



## Legislation Text

---

File #: 18-0050, 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/Ward)**

103 Jackson Street/Block 1990/Lot 11/East Ward

101-103 Van Buren Street/Block 1991/Lot 24/East Ward

176 Ferry Street/Block 1991/Lot 31/East Ward

174 Ferry Street/Block 1991/Lot 32/East Ward

170 Ferry Street/Block 1991/Lot 34/East Ward

94 Jackson Street/Block 1991/Lot 41/East Ward

90-92 Jackson Street/Block 1991/Lot 42/East Ward

98-104 Jackson Street/Block 1991/Lot 63/East Ward

**Additional Information:**

**Deferred 7R2-e (s) 022718**

**WHEREAS**, the Department of Economic and Housing Development has requested that the properties identified on the Official Tax Map of the City of Newark at 103 Jackson Street (Block 1990, Lot 11); 101-103 Van Buren Street (Block 1991, Lot 24); 176 Ferry Street (Block 1991, Lot 31); 174 Ferry Street (Block 1991, Lot 32); 170 Ferry Street (Block 1991, Lot 34); 94 Jackson Street (Block 1991, Lot 41); 90-92 Jackson Street (Block 1991, Lot 42); and 98-104 Jackson Street (Block 1991, Lot 63) (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 a 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 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-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 Investigation of the Study Area as a Non-Condemnation 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 property located at 103 Jackson Street (Block 1990, Lot 11); 101-103 Van Buren Street (Block 1991, Lot 24); 176 Ferry Street (Block 1991, Lot 31); 174 Ferry Street (Block 1991, Lot 32); 170 Ferry Street (Block 1991, Lot 34); 94 Jackson Street (Block 1991, Lot 41); 90-92 Jackson Street (Block 1991, Lot 42); and 98-104 Jackson Street (Block 1991, Lot 63) in the East Ward, is an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (the “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**

Resolution authorizing the Central Planning Board to conduct a preliminary investigation as to whether 103 Jackson Street (Block 1990, Lot 11); 101-103 Van Buren Street (Block 1991, Lot 24); 176 Ferry Street (Block 1991, Lot 31); 174 Ferry Street (Block 1991, Lot 32); 170 Ferry Street (Block 1991, Lot 34); 94 Jackson Street (Block 1991, Lot 41); 90-92 Jackson Street (Block 1991, Lot 42); and 98-104 Jackson Street (Block 1991, Lot 63) in the East Ward, is an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

