



Legislation Details (With Text)

File #: 18-0513 **Version:** 1 **Name:** Investigation of Area in Need of Redevelopment (504-508 & 510-604 Doremus Avenue and 761-785 Wilson Avenue)
Type: Resolution **Status:** Adopted
File created: 4/10/2018 **In control:** Economic and Housing Development
On agenda: 4/24/2018 **Final action:** 5/10/2018

Title: Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Investigation for Area in Need of Redevelopment
Purpose: Authorizing the Central Planning Board to undertake a preliminary investigation to determine if 504-508 Doremus Avenue, 510-604 Doremus Avenue and 761-785 Wilson Avenue and identified on the Official Tax Map of the City of Newark as Block 5070, Lots 25, 41 and 45 are a Non- Condemnation Redevelopment Area as defined under the Local Redevelopment and Housing Law (the "LRHL"), under N.J.S.A. 40A:12A-1 et seq.
List of Property:
(Address/Block/Lot/Ward)
504-508 Doremus Avenue/Block 5070/Lot 25/East Ward
510-604 Doremus Avenue/Block 5070/Lot 41/East Ward
761-785 Wilson Avenue/Block 5070/Lot 45/East Ward
Additional Information:
Deferred 7R2-i (as) 042418

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
5/10/2018	1	Municipal Council	Adopt	Pass
4/24/2018	1	Municipal Council	Defer	Pass

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510-604 Doremus Avenue/Block 5070/Lot 41/East Ward

761-785 Wilson Avenue/Block 5070/Lot 45/East Ward

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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 504-508 Doremus Avenue, 510-604 Doremus Avenue and 761-785 Wilson Avenue and identified on the Official Tax Map of the City of Newark as Block 5070, Lots 25, 41 and 45, located in the East Ward (the “Study Area”) in the East 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, pursuant to N.J.S.A. 40A:12A-6, “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 the properties located at 504-508 Doremus Avenue, 510-604 Doremus Avenue and 761-785 Wilson Avenue (Block 5070, Lots 25, 41 and 45) in the East Ward, are a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (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, including the power of eminent domain (i.e. a “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 properties located at 504-508 Doremus Avenue, 510-604 Doremus Avenue and 761-785 Wilson Avenue (Block 5070, Lots 25, 41 and 45) in the East Ward, are in a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law (the "LRHL"), under N.J.S.A. 40A:12A-1, *et seq.*