



## Legislation Details (With Text)

**File #:** 20-0065      **Version:** 1      **Name:** Investigation of Area in Need of Redevelopment - Bruen Street  
**Type:** Resolution      **Status:** Adopted  
**File created:** 1/13/2020      **In control:** Economic and Housing Development  
**On agenda:** 2/11/2020      **Final action:** 2/11/2020

**Title:** Dept/ Agency: Economic and Housing Development  
Action: ( ) Ratifying (X) Authorizing ( ) Amending  
Type of Service: Investigation of an 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)  
53-55 Bruen Street/Block 195/Lot 12/East Ward  
57 Bruen Street/Block 195/Lot 31.01/East Ward  
Additional Information:

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
2/11/2020	1	Municipal Council	Adopt	Pass

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53-55 Bruen Street/Block 195/Lot 12/East Ward  
57 Bruen Street/Block 195/Lot 31.01/East Ward  
**Additional Information:**

**WHEREAS**, the Department of Economic and Housing Development has requested that the properties located at 53-55 Bruen Street and 57 Bruen Street in the City of Newark and identified on the Official Tax Map of the City of Newark as Block 195, Lots 12, and 31.01 (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”), 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 Municipal Council of the City of Newark (the “Municipal Council”) finds it to be in the best interest of the City of Newark and its residents to authorize the Central Planning Board to investigate whether the Study Area qualifies as a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Municipal Council wishes to direct the Central Planning Board of the City of Newark to investigate 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 53-55 Bruen Street and 57 Bruen Street (Block 195, Lots 12, and 31.01) in the East Ward, is a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., 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 of the City of Newark to conduct a preliminary investigation as to whether 53-55 Bruen Street and 57 Bruen Street (Block 195, Lots 12, and 31.01) in the East Ward, is a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law, under N.J.S.A. 40A:12A-1 et seq.