



Legislation Details (With Text)

File #: 20-0196 **Version:** 1 **Name:** 289-301 Washington AINOR Designation (HALO)
Type: Resolution **Status:** Adopted
File created: 1/29/2020 **In control:** Economic and Housing Development
On agenda: 6/24/2020 **Final action:** 6/24/2020

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)
289-301 Washington Street/Block 73/Lot 92/Central Ward
Additional Information:
Resolution 7R2-a adopted on December 18, 2019, authorized and directed the Newark Central Planning Board to conduct a preliminary investigation.

Sponsors: LaMonica R. McIver, Mildred C. Crump

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
6/24/2020	1	Municipal Council	Adopt	Pass

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289-301 Washington Street/Block 73/Lot 92/Central Ward

Additional Information:

Resolution 7R2-a adopted on December 18, 2019, authorized and directed the Newark Central Planning Board to conduct a preliminary investigation.

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

WHEREAS, on December 18, 2019, the Municipal Council adopted Resolution 7R2-a authorizing and directing the Newark Central Planning Board (the "Planning Board") to conduct a preliminary investigation to determine whether 289-301 Washington Street, Block 73, Lot 92 in the Central Ward as shown on the Official Tax Map of the City of Newark, or any portion thereof (the "Study Area"), meets the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as defined by the Redevelopment Law; and

WHEREAS, the Planning Board conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as an Area in Need of Redevelopment in

accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, the Planning Board conducted a Public Hearing on February 3, 2020 (the “Public Hearing”), with notice having properly been given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, John Barree, P.P., A.I.C.P. of Heyer Gruel & Associates, the Professional Planner for the Planning Board, presented a report entitled “Washington Street Area in Need of Redevelopment Investigation Report” dated January 2020, at the Public Hearing on February 3, 2020; and

WHEREAS, after completing its investigation and Public Hearing on this matter, the Planning Board adopted a Resolution Memorialized on February 24, 2020, concluding that there was sufficient credible evidence to support findings that the property in the Study Area satisfies the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et. seq., for designating the Study Area as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, 289-301 Washington Street (Block 73, Lot 92), the Study Area, met criteria “d” in accordance with the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.); and

WHEREAS, in accordance with Redevelopment Law and as memorialized by Resolution, dated February 24, 2020, the Planning Board recommended to the Municipal Council that 289-301 Washington Street (Block 73, Lot 92, Central Ward), Study Area, be designated as a Non-Condensation Redevelopment Area; and

WHEREAS, the Municipal Council has reviewed the recommendation of the Planning Board and wishes to designate 289-301 Washington Street (Block 73, Lot 92, Central Ward), the Study Area, as a Non-Condensation Redevelopment Area pursuant to the Redevelopment Law; and

WHEREAS, the designation of 289-301 Washington Street (Block 73, Lot 92, Central Ward), the Study Area, as a Non-Condensation Redevelopment Area shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the power of eminent domain; and

WHEREAS, in order to effectuate the Municipal Council’s designation of 289-301 Washington Street (Block 73, Lot 92, Central Ward), the Study Area, as a Non-Condensation 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 wishes to direct the Planning Board to prepare a Redevelopment Plan and transmit the proposed Plan to the Municipal Council for its consideration upon completion of the 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 has reviewed the recommendation of the Central Planning Board and finds that 289-301 Washington Street (Block 73, Lot 92, Central Ward) as shown on the Official Tax Map of the City of Newark qualifies as an Area in Need of Redevelopment pursuant to the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

2. The Property is hereby designated as a Non-Condernation Redevelopment Area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1 et seq., and the recommendations of the Central Planning Board.

3. The designation of the Property as a Non-Condernation Redevelopment Area shall authorize the City to exercise all those powers provided by the Legislature for use in a Redevelopment Area, other than the power 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)(c).

5. Within ten (10) days of the adoption of this resolution, the Department of Economic and Housing Development shall serve notice of the determination of the Municipal Council and this resolution upon all record owners of property within the Non-Condernation 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.

6. The Planning Board is hereby authorized and directed to create and transmit a Redevelopment Plan 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 289-301 Washington Street (Block 73, Lot 92, Central Ward) as shown on the Official Tax Map of the City of Newark as a Non-Condernation Redevelopment Area and further directs the Central Planning Board to create and transmit a Redevelopment Plan and Report to the Municipal Council pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.