



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 16-0415, Version: 1

Dept/ Agency: Economic & 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)

Block	Lot	Location
320	1	482 S Orange Ave
320	10	411 S 16 th St
320	11	413 S 16 th
320	13	417 S 16th St
320	15	421 S 16th St
320	16	421 S 16th St
320	17	425 S 16th St
320	2	478-480 S Orange Ave
320	30	317 14 th Ave
320	33	458 S 17th St
320	34	456 S 17th St
320	35	454 S 17th St
320	36	452 S 17th St
320	39	446 S 17th St
320	4	476 S Orange Ave
320	42	440 S 17th St
320	43	438 S 17th St
320	48	428 S 17th St
320	5	474 S Orange Ave
320	50	424 S 17th St
320	51	422 S 17th St
320	55	414 S 17th St
320	56	412 S 17th St
320	57	410 S 17th St
320	6,9	472 S Orange Ave
320	61	423 S 16th St
320	7,8	468-470 S Orange Ave
321	1	502 S Orange Ave
321	2	500 S Orange Ave
321	21	433 S 17th St
321	22	435 S 17th St
321	28	447 S 17th St
321	29	449 S 17th St

321	3	498 S Orange Ave
321	30	451 S 17th St
321	31	451 S 17th St
321	32	453-455 S 17th St
321	34	457 S 17th St
321	38	460-462 S 18th St
321	39	454 S 18th St
321	40	452 S 18th St
321	60	412 S 18th St
321	61	410 S 18th St
321	62	459 S 17th St
321	63	456 S 18th St
321	64	458 S 18th St
321	65	408 S 18th St
321	66	458 S 18th St
321	68	339 14th Ave
321	69	413-427 S 17th St
321	70	494-496 S Orange Ave
321	8	488-492 S Orange Ave
327	10	316 14th Ave
327	12	473 S 16th St
327	15	475-477 S 16th St
327	17	479-481 S 16th St
327	19	485 S 16th St
327	23	493 S 16th St
327	24	590 15th Ave
327	25	592 15th Ave
327	26	594 15th Ave
327	27	596 15th Ave
327	38	471 S 16th St
327	41	496 S 17th St
327	43	490-492 S 17th St
327	45	486-488 S 17th
327	9	316 14th Ave
328	2	458-462 S 16th
328	27	582 15th Ave
328	28	584 15th Ave
328	29	586 15th Ave
328	30	488-490 S 16th
328	32	486 S 16th St
328	33	484 S 16th St
328	36	478 S 16th St
328	38	474 S 16th St
328	40	470 S 16th St
328	41	468 S 16th St
333	53	508 S 16th St

333	54	510 S 16th St
333	57	514-516 S 16th St
333	58	518 S 16th St
333	59	520-526 S 16th S
333	64	528-530 S 16th
333	65	532-536 S 16th
333	69	538-540 S 16th
334	1	275-277 16th Ave
334	15	529 S 16th St
334	16	527 S 16th St
334	17	525 S 16th St
334	18	523 S 16th St
334	19	521 S 16th St
334	21	517 S 16th St
334	23	513 S 16th St
334	25	509 S 16th St
334	26	589 15th Ave
334	27	591 15th Ave
334	28	593 15th Ave
334	29	595 15th Ave
334	3	273 16th Ave
334	30	597 15th Ave
334	31	599 15th Ave
334	32	601 15th Ave
334	33	603 15th Ave
334	35	510 S 17th St
334	4,5,6	267-271 16th Ave
334	51	544 S 17th St
334	65	529 S 16th St
334	7	541-549 S 16th

Additional Information:

West Ward Model Neighborhood Initiative (MNI) Area 1.

Deferred 7R3-g (s) 032216

WHEREAS, on January 13, 2015, the Municipal Council of the City of Newark, New Jersey adopted 7R3-b(s), directing the Central Planning Board of the City of Newark to conduct an investigation to determine whether the area constituting the following properties:

Block	Lots
317	All
318	All
319	All
320	All
321	All
322	All

323	All
324	All
325	All
326	All
327	All
Block	
328	All
329	All
330	All
331	All
332	All
333	All
334	All
335	All
336	All
337	All

(the "Study Area") (West Ward) should be declared an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL") and to write a redevelopment plan accordingly if the area is recommended to be declared as such; and

WHEREAS, the Study Area as listed above constitutes the full extent of an area within the City of Newark known as the West Ward Model Neighborhood Initiative ("MNI") Area, where the entire West Ward MNI Area consists of more than 800 properties; and

WHEREAS, at a public hearing held on January 11, 2016, professional planning consultants from the firm H2M Associates appeared before the Central Planning Board of the City of Newark to present the document entitled "West Ward MNI Study Area 1 Area in Need of Redevelopment Preliminary Investigation Report" dated December 22, 2015 and to advise the Central Planning Board to recommend that the Municipal Council designate portions of the above referenced area as a "Condemnation Redevelopment Area" in accordance with the Local Redevelopment and Housing Law; and

