

City of Newark

City Hall 920 Broad Street Newark, New Jersey 07102

Legislation Details (With Text)

File #: 19-0755 Version: 1 Name: West Ward SDA-Referral to CPB

Type: Resolution Status: Adopted

File created: 4/30/2019 In control: Economic and Housing Development

On agenda: 7/2/2019 **Final action:** 7/2/2019

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)

Address BL 418-422 13TH AVE 416 13TH AVE 173			nal Lots West	Ward	
408-414 13TH AVE			West		
331 S 11TH ST 178		West	******		
333 S 11TH ST 17		West			
335 S 11TH ST 17		West			
337 S 11TH ST 178			West		
339-341 S 11TH S		10		West	
343 S 11TH ST 178			West		
345 S 11TH ST 178			West		
347 S 11TH ST 178			West		
349 S 11TH ST 178	84 15		West		
351 S 11TH ST 17	84 16		West		
353 S 11TH ST 178	84 17		West		
355 S 11TH ST 178	84 18		West		
357-359 S 11TH S	T 1784	19		West	
361 S 11TH ST 178	84 20		West		
363-367 S 11TH S	T 1784	22		West	
369 S 11TH ST 178	84 24		West		
371 S 11TH ST 178	84 25		West		
373 S 11TH ST 178	84 26		West		
375 S 11TH ST 178			West		
377 S 11TH ST 178			West		
379-381 S 11TH S		30		West	
383-387 S 11TH S		32		West	
381-395- SOUTH (E	1784	35	West
378 S 12TH ST 17			West		
376 S 12TH ST 17			West		
372-374 S 12TH S		45		West	
370 S 12TH ST 17			West		
368 S 12TH ST 17			West		
366 S 12TH ST 178			West		
364 S 12TH ST 178			West		
360-362 S 12TH S		51		West	
358 S 12TH ST 178			West		
354 S 12TH ST 178			West		
350-352 S 12TH S		57		West	
348 S 12TH ST 17	84 58		West		

346 S 12TH ST 1784 342-344 S 12TH ST 340 S 12TH ST 1784 338 S 12TH ST 1784 336 S 12TH ST 1784 334 S 12TH ST 1784 332 S 12TH ST 1784 330 S 12TH ST 1784 356 S 12TH ST 1784 317-319 S 12TH ST 321-323 S 12TH ST	59 1784 62 63 64 65 66 67 69 1785 99		West West West West West West West West	West	
325 S 12TH ST 1785 99		West	vvcst		
327 S 12TH ST 1785 99		West			
329 S 12TH ST 1785 99		West			
331-333 S 12TH ST	1785 9	9	West		
335 S 12TH ST 1785 99	9	West			
343-345 S 12TH ST	1785	11	12	West	
347 S 12TH ST 1785	13		West		
349 S 12TH ST 1785	14		West		
351 S 12TH ST 1785	14 15		West West		
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351 S 12TH ST 1785 353 S 12TH ST 1785 355 S 12TH ST 1785 357-359 S 12TH ST 361 S 12TH ST 1785 363 S 12TH ST 1785	14 15 16 17 1785 20 21	18	West West West West West	West	
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351 S 12TH ST 1785 353 S 12TH ST 1785 355 S 12TH ST 1785 357-359 S 12TH ST 361 S 12TH ST 1785 363 S 12TH ST 1785 365 S 12TH ST 1785 367 S 12TH ST 1785 369 S 12TH ST 1785 399-401 SOUTH ORAN 397 SOUTH ORANGE	14 15 16 17 1785 20 21 22 23 24 IGE AVE	E1785 1785	West West West West West West West West		West West
351 S 12TH ST 1785 353 S 12TH ST 1785 355 S 12TH ST 1785 357-359 S 12TH ST 361 S 12TH ST 1785 363 S 12TH ST 1785 365 S 12TH ST 1785 367 S 12TH ST 1785 369 S 12TH ST 1785 399-401 SOUTH ORAN	14 15 16 17 1785 20 21 22 23 24 IGE AVE	≣1785	West West West West West West West 47	West West West	

Additional Information:

Sponsors: Joseph A. McCallum, Jr., LaMonica R. McIver

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
7/2/2019	1	Municipal Council	Adopt	Pass

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)

Address	BLOCK	LOT	Additional Lots	Ward
418-422 13TH AVE	1784	1		West
416 13TH AVE	1784	4		West
408-414 13TH AVE	1784	5		West

