



Legislation Details (With Text)

File #: 18-1306 **Version:** 1 **Name:** Investigation for Area in Need of Redevelopment
Type: Resolution **Status:** Adopted
File created: 8/9/2018 **In control:** Economic and Housing Development
On agenda: 9/19/2018 **Final action:** 9/19/2018
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 422 Broad Street, 450-466 Broad Street (Rear), 5-55 Division Street and 22-48 Bridge Street is a Non-Condemnation Redevelopment Area as defined under the Local Redevelopment and Housing Law pursuant to N.J.S.A. 40A:12A-1 et seq.
List of Property:
(Address/Block/Lot/Ward)
422 Broad Street/Block 9/Lots 6 and 9, B27/1 and 3/Central Ward
450-466 Broad Street (Rear)/Block 26/Lot 1/Central Ward
5-55 Division Street/Block 26/Lot 15.01/Central Ward
22-48 Bridge Street/Block 26/Lot 15.02/Central Ward
Additional Information:
Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
9/19/2018	1	Municipal Council	Adopt	Pass

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22-48 Bridge Street/Block 26/Lot 15.02/Central 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, known as 422 Broad Street, 450-466 Broad Street (Rear), 5-55 Division Street and 22-48 Bridge Street (Block 9, Lots 6 and 9, B27/1 and 3; Block 26, Lot 1; Block 26, Lot 15.01 and Block 26, Lot 15.02) (the "Study Area") in the Central

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 Central 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 Department of Economic and Housing Development desires the City’s Central Planning Board to undertake such Investigation of the Study Area as a Non-Condensation Redevelopment Area in Need of Redevelopment; 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 422 Broad Street, 450-466 Broad Street (Rear), 5-55 Division Street and 22-48 Bridge Street (Block 9, Lots 6 and 9, B27/1 and 3; Block 26, Lot 1; Block 26, Lot 15.01 and Block 26, Lot 15.02) in the Central Ward, and to issue all notices and to conduct all public hearings required under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), to effectuate this preliminary investigation, and to thereafter provide its recommendations to the Municipal Council.
2. The Municipal Council is requesting that the Central Planning Board determine the study area to be a Non-Condensation Redevelopment Area which, 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 422 Broad Street, 450-466 Broad Street (Rear), 5-55 Division Street and 22-48 Bridge Street (Block 9, Lots 6 and 9, B27/1 and 3; Block 26, Lot 1; Block 26, Lot 15.01 and Block 26, Lot 15.02) in the Central Ward.