



## Legislation Details (With Text)

**File #:** 20-0872      **Version:** 1      **Name:** Fairmount Commons Redevelopment Plan  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 7/15/2020      **In control:** Economic and Housing Development  
**On agenda:** 8/11/2020      **Final action:** 9/2/2020  
**Title:** AN ORDINANCE ADOPTING THE FAIRMOUNT COMMONS REDEVELOPMENT PLAN FOR THE AREA BOUNDED BY SOUTH ORANGE AVENUE TO THE SOUTH, SOUTH 11TH STREET TO THE EAST, 13TH AVENUE TO THE NORTH, AND WEST SIDE HIGH SCHOOL AND FAIRMOUNT CEMETERY TO THE WEST. (WEST WARD)  
DEFERRED 6PSF-g 081920  
**Sponsors:** Joseph A. McCallum, Jr., Eddie Osborne  
**Indexes:**  
**Code sections:**

Date	Ver.	Action By	Action	Result
9/2/2020	1	Municipal Council	Close on Public Hearing and Adopt	Pass
8/19/2020	1	Municipal Council	Maintained on Public Hearing and Deferred	Pass
8/11/2020	1	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass

**AN ORDINANCE ADOPTING THE FAIRMOUNT COMMONS REDEVELOPMENT PLAN FOR THE AREA BOUNDED BY SOUTH ORANGE AVENUE TO THE SOUTH, SOUTH 11TH STREET TO THE EAST, 13TH AVENUE TO THE NORTH, AND WEST SIDE HIGH SCHOOL AND FAIRMOUNT CEMETERY TO THE WEST. (WEST WARD)  
DEFERRED 6PSF-g 081920**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., ("LRHL") on June 15, 2005 the Municipal Council adopted Resolution 7RDO(AS) designating the entire City of Newark as an area in need of rehabilitation; and

**WHEREAS**, the Municipal Council adopted Resolution 7R2-a(S) on November 12, 2019, which designated the following properties as a condemnation area in need of redevelopment:

No.	Property Address	Block	Lot
1	418-422 13TH AVE	1784	1
2	416 13TH AVE	1784	4
3	408-414 13TH AVE	1784	5
4	331 S 11TH ST	1784	6
5	333 S 11TH ST	1784	7
6	335 S 11TH ST	1784	8
7	337 S 11TH ST	1784	9

8	339-341 S 11TH ST	1784	10
9	343 S 11TH ST	1784	11
10	345 S 11TH ST	1784	13
11	347 S 11TH ST	1784	14
12	349 S 11TH ST	1784	15
13	351 S 11TH ST	1784	16
14	353 S 11TH ST	1784	17
15	355 S 11TH ST	1784	18
16	357-359 S 11TH ST	1784	19
17	361 S 11TH ST	1784	20
18	363-367 S 11TH ST	1784	22
19	369 S 11TH ST	1784	24
20	371 S 11TH ST	1784	25
21	373 S 11TH ST	1784	26
22	375 S 11TH ST	1784	28
23	377 S 11TH ST	1784	29
24	379-381 S 11TH ST	1784	30
25	383-387 S 11TH ST	1784	32
26	381-395- SOUTH ORANGE AVE	1784	35
27	378 S 12TH ST	1784	43
28	376 S 12TH ST	1784	44
29	372-374 S 12TH ST	1784	45
30	370 S 12TH ST	1784	47
31	368 S 12TH ST	1784	48
32	366 S 12TH ST	1784	49
33	364 S 12TH ST	1784	50
34	360-362 S 12TH ST	1784	51
35	358 S 12TH ST	1784	53
36	354 S 12TH ST	1784	55
37	350-352 S 12TH ST	1784	57
38	348 S 12TH ST	1784	58
39	346 S 12TH ST	1784	59
40	342-344 S 12TH ST	1784	61
41	340 S 12TH ST	1784	62
42	338 S 12TH ST	1784	63
43	336 S 12TH ST	1784	64
44	334 S 12TH ST	1784	65
45	332 S 12TH ST	1784	66

46	330 S 12TH ST	1784	67
47	356 S 12TH ST	1784	69
48	317-319 S 12TH ST	1785	1
49	321-323 S 12TH ST	1785	2
50	325 S 12TH ST	1785	4
51	327 S 12TH ST	1785	5
52	329 S 12TH ST	1785	6
53	331-333 S 12TH ST	1785	7
54	335 S 12TH ST	1785	8
55	343-345 S 12TH ST	1785	11
56	347 S 12TH ST	1785	13
57	349 S 12TH ST	1785	14
58	351 S 12TH ST	1785	15
59	353 S 12TH ST	1785	16
60	355 S 12TH ST	1785	17
61	357-359 S 12TH ST	1785	18
62	361 S 12TH ST	1785	20
63	363 S 12TH ST	1785	21
64	365 S 12TH ST	1785	22
65	367 S 12TH ST	1785	23
66	369 S 12TH ST	1785	24
67	399-401 SOUTH ORANGE AVE	1785	47
68	397 SOUTH ORANGE AVE	1785	62
69	375-377 S 12TH ST	1785	63
70	371-373 S 12TH ST	1785	64

**WHEREAS**, the Municipal Council directed the preparation of a redevelopment plan for the properties designated as in need of redevelopment; and

**WHEREAS**, the Fairmount Commons Redevelopment Area has been defined as the area that includes seventy-one (71) parcels bounded by South Orange Avenue to the south, South 11th Street to east, 13th Avenue to the north, and Fairmount Cemetery to the west, and anchored by West Side High School; and

**WHEREAS**, the Fairmount Commons Redevelopment Plan (“the Plan”) was prepared by the City of Newark’s Planning and Zoning Office, dated June 2020; and

**WHEREAS**, on June 15, 2020, the Central Planning Board prepared and conducted a review of the Redevelopment Plan to transmit a report to the Municipal Council regarding the Plan’s consistency with the City Master Plan; and

**WHEREAS**, pursuant to the memorializing resolution adopted on June 15, 2020, the Board finds that the adoption of the proposed Redevelopment Plan will further the goals of the City's Master Plan and the LRHL and recommends that the Municipal Council adopt the proposed Plan as drafted; and

**WHEREAS**, the Municipal Council wishes to adopt the Fairmount Commons Redevelopment Plan in the form attached hereto in order to encourage the revitalization of a neighborhood in need of redevelopment in order to enhance the public health, safety, and welfare of the City of Newark.

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

1. The Municipal Council hereby finds and determines that the Fairmount Commons Redevelopment Plan is substantially consistent with and generally conforms to the City's Master Plan and it provides the maximum opportunity consistent with the orderly redevelopment of the properties that are governed by the Plan.
2. The Municipal Council hereby adopts the Fairmount Commons Redevelopment Plan in the form attached hereto.
3. The Fairmount Commons Redevelopment Plan shall serve as superseding zoning to all properties which are governed by its provisions and the Zoning Map shall be and hereby is amended to designate and refer to the redevelopment zone.
4. The City Clerk is directed to file a copy of the Redevelopment Plan with the minutes of this meeting.
5. This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage and publication

### **STATEMENT**

This Ordinance adopts the Fairmount Commons Redevelopment Plan in order to encourage the redevelopment of areas in need of redevelopment in the City's West Ward, and to promote a program of new development that will enhance the public health, safety, and welfare for the area roughly bound by South Orange Avenue, South 11th Street, 13th Avenue, and West Side High School and Fairmount Cemetery.