



Legislation Details (With Text)

File #: 18-1193 **Version:** 1 **Name:** Declaration of an Area in Need of Redevelopment (Bergen Street and W. Runyon Street)
Type: Resolution **Status:** Adopted
File created: 7/18/2018 **In control:** Economic and Housing Development
On agenda: 9/6/2018 **Final action:** 9/6/2018

Title: Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Declaring an Area in Need of Redevelopment
Purpose: Designating area in need of redevelopment
List of Property:
(Address/Block/Lot/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
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:
Resolution 7R2-a (S) adopted on November 21, 2017 authorized and directed the Central Planning Board to conduct a preliminary investigation

Sponsors: John Sharpe James, Luis A. Quintana

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
9/6/2018	1	Municipal Council	Adopt	Pass

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WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on November 21, 2017, the Municipal Council of the City of Newark ("Municipal Council") adopted Resolution 7R2-a Ss) authorizing and directing the Central Planning Board of the City of Newark ("Central Planning Board") to conduct a preliminary investigation to determine whether certain 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) or any portions thereof ("Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Redevelopment Area, as defined by the Redevelopment Law; and

WHEREAS, the Central Planning Board conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as a Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, a public hearing was conducted by the Central Planning Board on December 21, 2017, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, after completing its investigation and public hearing on this matter, the Central Planning Board adopted a resolution concluding that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating twenty-three (23) of the twenty-six (26) properties in the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, the Central Planning Board resolution concluded that the following three properties, 940-942 Bergen Street (Block 3586, Lot 3), 936-938 Bergen Street (Block 3586, Lot 3 and 960-966 Bergen Street (Block 3655, Lot 9), did not qualify as an Area in Need of Redevelopment, and the Board did not recommend designating these properties as an Area in Need of Redevelopment; and

WHEREAS, the Central Planning Board resolution further concluded that the twenty-three (23) of the twenty-six (26) properties in the Study Area meet one or more of the criteria set forth in the Redevelopment Law, or are necessary for the effective redevelopment of the area as stated in Section 3 of the Redevelopment Law; and

WHEREAS, in accordance with the Redevelopment Law and as memorialized by Resolution, dated November 21, 2017, the Central Planning Board recommended to the Municipal Council that twenty-three (23) of the twenty-six (26) properties in the Study Area be designated as a Condemnation Redevelopment Area; and

WHEREAS, the Municipal Council has reviewed the recommendation of the Central Planning Board and wishes to designate twenty-three (23) of the twenty-six (26) properties in the Study Area as a Condemnation Redevelopment Area pursuant to the Redevelopment Law; and

WHEREAS, the designation of twenty-three (23) of the twenty-six (26) properties in the Study Area as a Condemnation Redevelopment Area shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the use of power of eminent domain to acquire any property in the Study Area; and

WHEREAS, in order to effectuate the Municipal Council's designation of twenty-three (23) of the twenty-six (26) properties in the Study Area as a Condemnation Redevelopment Area, the adoption of a Redevelopment Plan by the Municipal Council by Ordinance is required pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, the Municipal Council desires to direct the Central Planning Board to prepare a Redevelopment Plan and transmit the proposed Plan to the Municipal Council for its consideration upon completion of the Central Planning Board's review.

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

1. The Municipal Council of the City of Newark, State of New Jersey has reviewed the recommendation of the Central Planning Board of the City of Newark and finds that the following twenty-three (23) of the twenty-six (26) properties referred: 901-903 Bergen Street, 921-923 Bergen Street, 944-946 Bergen Street, 952-958 Bergen Street, 972-974 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 3592, Lots 35, 36; Block 3593, Lots 19, 20; Block 3654, Lots 13, 5, 6, 7, 8; Block 3655, Lots 5, 6; 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), as shown on the official tax map of the City of Newark (the "Property"), qualify as a Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

2. The Property is hereby designated as a Condemnation Redevelopment Area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1 et seq.

3. The designation of the Property as a Condemnation Redevelopment Area shall authorize the City to exercise all powers designated by the New Jersey Legislature for use in a redevelopment area including the use of eminent domain.

4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of New Jersey Department of Community Affairs for review, in accordance with N.J.S.A. 40A:12A-6(b)(5).

5. Within ten (10) days of the Municipal Council's adoption of the within Resolution, the Department of Economic and Housing Development of the City of Newark shall serve notice of the Municipal Council's determination and the within Resolution upon all record owners of property located within the Condemnation Redevelopment Area, those whose names are listed on the Tax Assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commissioner of the New Jersey Department of Community Affairs.

6. The Central Planning Board is hereby directed to create and transmit a Redevelopment Plan for the Property and Report to the Municipal Council pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The Central Planning Board's report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate.

7. This Resolution shall take effect immediately.

STATEMENT

This resolution authorizes the Municipal Council to designate 901-903 Bergen Street, 921-923 Bergen Street, 944-946 Bergen Street, 952-958 Bergen Street, 972-974 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 3592, Lots 35, 36; Block 3593, Lots 19,20; Block 3654, Lots 13, 5, 6, 7, 8; Block 3655, Lots 5, 6; 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 "Property") as a Non-Condemnation Redevelopment Area and further directs the Central Planning Board to create and transmit a Redevelopment Plan and Report for the Property to the Municipal Council pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.