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331 S 11TH ST	1784	6	West
333 S 11TH ST	1784	7	West
335 S 11TH ST	1784	8	West
337 S 11TH ST	1784	9	West
339-341 S 11TH ST	1784	10	West
343 S 11TH ST	1784	11	West
345 S 11TH ST	1784	13	West
347 S 11TH ST	1784	14	West
349 S 11TH ST	1784	15	West
351 S 11TH ST	1784	16	West
353 S 11TH ST	1784	17	West
355 S 11TH ST	1784	18	West
357-359 S 11TH ST	1784	19	West
361 S 11TH ST	1784	20	West
363-367 S 11TH ST	1784	22	West
369 S 11TH ST	1784	24	West
371 S 11TH ST	1784	25	West
373 S 11TH ST	1784	26	West
375 S 11TH ST	1784	28	West
377 S 11TH ST	1784	29	West
379-381 S 11TH ST	1784	30	West
383-387 S 11TH ST	1784	32	West
381-395- SOUTH	1784	35	West
ORANGE AVE			
378 S 12TH ST	1784	43	West
376 S 12TH ST	1784	44	West
372-374 S 12TH ST	1784	45	West
370 S 12TH ST	1784	47	West
368 S 12TH ST	1784	48	West
366 S 12TH ST	1784	49	West
364 S 12TH ST	1784	50	West
360-362 S 12TH ST	1784	51	West
358 S 12TH ST	1784	53	West
354 S 12TH ST	1784	55	West
350-352 S 12TH ST	1784	57	West
348 S 12TH ST	1784	58	West
346 S 12TH ST	1784	59	West
342-344 S 12TH ST	1784	61	West
340 S 12TH ST	1784	62	West
338 S 12TH ST	1784	63	West
336 S 12TH ST	1784	64	West
334 S 12TH ST	1784	65	West

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4704		+	1014
			West
			West
			West
1785			West
1785			West
1785	4		West
1785	5		West
1785	6		West
1785	7		West
1785	8		West
1785	11	12	West
1785	13		West
1785	14		West
1785	15		West
1785	16		West
1785	17		West
1785	18		West
1785	20		West
1785	21		West
1785	22		West
1785	23		West
1785	24		West
1785	47		West
1785	62		West
1785	63		West
1785	64		West
	1785 1785 1785 1785 1785 1785 1785 1785	1784 67 1784 69 1785 1 1785 2 1785 4 1785 5 1785 6 1785 7 1785 8 1785 11 1785 13 1785 14 1785 15 1785 16 1785 17 1785 18 1785 20 1785 21 1785 22 1785 23 1785 24 1785 62 1785 63	1784 67 1784 69 1785 1 1785 2 1785 4 1785 6 1785 6 1785 8 1785 11 1785 13 1785 14 1785 15 1785 16 1785 18 1785 18 1785 20 1785 21 1785 23 1785 24 1785 47 1785 62 1785 63

Additional Information:

WHEREAS, the Department of Economic and Housing Development has requested that the Municipal Council of the City of Newark determine whether properties identified on the Official Tax Map of the City of Newark as:

Address	BLOCK	LOT	Additional Lots	Ward
418-422 13TH AVE	1784	1		West
416 13TH AVE	1784	4		West
408-414 13TH AVE	1784	5		West
331 S 11TH ST	1784	6		West
333 S 11TH ST	1784	7		West

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335 S 11TH ST	1784	8	West
337 S 11TH ST	1784	9	West
339-341 S 11TH ST	1784	10	West
343 S 11TH ST	1784	11	West
345 S 11TH ST	1784	13	West
347 S 11TH ST	1784	14	West
349 S 11TH ST	1784	15	West
351 S 11TH ST	1784	16	West
353 S 11TH ST	1784	17	West
355 S 11TH ST	1784	18	West
357-359 S 11TH ST	1784	19	West
361 S 11TH ST	1784	20	West
363-367 S 11TH ST	1784	22	West
369 S 11TH ST	1784	24	West
371 S 11TH ST	1784	25	West
373 S 11TH ST	1784	26	West
375 S 11TH ST	1784	28	West
377 S 11TH ST	1784	29	West
379-381 S 11TH ST	1784	30	West
383-387 S 11TH ST	1784	32	West
381-395- South Orange Ave	1784	35	West
378 S 12TH ST	1784	43	West
376 S 12TH ST	1784	44	West
372-374 S 12TH ST	1784	45	West
370 S 12TH ST	1784	47	West
368 S 12TH ST	1784	48	West
366 S 12TH ST	1784	49	West
364 S 12TH ST	1784	50	West
360-362 S 12TH ST	1784	51	West
358 S 12TH ST	1784	53	West
354 S 12TH ST	1784	55	West
350-352 S 12TH ST	1784	57	West
348 S 12TH ST	1784	58	West
346 S 12TH ST	1784	59	West
342-344 S 12TH ST	1784	61	West
340 S 12TH ST	1784	62	West
338 S 12TH ST	1784	63	West
336 S 12TH ST	1784	64	West
334 S 12TH ST	1784	65	West
332 S 12TH ST	1784	66	West
330 S 12TH ST	1784	67	West