WHEREAS, the Investigation Report evaluated a portion of the Study Area, specifically, the report served as the Preliminary Investigation of 155 properties within 6 blocks, herein known as the *West Ward MNI Area 1 Redevelopment Study* ("Study Area");and

WHEREAS, on January 11, 2016, the Central Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that portions of the Study Area qualified as a Condemnation Redevelopment Area and recommended that the City Council designate

Block	Lot	Location
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320	1	482 S Orange Ave
320	10	411 S 16 th St
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320	17	425 S 16th St
320	2	478-480 S Orange Ave
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321	31	451 S 17th St
321	32	453-455 S 17th St
321	34	457 S 17th St
321	38	460-462 S 18th St
321	39	454 S 18th St
321	40	452 S 18th St

321	60	412 S 18th St
321	61	410 S 18th St
321	62	459 S 17th St
321	63	456 S 18th St
321	64	458 S 18th St
321	65	408 S 18th St
321	66	458 S 18th St
321	68	339 14th Ave
321	69	413-427 S 17th St
321	70	494-496 S Orange Ave
321	8	488-492 S Orange Ave
327	10	316 14th Ave
327	12	473 S 16th St
327	15	475-477 S 16th St
327	17	479-481 S 16th St
327	19	485 S 16th St
327	23	493 S 16th St
327	24	590 15th Ave
327	25	592 15th Ave
327	26	594 15th Ave
327	27	596 15th Ave
327	38	471 S 16th St
327	41	496 S 17th St
327	43	490-492 S 17th St
327	45	486-488 S 17th
327	9	316 14th Ave
328	2	458-462 S 16th
328	27	582 15th Ave
328	28	584 15th Ave
328	29	586 15th Ave
328	30	488-490 S 16th
328	32	486 S 16th St
328	33	484 S 16th St
328	36	478 S 16th St
328	38	474 S 16th St
328	40	470 S 16th St
328	41	468 S 16th St
333	53	508 S 16th St
333	54	510 S 16th St
333	57	514-516 S 16th St
333	58	518 S 16th St

333	59	520-526 S 16th S
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333	65	532-536 S 16th
333	69	538-540 S 16th
334	1	275-277 16th Ave
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334	16	527 S 16th St
334	17	525 S 16th St
334	18	523 S 16th St
334	19	521 S 16th St
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334	23	513 S 16th St
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as “An Area in Need of Redevelopment” in accordance with the LRHL; and

WHEREAS, H2M Associates testified before the Central Planning Board and presented its findings and recommended finalization and adoption of the redevelopment study and report; and

WHEREAS, by Resolution dated January 11, 2016, the Central Planning Board memorialized its recommendation to designate the Study Area as a “Condemnation Redevelopment Area”; and

WHEREAS, the properties in the study area meet Criteria "a", "b", "c", "d", "e," and/or "Section 3" in accordance with the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A1 *et seq.*); ;and

WHEREAS, the Central Planning Board recommends that the Municipal Council of the City of Newark adopt the report entitled “West Ward MNI Area 1: Area in Need of Redevelopment Preliminary Investigation Report” as finalized in accordance with its Resolution.

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

1. The Municipal Council hereby adopts the Central Planning Board's recommendation and hereby finds that :

Block	Lot	Location
320	1	482 S Orange Ave
320	10	411 S 16 th St
320	11	413 S 16 th St
320	13	417 S 16th St
320	15	421 S 16th St
320	16	421 S 16th St
320	17	425 S 16th St
320	2	478-480 S Orange Ave
320	30	317 14th Ave
320	33	458 S 17th St
320	34	456 S 17th St
320	35	454 S 17th St
320	36	452 S 17th St
320	39	446 S 17th St
320	4	476 S Orange Ave
320	42	440 S 17th St
320	43	438 S 17th St
320	48	428 S 17th St
320	5	474 S Orange Ave
320	50	424 S 17th St
320	51	422 S 17th St
320	55	414 S 17th St
320	56	412 S 17th St
320	57	410 S 17th St
320	6,9	472 S Orange Ave
320	61	423 S 16th St
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321	61	410 S 18th St
321	62	459 S 17th St
321	63	456 S 18th St
321	64	458 S 18th St
321	65	408 S 18th St
321	66	458 S 18th St
321	68	339 14th Ave
321	69	413-427 S 17th St
321	70	494-496 S Orange Ave
321	8	488-492 S Orange Ave
327	10	316 14th Ave
327	12	473 S 16th St
327	15	475-477 S 16th St
327	17	479-481 S 16th St
327	19	485 S 16th St
327	23	493 S 16th St
327	24	590 15th Ave
327	25	592 15th Ave
327	26	594 15th Ave
327	27	596 15th Ave
327	38	471 S 16th St
327	41	496 S 17th St
327	43	490-492 S 17th St
327	45	486-488 S 17th
327	9	316- 14th Ave
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328	27	582 15th Ave
328	28	584 15th Ave
328	29	586 15th Ave
328	30	488-490 S 16th
328	32	486 S 16th St
328	33	484 S 16th St
328	36	478 S 16th St
328	38	474 S 16th St

