



## Legislation Text

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**File #:** 19-0696, **Version:** 1

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

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

**Type of Service:** Referral of Proposed 2<sup>nd</sup> Amendment to the South Bergen Street Redevelopment Plan to Central Planning Board

**Purpose:** Requesting that the Central Planning Board consider making a 2<sup>nd</sup> Amendment to the South Bergen Street Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(e).

**Name of Plan:** South Bergen Street Redevelopment Plan

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

**Additional Information:**

**WHEREAS**, in order to stimulate the reinvigoration of the City, on June 15, 2005, the Municipal Council adopted Resolution 7R do(AS) declaring the entire City of Newark as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (LRHL); and

**WHEREAS**, the Municipal Council adopted Resolution 7R3-a(S) on January 13, 2015, which directed the Central Planning Board of the City of Newark to conduct an investigation to determine if 285 parcels along the Bergen Street corridor between Madison Avenue and Weequahic Avenue (“the Area”) qualified as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”); and

**WHEREAS**, through the adoption of Resolution 7R3-b on February 17, 2016, the Municipal Council of the City of Newark (“Municipal Council”) declared 65 of the parcels investigated in the Area to be a condemnation area in need of redevelopment under the LRHL; and

**WHEREAS**, in order to effectuate the redevelopment of the Area, the Municipal Council adopted the South Bergen Street Redevelopment Plan by Ordinance 6PSF-b on January 5, 2017, as the land use regulation for the Area, some of which properties having been designated as in need of redevelopment and the remainder having been designated as an area in need of rehabilitation; and

**WHEREAS**, the LRHL permits the Municipal Council to amend the Redevelopment Plan from time to time; and

**WHEREAS**, the Municipal Council adopted the First Amendment to the South Bergen Redevelopment Plan in accordance with the LRHL by Ordinance 6PSF-e on July 11, 2018; and

**WHEREAS**, on April 19, 2017, the Municipal Council adopted Resolution 7R2-e and authorized and directed the Central Planning Board to conduct a preliminary investigation to determine whether certain properties should be designated as a Condemnation Redevelopment Area, as defined by Redevelopment Law; and

**WHEREAS**, The Municipal Council adopted Resolution 7R2-g(A.S.) on July 12, 2017, designating the properties included in the study area as a condemnation area in need of redevelopment pursuant to Redevelopment Law; and

**WHEREAS**, the Municipal Council adopted Resolution 7R2-a(S) on November 21, 2017, and directed the Central Planning Board to conduct a preliminary investigation to determine whether a study area should be designated as a Condemnation Redevelopment Area, as defined by Redevelopment Law;

**WHEREAS**, the Municipal Council adopted Resolution 7R2-c on September 6, 2018, designating certain properties within the study area as a Condemnation Redevelopment Area, which authorizes the municipality to use the power of eminent domain, pursuant to Redevelopment Law. However, the Statement of the Resolution incorrectly stated that the properties within the study area were designated as a Non-Condemnation Redevelopment Area; and

**WHEREAS**, the Municipal Council adopted Resolution 7R2-e (S/AS) on September 25, 2018, to amend the Statement of Resolution of 7R2-c so that the operative section of the resolution is consistent with the Statement of Resolution to designate certain properties within the study area as a Condemnation Redevelopment Area in accordance with N.J.S.A. 40A:12A-1 et. Seq.; and

**WHEREAS**, it is the Municipal Council's desire to enact the second amendment to the Redevelopment Plan to revise the Redevelopment Area Maps to reflect additional properties added to the Area and designated as a condemnation area in need of redevelopment by Municipal Council Resolutions 7R2-g(A.S.) and 7R2-e(S/AS); and

**WHEREAS**, the Municipal Council requests to have the Central Planning Board consider the proposed Second Amendment to the South Bergen Street Redevelopment Plan, in its entirety, to determine if such an amendment is consistent with the City's Master Plan and for recommendations pursuant to N.J.S.A. 40A:12A-7(e).

**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 refers to the Central Planning Board of the City of Newark the proposed Second Amendment to the South Bergen Street Redevelopment Plan, as set forth in Figures 1, 1A, 1B, and 13, attached hereto and made a part of this resolution, to determine if such an amendment is consistent with the City's Master Plan and for recommendations pursuant to N.J.S.A. 40A:12A-7(e) and directs the Central Planning Board to transmit its report on the Amendment to the Municipal Council within forty-five (45) days of referral.

2. A copy of this resolution and proposed Second Amendment to the South Bergen Street Redevelopment Plan shall be filed with the Office of the City Clerk by the Interim Deputy Mayor/Director of the Department of Economic and Housing Development.

3. The City Clerk shall forward a true copy of this resolution and the proposed Second Amendment to the South Bergen Street Redevelopment Plan to the Central Planning Board.

**STATEMENT**

This Resolution hereby refers the Second Amendment to the South Bergen Street Redevelopment Plan to determine if such an amendment is consistent with the City's Master Plan and for recommendations pursuant to N.J.S.A. 40A:12A-7(e) and directs the Central Planning Board to transmit its report on the Amendment to the Municipal Council within forty-five (45) days of referral.