



## Legislation Text

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File #: 23-1544, Version: 1

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

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

**Type of Service:** Investigation for Area in Need of Redevelopment

**Purpose:** Authorizing the Newark Central Planning Board to undertake a preliminary investigation to determine if the area is in need of redevelopment.

**List of Property:**

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

146 University Avenue/Block 34/Lot 1/Central Ward

75-83 Central Avenue/Block 34/Lot 47/Central Ward

61-63 Washington Street/Block 35/Lot 20/Additional Lot 35/Central Ward

65 Washington Street/Block 35/Lot 21/Central Ward

67 Washington Street/Block 35/Lot 22/Central Ward

69 Washington Street/Block 35/Lot 23/Central Ward

71 Washington Street/Block 35/Lot 24/Central Ward

61 Central Avenue/Block 35/Lot 27/Central Ward

63 Central Avenue/Block 35/Lot 28/Central Ward

65 Central Avenue/Block 35/Lot 29/Central Ward

69 Central Avenue/Block 35/Lot 31/Central Ward

71-73 Central Avenue/Block 35/Lot 32/Additional Lots 33 and 34/Central Ward

**Additional Information:**

**WHEREAS**, the Department of Economic and Housing Development has requested that the properties identified on the Official Tax Map of the City of Newark, known as 146 University Avenue, 75-83 Central Avenue, 61-63 Washington Street, 65 Washington Street, 67 Washington Street, 69 Washington Street, 71 Washington Street, 61 Central Avenue, 63 Central Avenue, 65 Central Avenue, 69 Central Avenue and 71-73 Central Avenue (Block 34, Lots 1 and 47 and Block 35, Lots 20, 21, 22, 23, 24, 27, 28, 29, 31, 32, 33, 34 and 35) considered the “Study Area”, in the Central Ward, be investigated by the Newark Central Planning Board (“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 the Governing Body, by Resolution, to authorize the Central 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-6; and

**WHEREAS**, pursuant to P.L. 2013, Chapter 159, “the resolution authorizing the Central 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-Condensation 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 “Condensation Redevelopment Area”)”; and

**WHEREAS**, the Municipal Council finds it in the best interest of the City and its residents to authorize the Central Planning Board to undertake such Investigation of the Study Area as a Non-Condensation 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 the following properties: 146 University Avenue, 75-83 Central Avenue, 61-63 Washington Street, 65 Washington Street, 67 Washington Street, 69 Washington Street, 71 Washington Street, 61 Central Avenue, 63 Central Avenue, 65 Central Avenue, 69 Central Avenue and 71-73 Central Avenue (Block 34, Lots 1 and 47 and Block 35, Lots 20, 21, 22, 23, 24, 27, 28, 29, 31, 32, 33, 34 and 35), the “Study Area” in the Central Ward, are an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (“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-Condensation 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**

This Resolution authorizes the Central Planning Board to conduct a preliminary investigation as to whether the following properties: 146 University Avenue, 75-83 Central Avenue, 61-63 Washington Street, 65 Washington Street, 67 Washington Street, 69 Washington Street, 71 Washington Street, 61 Central Avenue, 63 Central Avenue, 65 Central Avenue, 69 Central Avenue and 71-73 Central Avenue (Block 34, Lots 1 and 47 and Block 35, Lots 20, 21, 22, 23, 24, 27, 28, 29, 31, 32, 33, 34 and 35), the “Study Area” in the Central Ward, are an “area in need of redevelopment”

as defined under the Local Redevelopment and Housing Law (the “LRHL”), under N.J.S.A. 40A:12A-1 et seq.