



## Legislation Text

File #: 18-0916, Version: 1

**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)**

141-149 Washington Street/Block 66/Lot 38, 42/Central Ward  
151-153 Washington Street/Block 66/Lots 43, 44/Central Ward  
155 Washington Street/Block 66/Lot 45/Central Ward  
157-159 Washington Street/Block 66/Lot 47/Central Ward  
24-26 Warren Place/Block 66/Lots 12, 13/Central Ward

**Additional Information:**

Resolution 7R2-a(s) adopted on March 13, 2018 authorized and directed the Central Planning Board to conduct a preliminary investigation.

The Central Planning Board held a public hearing on May 21, 2018 and by resolution recommended to the Municipal Council that the Study Area be designated as a Non-Condensation Area in Need of Redevelopment.

**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 parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on March 13, 2018, the Municipal Council of the City of Newark (the "Municipal Council") adopted Resolution 7R2-a(s) authorizing and directing the Central Planning Board of the City of Newark (the "Central Planning Board") to conduct a preliminary investigation to determine whether certain properties identified on the Official Tax Map of the City of Newark, 141-149, 151-153, 155, 157-159 Washington Street and 24-26 Warren Place (Block 66, Lots 12, 13, 38, 42, 43, 44, 45 and 47) or any portions thereof (the "Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a 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 a Non-Condensation 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 May 21, 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 a Non-Condensation Area in Need of Redevelopment; and

**WHEREAS**, the properties in the study area meet Criteria "b" in accordance with the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A et seq.); and

**WHEREAS**, in accordance with Redevelopment Law and as memorialized by resolution, dated May 21 2018, the Central Planning Board recommended to the Municipal Council that the Study Area be designated as a Non-Condensation 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 Non-Condensation Redevelopment Area pursuant to the Redevelopment Law; and

**WHEREAS**, the designation of the Study Area as a Non-Condensation Redevelopment Area shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, other than the use of power of eminent domain to acquire any property in the Study Area; and

**WHEREAS**, in order to effectuate the Municipal Council's designation of the Study Area as a Non-Condensation 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 has reviewed the recommendation of the Central Planning Board and finds 141-149, 151-153, 155, 157-159 Washington Street and 24-26 Warren Place (Block 66, Lots 12, 13, 38, 42, 43, 44, 45 and 47), as shown on the Official Tax Map of the City of Newark (the "Property"), qualifies as a Non-Condensation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

2. The Property is hereby designated as a Non-Condensation Redevelopment Area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1, et seq.

3. The designation of the Property as a Non-Condensation Redevelopment Area shall authorize the City to exercise all powers designated by the New Jersey Legislature for use in a redevelopment area other than the use 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 shall serve notice of the Municipal Council's determination and the within resolution upon all record owners of property within the Non-Condensation 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 hereby authorizes the Municipal Council to designate 141-149, 151-153, 155, 157-159 Washington Street and 24-26 Warren Place (Block 66, Lots 12, 13, 38, 42, 43, 44, 45 and 47) as a Non-Condensation 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.