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1	1	1	1	
356 S 12TH ST	1784	69		West
317-319 S 12TH ST	1785	1		West
321-323 S 12TH ST	1785	2		West
325 S 12TH ST	1785	4		West
327 S 12TH ST	1785	5		West
329 S 12TH ST	1785	6		West
331-333 S 12TH ST	1785	7		West
335 S 12TH ST	1785	8		West
343-345 S 12TH ST	1785	11	12	West
347 S 12TH ST	1785	13		West
349 S 12TH ST	1785	14		West
351 S 12TH ST	1785	15		West
353 S 12TH ST	1785	16		West
355 S 12TH ST	1785	17		West
357-359 S 12TH ST	1785	18		West
361 S 12TH ST	1785	20		West
363 S 12TH ST	1785	21		West
365 S 12TH ST	1785	22		West
367 S 12TH ST	1785	23		West
369 S 12TH ST	1785	24		West
399-401 South Orange	1785	47		West
Ave				
397 South Orange Ave	1785	62		West
375-377 S 12TH ST	1785	63		West
371-373 S 12TH ST	1785	64		West
			_	

(the "Study Area") in the West 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 a Municipal Governing Body, by resolution, to authorize the 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; 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 <u>N.J.S.A.</u> 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-Condemnation 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

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redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation 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 preliminary investigation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, the Municipal Council wishes to direct the Central Planning Board to conduct a preliminary 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 Municipal Council of the City of Newark does hereby authorize and direct the Central Planning Board to undertake a preliminary investigation to determine whether the Study Area:

Address	BLOCK	LOT	Additional Lots	Ward
418-422 13TH AVE	1784	1		West
416 13TH AVE	1784	4		West
408-414 13TH AVE	1784	5		West
331 S 11TH ST	1784	6		West
333 S 11TH ST	1784	7		West
335 S 11TH ST	1784	8		West
337 S 11TH ST	1784	9		West
339-341 S 11TH ST	1784	10		West
343 S 11TH ST	1784	11		West
345 S 11TH ST	1784	13		West
347 S 11TH ST	1784	14		West
349 S 11TH ST	1784	15		West
351 S 11TH ST	1784	16		West
353 S 11TH ST	1784	17		West
355 S 11TH ST	1784	18		West
357-359 S 11TH ST	1784	19		West
361 S 11TH ST	1784	20		West
363-367 S 11TH ST	1784	22		West
369 S 11TH ST	1784	24		West
371 S 11TH ST	1784	25		West
373 S 11TH ST	1784	26		West
375 S 11TH ST	1784	28		West
377 S 11TH ST	1784	29		West
379-381 S 11TH ST	1784	30		West
383-387 S 11TH ST	1784	32		West

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381-395- South Orange	1784	35		West
Ave 378 S 12TH ST	1784	43		West
376 S 12TH ST	1784	44	+	West
372-374 S 12TH ST	1784	45		West
	_		+	
370 S 12TH ST	1784	47		West
368 S 12TH ST	1784	48		West
366 S 12TH ST	1784	49		West
364 S 12TH ST	1784	50		West
360-362 S 12TH ST	1784	51		West
358 S 12TH ST	1784	53		West
354 S 12TH ST	1784	55		West
350-352 S 12TH ST	1784	57		West
348 S 12TH ST	1784	58		West
346 S 12TH ST	1784	59		West
342-344 S 12TH ST	1784	61		West
340 S 12TH ST	1784	62		West
338 S 12TH ST	1784	63		West
336 S 12TH ST	1784	64		West
334 S 12TH ST	1784	65		West
332 S 12TH ST	1784	66		West
330 S 12TH ST	1784	67		West
356 S 12TH ST	1784	69		West
317-319 S 12TH ST	1785	1		West
321-323 S 12TH ST	1785	2		West
325 S 12TH ST	1785	4		West
327 S 12TH ST	1785	5		West
329 S 12TH ST	1785	6		West
331-333 S 12TH ST	1785	7		West
335 S 12TH ST	1785	8		West
343-345 S 12TH ST	1785	11	12	West
347 S 12TH ST	1785	13		West
349 S 12TH ST	1785	14		West
351 S 12TH ST	1785	15		West
353 S 12TH ST	1785	16		West
355 S 12TH ST	1785	17		West
357-359 S 12TH ST	1785	18		West
361 S 12TH ST	1785	20		West
363 S 12TH ST	1785	21		West
365 S 12TH ST	1785	22		West
367 S 12TH ST	1785	23		West
369 S 12TH ST	1785	24	1	West

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399-401 South Orange	1785	47		West
Ave				
397 South Orange Ave	1785	62		West
375-377 S 12TH ST	1785	63		West
371-373 S 12TH ST	1785	64		West

should be declared as one or more Condemnation Redevelopment Areas.

