



## Legislation Details (With Text)

**File #:** 12-1509      **Version:** 2      **Name:** Ordinance for Redevelopment Plan Delancy St  
**Type:** Ordinance      **Status:** Filed  
**File created:** 7/6/2012      **In control:** Economic and Housing Development  
**On agenda:** 9/6/2012      **Final action:** 9/19/2012  
**Title:** ORDINANCE AUTHORIZING THE ADOPTION OF A REDEVELOPMENT PLAN FOR THE REAL PROPERTY LOCATED AT 921-979 DELANCY STREET AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK AS BLOCK 5074, LOT 25 (THE "PROPERTY") AND AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING OF THE PROPERTY BY THE REDEVELOPMENT PLAN. (EAST WARD).

**Sponsors:**

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
9/19/2012	2	Municipal Council	Close on Public Hearing and Adopt	Pass
9/6/2012	2	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass

**ORDINANCE AUTHORIZING THE ADOPTION OF A REDEVELOPMENT PLAN FOR THE REAL PROPERTY LOCATED AT 921-979 DELANCY STREET AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK AS BLOCK 5074, LOT 25 (THE "PROPERTY") AND AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING OF THE PROPERTY BY THE REDEVELOPMENT PLAN. (EAST WARD).**

**WHEREAS**, on June 15, 2005 the Municipal Council of the City of Newark (the "Municipal Council") adopted Resolution 7RDO(A.S.) 061505 designating the entire City of Newark as an area in need of rehabilitation under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

**WHEREAS**, the LRHL authorizes municipalities to adopt redevelopment plans governing areas in need of rehabilitation; and

**WHEREAS**, the property located at 921-979 Delancy Street and identified on the official tax map of the City of Newark as Block 5074, Lot 25 (the "Property") is part of the area in need of rehabilitation and also is or will be included within the City's Urban Enterprise Zone; and

**WHEREAS**, the City has determined that it is appropriate to prepare a redevelopment plan governing the development of the Property (the "Redevelopment Plan"); and

**WHEREAS**, in accordance with N.J.S.A. 40A:12A-7e, the Redevelopment Plan was referred to the Central Planning Board of the City of Newark (the "Central Planning Board"); and

**WHEREAS**, at a public hearing held on August 6, 2012 the Central Planning Board provided a

report to the Municipal Council with its recommendations to the Redevelopment Plan; and

**WHEREAS**, the Municipal Council has determined that is in the best interest of the public to adopt the Redevelopment Plan, as per the recommendations of the Central Planning Board, in the form attached hereto.

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

Section 1. The Municipal Council hereby finds and determines that the Redevelopment Plan is substantially consistent with and generally conforms to the City's master plan and that it provides the maximum opportunity consistent with the needs of this area for the development of the Property.

Section 2. The Municipal Council hereby adopts the Redevelopment Plan, after review by the Central Planning Board, in the form attached hereto. This Redevelopment Plan shall supersede all previous zoning standards and development regulations for the Property.

Section 3. The Municipal Council hereby amends the zoning district map of the City of Newark to reflect the rezoning of the Property by the Redevelopment Plan. The amended zoning district map is contained within the Redevelopment Plan.

Section 4. The City Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.

Section 5. The Provisions of this Ordinance are severable. To the extent any clause, phrase, sentence, paragraph or provision of this Ordinance shall be declared invalid, illegal, or unconstitutional, the remaining provisions shall continue in full force and effect.

Section 6. To the extent that any previous Ordinance is inconsistent with or contradictory hereto, said Ordinance is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 7. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

### **STATEMENT**

This Ordinance adopts a Redevelopment Plan for the real property located at 921-979 Delancy Street, (East Ward) and identified on the official tax map of the City of Newark as Block 5074, Lot 25 (the "Property") and amends the zoning district map to reflect the rezoning of the Property by the Redevelopment Plan.