



Legislation Details (With Text)

File #: 17-1650 **Version:** 1 **Name:** Bergen Street-Investigation of Area in Need of Redevelopment
Type: Resolution **Status:** Adopted
File created: 9/13/2017 **In control:** Economic and Housing Development
On agenda: 11/21/2017 **Final action:** 11/21/2017

Title: 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)
940-942 Bergen Street/Block 3586/Lots 1, 2/South Ward
936-938 Bergen Street/Block 3586/Lots 3,4/South Ward
901-903 Bergen Street/Block 3592/Lots 35,36/South Ward
921-923 Bergen Street/Block 3593/Lots 19,20/South Ward
944-946 Bergen Street/Block 3654/Lot 13/South Ward
952-958 Bergen Street/Block 3654/Lots 5,6,7,8/South Ward
972-974 Bergen Street/Block 3655/Lots 5,6/South Ward
960-966 Bergen Street/Block 3655/Lots 9,10,11,12/South Ward
1000-1006 Bergen Street/Block 3657/Lots 3,5,6/South Ward
1024-1026 Bergen Street/Block 3658/Lots 3,4/South Ward
1068-1070 Bergen Street/Block 3659/Lots 6,7/South Ward
1046 Bergen Street/Block 3659/Lot 18/South Ward
1042-1044 Bergen Street/Block 3659/Lot 20/South Ward
1040 Bergen Street/Block 3659/Lot 21/South Ward
1036-1038 Bergen Street/Block 3659/Lots 22,23/South Ward
1067-1069 Bergen Street/Block 3660/Lots 6,7/South Ward
1061-1065 Bergen Street/Block 3660/Lots 8,9,10/South Ward
981-991 Bergen Street/Block 3665/Lots 1,2,3,4,5,6/South Ward
977-979 Bergen Street/Block 3665/Lots 7,8/South Ward
965 Bergen Street/Block 3666/Lot 6/South Ward
953 Bergen Street/Block 3667/Lot 4/South Ward
1083-1097 Bergen Street/Block 3696/Lot 28/South Ward
777 Bergen Street/Block 2711/Lot 2/South Ward
178 W. Runyon Street/Block 2711/Lot 53/South Ward
174-176 W. Runyon Street/Block 2711/Lot 54/South Ward
172 W. Runyon Street/Block 2711/Lot 56/South Ward
Additional Information:

Sponsors: John Sharpe James, Eddie Osborne

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
11/21/2017	1	Municipal Council	Adopt	Pass

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172 W. Runyon Street/Block 2711/Lot 56/South 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 as 940-942 Bergen Street, 936-938 Bergen Street, 901-903 Bergen Street, 921-923 Bergen Street, 944-946 Bergen Street, 952-958 Bergen Street,

972-974 Bergen Street, 960-966 Bergen Street, 1000-1006 Bergen Street, 1024-1026 Bergen Street, 1068-1070 Bergen Street, 1046 Bergen Street, 1042-1044 Bergen Street, 1040 Bergen Street, 1036-1038 Bergen Street, 1067-1069 Bergen Street, 1061-1065 Bergen Street, 981-991 Bergen Street, 977-979 Bergen Street, 965 Bergen Street, 953 Bergen Street, 1083-1097 Bergen Street, 777 Bergen Street, 178 W. Runyon Street, 174-176 W. Runyon Street, 172 W. Runyon Street (Block: 3586, Lots: 1, 2, 3, 4; Block 3592, Lots 35, 36; Block 3593, Lots 19,20; Block 3654, Lots 13, 5, 6, 7, 8; Block 3655, Lots 5, 6, 9, 10, 11, 12; Block 3657, Lots 3, 5, 6; Block 3658. Lots 3, 4; Block 3659, Lots 6, 7, 18, 20, 21, 22, 23; Block 3660, Lots 6, 7, 8, 9, 10; Block 3665, Lots 1, 2, 3, 4, 5, 6, 7, 8; Block 3666, Lot 6; Block 3667, Lot 4; Block 3696, Lot 28 and Block 2711, Lots 2, 53, 54, 56) (the “Study Area”) in the South 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 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-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-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 to be in the best interest of the City and its residents to authorize the City’s Central Planning Board to undertake such Investigation of the Study Area as a 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 940-942 Bergen Street, 936-938 Bergen Street, 901-903 Bergen Street, 921-923 Bergen Street, 944-946 Bergen Street, 952-958 Bergen Street, 972-974 Bergen Street, 960-966 Bergen Street, 1000-1006 Bergen Street, 1024-1026 Bergen Street, 1068-1070 Bergen Street, 1046 Bergen Street, 1042-1044 Bergen Street, 1040 Bergen Street, 1036-1038 Bergen Street, 1067-1069 Bergen Street, 1061-1065 Bergen Street, 981-991 Bergen Street, 977-979 Bergen Street, 965 Bergen Street, 953 Bergen Street, 1083-1097 Bergen Street, 777 Bergen Street, 178 W. Runyon Street, 174-176 W. Runyon Street, 172 W. Runyon Street (Block: 3586, Lots: 1, 3; Block 3592, Lots 35, 36; Block 3593, Lots 19,20; Block 3654, Lots 13, 5; Block 3655, Lots 5, 9; Block 3657, Lot 3; Block 3658, Lot 3; Block 3659, Lots 6, 18, 20, 21, 22, 23; Block 3660, Lots 6, 8; Block 3665, Lots 1, 7; Block 3666, Lot 6; Block 3667, Lot 4; Block 3696, Lot 28 and Block 2711, Lots 2, 53, 54, 56) in the South Ward, is an “area in need of redevelopment” as defined under the LRHL, 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 including the power of

eminent domain (i.e. a “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

This Resolution authorizes the Central Planning Board to conduct a preliminary investigation as to whether 940-942 Bergen Street, 936-938 Bergen Street, 901-903 Bergen Street, 921-923 Bergen Street, 944-946 Bergen Street, 952-958 Bergen Street, 972-974 Bergen Street, 960-966 Bergen Street, 1000-1006 Bergen Street, 1024-1026 Bergen Street, 1068-1070 Bergen Street, 1046 Bergen Street, 1042-1044 Bergen Street, 1040 Bergen Street, 1036-1038 Bergen Street, 1067-1069 Bergen Street, 1061-1065 Bergen Street, 981-991 Bergen Street, 977-979 Bergen Street, 965 Bergen Street, 953 Bergen Street, 1083-1097 Bergen Street, 777 Bergen Street, 178 W. Runyon Street, 174-176 W. Runyon Street, 172 W. Runyon Street (Block: 3586, Lots: 1, 2, 3; Block 3592, Lots 35, 36; Block 3593, Lots 19, 20; Block 3654, Lots 13, 5, 6, 7, 8; Block 3655, Lots 5, 6, 9, 10, 11, 12; Block 3657, Lots 3, 5, 6; Block 3658, Lots 3, 4; Block 3659, Lots 6, 17, 18, 20, 21, 22, 23; Block 3660, Lots 6, 7, 8; Block 3665, Lots 1, 2, 3, 4, 5, 6, 7, 8; Block 3666, Lot 6; Block 3667, Lot 4; Block 3696, Lot 28 and Block 2711, Lots 2, 53, 54, 56) in the South Ward, is 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.