	19.14	South
730 South 11 <sup>th</sup> Street	2630	19.15	South
726-728 South 11 <sup>th</sup> Street	2630	19.16	South
724 South 11 <sup>th</sup> Street	2630	19.17	South

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, other than the use of eminent domain (i.e. a “Non-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:

<b>Address</b>	<b>Block</b>	<b>Lot</b>	<b>Ward</b>
701-703 South 10 <sup>th</sup> Street	2630	19.01	South
705 South 10 <sup>th</sup> Street	2630	19.02	South
707 South 10 <sup>th</sup> Street	2630	19.03	South
709-711 South 10 <sup>th</sup> Street	2630	19.04	South
713 South 10 <sup>th</sup> Street	2630	19.05	South
715-717 South 10 <sup>th</sup> Street	2630	19.06	South

719 South 10 <sup>th</sup> Street	2630	19.07	South
721 South 10 <sup>th</sup> Street	2630	19.08	South
738 South 11 <sup>th</sup> Street	2630	19.12	South
734-736 South 11 <sup>th</sup> Street	2630	19.13	South
732 South 11 <sup>th</sup> Street	2630	19.14	South
730 South 11 <sup>th</sup> Street	2630	19.15	South
726-728 South 11 <sup>th</sup> Street	2630	19.16	South
724 South 11 <sup>th</sup> Street	2630	19.17	South

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