



## Legislation Details (With Text)

**File #:** 18-0099      **Version:** 1      **Name:** Area in Need of Redevelopment (Washington Street & Warren Place)  
**Type:** Resolution      **Status:** Adopted  
**File created:** 1/24/2018      **In control:** Economic and Housing Development  
**On agenda:** 3/7/2018      **Final action:** 3/13/2018  
**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)  
141-149 Washington Street/Block 66/Lot 38, 42/Central Ward  
151-153 Washington Street/Block 66/Lots 43, 44/Central Ward  
155 Washington Street/Block 66/Lot 45/Central Ward  
157-159 Washington Street/Block 66/Lot 47/Central Ward  
24-26 Warren Place/Block 66/Lots 12, 13/Central Ward  
Additional Information:  
Deferred 7R2-g (s) 022718  
Deferred 7R2-f 030718

### Sponsors:

### Indexes:

### Code sections:

| Date      | Ver. | Action By         | Action | Result |
|-----------|------|-------------------|--------|--------|
| 3/13/2018 | 1    | Municipal Council | Adopt  | Pass   |
| 3/7/2018  | 1    | Municipal Council | Defer  | Pass   |
| 2/27/2018 | 1    | Municipal Council | Defer  | Pass   |

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**WHEREAS,** the Department of Economic and Housing Development has requested that

certain properties, which were previously designated as an area in need of rehabilitation and currently governed by the Living Downtown Redevelopment Plan, located at 141-149, 151-153, 155, 157-159 Washington Street and 24-26 Warren Place and identified on the Official Tax Map of the City of Newark as Block 66, Lots 12, 13, 38, 42, 43, 44, 45, and 47 and located in the Central Ward (the “Study Area”), 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”), codified at 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-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 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 properties located at 141-149, 151-153, 155, 157-159 Washington Street and 24-26 Warren Place (Block 66, Lots 12, 13, 38, 42, 43, 44, 45 and 47) in the Central 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 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 at 141-149, 151-153, 155, 157-159 Washington Street and 24-26 Warren Place (Block 66, Lots 12, 13, 38, 42, 43, 44, 45 and 47) in the Central 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.*