



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

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File #: 20-0875, Version: 1

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

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

**Type of Service:** Requesting for the Preparation of a Redevelopment Plan to the Central Planning Board

**Purpose:** To authorize the Central Planning Board to prepare and transmit to the Municipal Council a Proposed Redevelopment Plan for a Designated Redevelopment Area, pursuant to N.J.S.A. 40A:12A-7(f).

**Additional Information:**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented, ("LRHL") provides a process for municipalities to undertake the redevelopment and improvements for the redevelopment and rehabilitation of all or of any part of a redevelopment area; and

**WHEREAS**, pursuant to Resolution 7Rdo(AS) adopted on June 15, 2005, the Municipal Council upon the recommendation of the Central Planning Board after a public hearing, designated the City of Newark, in its entirety as an Area in Need of Rehabilitation, in accordance with N.J.S.A. 40A:12-14 et seq., and said designation became effective on June 17, 2005, upon the transmission of the resolution to the New Jersey Department of Community Affairs by the City Clerk; and

**WHEREAS**, the Municipal Council adopted Resolution 7R2-b (S/AS) on September 25, 2018, which designated 84-92 Parkhurst Street (Block 899, Lot 38), 19-33 Murray Street (Block 2811, Lot 1), 46-54 Astor Street (Block 2808, Lot 14), 60-74 Astor Street (Block 2808, Lot 21), 15 Thomas Street/37 Brunswick Street (Block 2826, Lots 39-41), 12-14 Pennsylvania Avenue (Block 2826, Lot 28), and 17-19 Pennsylvania Avenue (Block 2824, Lot 40), as a condemnation area in need of redevelopment and directed the Central Planning Board to create and transmit a redevelopment plan for the properties to the Municipal Council; and

**WHEREAS**, the LRHL authorizes municipalities to adopt redevelopment plans in order to implement and establish standards for the redevelopment and rehabilitation of all or of any part of a redevelopment area; and

**WHEREAS**, the properties designated as in need of redevelopment by Resolution 7R2-b (S/AS) adopted on September 25, 2018 are scattered throughout the neighborhood south of Lincoln Park so it is consistent with sound planning practices to create an area combining the properties with the intervening areas in need of rehabilitation in order to pursue a comprehensive plan for the redevelopment of the area; and

**WHEREAS**, the Lincoln Park South Gateway Redevelopment Area is defined as the area bound by Tichenor Street to the north, McCarter Highway (NJ-21) to the east, Poinier Street to the south, and Frelinghuysen Avenue to the west shown on the map attached hereto; and

**WHEREAS**, the Municipal Council wishes to direct the Central Planning Board to prepare a proposed Redevelopment Plan for Lincoln Park South Gateway Redevelopment Area and transmit the proposed plan to the Municipal Council for its consideration upon completion of the Central Planning Board's review in accordance with N.J.S.A. 40A:12A-7(f).

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

1. The Municipal Council defines the Lincoln Park South Gateway Redevelopment Area as the area bound by Tichenor Street to the north, McCarter Highway (NJ-21) to the east, Poinier Street to the south, and Frelinghuysen Avenue to the west shown on the map attached hereto.
2. The Municipal Council directs the Newark Central Planning Board (the "Central Planning Board") to create and transmit a redevelopment plan for the Lincoln Park South Gateway Redevelopment Area and report to the Municipal Council in a manner consistent with N.J.S.A. 40A:12A-7 (f). 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 other matters as the Central Planning Board deems appropriate.
3. The Deputy Mayor/Director of the Department of Economic and Housing Development shall place a copy of this resolution on file in the Office of the City Clerk.
4. This resolution shall take effect immediately.

### **STATEMENT**

This resolution defines the Lincoln Park South Gateway Redevelopment Area and directs the Central Planning Board to create and transmit a redevelopment plan in accordance with N.J.S.A. 40A:12A-7(f) to encourage the redevelopment of areas in need of redevelopment and rehabilitation in the City's South and East Wards in order to promote a program of new development that will enhance the public health, safety, and welfare for the area roughly bound by Frelinghuysen Avenue, Poinier Street, McCarter Highway, and Tichenor Street.