328	40	470 S 16th St
328	41	468 S 16th St
333	53	508 S 16th St
333	54	510 S 16th St
333	57	514-516 S 16th St
333	58	518 S 16th St
333	59	520-526 S 16th S
333	64	528-530 S 16th
333	65	532-536 S 16th
333	69	538-540 S 16th
334	1	275-277 16th Ave
334	15	529 S 16th St
334	16	527 S 16th St
334	17	525 S 16th St
334	18	523 S 16th St
334	19	521 S 16th St
334	21	517 S 16th St
334	23	513 S 16th St
334	25	509 S 16th St
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334	27	591 15th Ave
334	28	593 15th Ave
334	29	595 15th Ave
334	3	273 16th Ave
334	30	597 15th Ave
334	31	599 15th Ave
334	32	601 15th Ave
334	33	603 15th Ave
334	35	510 S 17th St
334	4,5,6	267-271 16th Ave
334	51	544 S 17th St
334	65	529 S 16th St
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shall be designated 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 Director of the Department of Economic and Housing Development shall file a copy of this Resolution, the Central Planning Board’s Preliminary Investigation, the final version of the document entitled “West Ward MNI Area 1: Area in Need of Redevelopment Preliminary Investigation Report” in its final form and dated December 22, 2015 pursuant to the Central Planning Board’s resolution, and a copy of the map prepared by the Central Planning Board in

the Office of the City Clerk.

3. 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).
4. Within ten (10) days of the adoption of this resolution, the Central Planning Board shall serve a notice of the determination of the City Council to designate

Block	Lot	Location
320	1	482 S Orange Ave
320	10	411 S 16 th St
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320	5	474 S Orange Ave
320	50	424 S 17 th St
320	51	422 S 17 th St
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320	57	410 S 17 th St
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321	1	502 S Orange Ave
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321	21	433 S 17 th St
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321	60	412 S 18th St
321	61	410 S 18th St
321	62	459 S 17th St
321	63	456 S 18th St
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327	24	590 15th Ave
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327	26	594 15th Ave
327	27	596 15th Ave
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327	43	490-492 S 17th St
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328	29	586 15th Ave
328	30	488-490 S 16th
328	32	486 S 16th St

328	33	484 S 16th St
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328	40	470 S 16th St
328	41	468 S 16th St
333	53	508 S 16th St
333	54	510 S 16th St
333	57	514-516 S 16th St
333	58	518 S 16th St
333	59	520-526 S 16th S
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334	21	517 S 16th St
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as an “Area in Need of Redevelopment” upon each person, if any, who filed a written objection thereto and supplied an address to which such notice can be sent.

5. The Central Planning Board is instructed to prepare a redevelopment plan for

Block	Lot	Location
320	1	482 S Orange Ave
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STATEMENT

This resolution hereby adopts the Central Planning Board’s recommendation and hereby finds and designates that:

Block	Lot	Location
320	1	482 S Orange Ave
320	10	411 S 16 th St
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328	30	488-490 S 16th
328	32	486 S 16th St
328	33	484 S 16th St
328	36	478 S 16th St
328	38	474 S 16th St
328	40	470 S 16th St
328	41	468 S 16th St
333	53	508 S 16th St
333	54	510 S 16th St
333	57	514-516 S 16th St
333	58	518 S 16th St
333	59	520-526 S 16th S
333	64	528-530 S 16th
333	65	532-536 S 16th
333	69	538-540 S 16th

334	1	275-277 16th Ave
334	15	529 S 16th St
334	16	527 S 16th St
334	17	525 S 16th St
334	18	523 S 16th St
334	19	521 S 16th St
334	21	517 S 16th St
334	23	513 S 16th St
334	25	509 S 16th St
334	26	589 15th Ave
334	27	591 15th Ave
334	28	593 15th Ave
334	29	595 15th Ave
334	3	273 16th Ave
334	30	597 15th Ave
334	31	599 15th Ave
334	32	601 15th Ave
334	33	603 15th Ave
334	35	510 S 17th St
334	4,5,6	267-271 16th Ave
334	51	544 S 17th St
334	65	529 S 16th St
334	7	541-549 S 16th

as an Area in Need of Redevelopment in accordance with the Local Housing and Redevelopment Law (NJSA 40A:12A-1 et. seq.) and the Central Planning Board is instructed to prepare a redevelopment plan.