- 2. Prior to proceeding to a public hearing as to whether the Study Area constitutes a Condemnation Redevelopment Area, the Central Planning Board shall:
 - a. Prepare an investigation report that includes a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein, including a statement appended to the map setting forth the basis for the investigation and the reasons for making a determination that each property within the Study Area is or is not eligible for designation as a Condemnation Redevelopment Area.
 - b. Establish a date for a public hearing and publish notice of said hearing (in accordance with N.J.S.A. 40A:12A-6), for the purpose of giving all persons who are interested in or would be affected by a determination, that the Study Area is a Condemnation Area in Need of Redevelopment, which would authorize the City of Newark to exercise the power of eminent domain to acquire property in the Study Area.
 - c. Provide notice to all persons who claim an interest in property in the Study Area of the public hearing to determine if the Study Area is a Condemnation Area in Need of Redevelopment.
 - d. Conduct a hearing and hear all persons who are interested or would be affected by a determination that the Study Area is a Condemnation Redevelopment Area as required by N.J.S.A. 40A:12A-6.
 - e. A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two consecutive weeks, and the last publication shall be no less than ten days prior to the date set for the hearing as required by N.J.S.A. 40A:12A-6.
 - f. After completing its hearing, make a recommendation to the Municipal Council as to whether or not the Municipal Council should designate some or all of the Study Area as part of one or more Condemnation Areas in Need of Redevelopment.
- 3. 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 "Condemnation Redevelopment Area")
- 4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Secretary of the Central Planning Board.

<u>STATEMENT</u>

Resolution authorizing the Planning Board to conduct a preliminary investigation as to whether the following properties (the Study Area)

Address	BLOCK	LOT	Additional Lots	Ward
418-422 13TH AVE	1784	1		West
416 13TH AVE	1784	4		West
408-414 13TH AVE	1784	5		West
331 S 11TH ST	1784	6		West
333 S 11TH ST	1784	7		West
335 S 11TH ST	1784	8		West
337 S 11TH ST	1784	9		West
339-341 S 11TH ST	1784	10		West
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345 S 11TH ST	1784	13		West
347 S 11TH ST	1784	14		West
349 S 11TH ST	1784	15		West
351 S 11TH ST	1784	16		West
353 S 11TH ST	1784	17		West
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377 S 11TH ST	1784	29		West
379-381 S 11TH ST	1784	30		West
383-387 S 11TH ST	1784	32		West
381-395- South Orange Ave	1784	35		West
378 S 12TH ST	1784	43		West
376 S 12TH ST	1784	44		West
372-374 S 12TH ST	1784	45		West
370 S 12TH ST	1784	47		West
368 S 12TH ST	1784	48		West
366 S 12TH ST	1784	49		West
364 S 12TH ST	1784	50		West
360-362 S 12TH ST	1784	51		West
358 S 12TH ST	1784	53		West
354 S 12TH ST	1784	55		West

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<u> </u>	-		+	+
350-352 S 12TH ST	1784	57		West
348 S 12TH ST	1784	58		West
346 S 12TH ST	1784	59		West
342-344 S 12TH ST	1784	61		West
340 S 12TH ST	1784	62		West
338 S 12TH ST	1784	63		West
336 S 12TH ST	1784	64		West
334 S 12TH ST	1784	65		West
332 S 12TH ST	1784	66		West
330 S 12TH ST	1784	67		West
356 S 12TH ST	1784	69		West
317-319 S 12TH ST	1785	1		West
321-323 S 12TH ST	1785	2		West
325 S 12TH ST	1785	4		West
327 S 12TH ST	1785	5		West
329 S 12TH ST	1785	6		West
331-333 S 12TH ST	1785	7		West
335 S 12TH ST	1785	8		West
343-345 S 12TH ST	1785	11	12	West
347 S 12TH ST	1785	13		West
349 S 12TH ST	1785	14		West
351 S 12TH ST	1785	15		West
353 S 12TH ST	1785	16		West
355 S 12TH ST	1785	17		West
357-359 S 12TH ST	1785	18		West
361 S 12TH ST	1785	20		West
363 S 12TH ST	1785	21		West
365 S 12TH ST	1785	22		West
367 S 12TH ST	1785	23		West
369 S 12TH ST	1785	24		West
399-401 South Orange	1785	47		West
Ave				
397 South Orange Ave	1785	62		West
375-377 S 12TH ST	1785	63		West
371-373 S 12TH ST	1785	64		West

in the West 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.

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