

## Legislation Details (With Text)

File #:	20-0872	Version: 1	Name:	Fairmount Commons Redevelopment Plan
Туре:	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			
Indoxoo				

## 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, <u>N.J.S.A.</u> 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         14           12         349 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         22           19         369 S 11TH ST         1784         24           20         371 S 11TH ST         1784         25           21         373 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         1784         43           27         378 S 12TH ST         1784         44 <t< th=""><th>,</th><th></th><th></th><th></th></t<>	,			
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       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       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       1784       43         27       378 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         30       <	8	339-341 S 11TH ST	1784	10
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       24         20       371 S 11TH ST       1784       25         21       373 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       1784       32         26       381-395- SOUTH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         30<	9	343 S 11TH ST	1784	11
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       24         20       371 S 11TH ST       1784       26         21       373 S 11TH ST       1784       28         23       377 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       1784       32         26       381-395- SOUTH ORANGE       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44 <td< td=""><td>10</td><td>345 S 11TH ST</td><td>1784</td><td>13</td></td<>	10	345 S 11TH ST	1784	13
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       24         20       371 S 11TH ST       1784       26         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       1784       32         26       381-395- SOUTH ORANGE       1784       43         28       376 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         30       370 S 12TH ST       1784       44         31<	11	347 S 11TH ST	1784	14
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       26         23       377 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       1784       35         27       378 S 12TH ST       1784       43         28       376 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         30       370 S 12TH ST       1784       44         30       370 S 12TH ST       1784       49         33	12	349 S 11TH ST	1784	15
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       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       1784       35         AVE       7       378 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       45       30         30       370 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       47         31       368 S 12TH ST       1784       49         33       364 S 12TH ST       1784       50	13	351 S 11TH ST	1784	16
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         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         1784         35           27         378 S 12TH ST         1784         43           28         376 S 12TH ST         1784         44           29         372-374 S 12TH ST         1784         44           29         372-374 S 12TH ST         1784         47           31         368 S 12TH ST         1784         49           33         364 S 12TH ST         1784         51 </td <td>14</td> <td>353 S 11TH ST</td> <td>1784</td> <td>17</td>	14	353 S 11TH ST	1784	17
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       29         24       379-381 S 11TH ST       1784       30         25       383-387 S 11TH ST       1784       32         26       381-395- SOUTH ORANGE       1784       35         AVE       27       378 S 12TH ST       1784       43         28       376 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       47         31       368 S 12TH ST       1784       47         31       366 S 12TH ST       1784       50         34       360-362 S 12TH ST       1784       51         35       358 S 12TH ST       1784       55	15	355 S 11TH ST	1784	18
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       1784       35         AVE       1784       43       35         27       378 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       47         31       368 S 12TH ST       1784       49         33       364 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	16	357-359 S 11TH ST	1784	19
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         1784         35           AVE         1784         43         35           27         378 S 12TH ST         1784         44           29         372-374 S 12TH ST         1784         44           29         372-374 S 12TH ST         1784         44           29         370 S 12TH ST         1784         44           29         370 S 12TH ST         1784         47           31         368 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         55	17	361 S 11TH ST	1784	20
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       1784       35         27       378 S 12TH ST       1784       43         28       376 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       47         31       368 S 12TH ST       1784       49         33       364 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       59         40<	18	363-367 S 11TH ST	1784	22
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       1784       35         AVE       1784       43         27       378 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       370 S 12TH ST       1784       44         30       370 S 12TH ST       1784       49         33       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       55         37       350-352 S 12TH ST       1784       58         39       346 S 12T	19	369 S 11TH ST	1784	24
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       1784       35         27       378 S 12TH ST       1784       44         28       376 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         30       370 S 12TH ST       1784       44         31       368 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       58         39       346 S 12TH ST       1784       59 <td< td=""><td>20</td><td>371 S 11TH ST</td><td>1784</td><td>25</td></td<>	20	371 S 11TH ST	1784	25
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       1784       35         27       378 S 12TH ST       1784       43         28       376 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       45         30       370 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       44         29       372-374 S 12TH ST       1784       45         30       370 S 12TH ST       1784       44         31       368 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       55         37       350-352 S 12TH ST       1784       55         37       350-352 S 12TH ST       1784       58         39       346 S 12TH ST       1784       59	21	373 S 11TH ST	1784	26
24       379-381 S 11TH ST       1784       30         25       383-387 S 11TH ST       1784       32         26       381-395- SOUTH ORANGE       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       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       59         40       342-344 S 12TH ST       1784       61         41       340 S 12TH ST       1784       62         42       338 S 12TH ST       1784       63         43	22	375 S 11TH ST	1784	28
25383-387 S 11TH ST17843226381-395- SOUTH ORANGE178435AVE17844327378 S 12TH ST17844328376 S 12TH ST17844429372-374 S 12TH ST17844530370 S 12TH ST17844731368 S 12TH ST17844832366 S 12TH ST17844933364 S 12TH ST17845034360-362 S 12TH ST17845135358 S 12TH ST17845336354 S 12TH ST17845537350-352 S 12TH ST17845738348 S 12TH ST17845940342-344 S 12TH ST17846141340 S 12TH ST17846242338 S 12TH ST17846343336 S 12TH ST17846344334 S 12TH ST178465	23	377 S 11TH ST	1784	29
26       381-395- SOUTH ORANGE       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       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       53         36       354 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       59         40       342-344 S 12TH ST       1784       61         41       340 S 12TH ST       1784       62         42       338 S 12TH ST       1784       63         43       <	24	379-381 S 11TH ST	1784	30
AVE         1784         43           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         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         3	25	383-387 S 11TH ST	1784	32
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       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       55         37       350-352 S 12TH ST       1784       58         39       346 S 12TH ST       1784       58         39       346 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	26	381-395- SOUTH ORANGE	1784	35
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       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       55         37       350-352 S 12TH ST       1784       58         39       346 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		AVE		
29372-374 S 12TH ST17844530370 S 12TH ST17844731368 S 12TH ST17844832366 S 12TH ST17844933364 S 12TH ST17845034360-362 S 12TH ST17845135358 S 12TH ST17845336354 S 12TH ST17845537350-352 S 12TH ST17845738348 S 12TH ST17845839346 S 12TH ST17846141340 S 12TH ST17846141340 S 12TH ST17846343336 S 12TH ST17846344334 S 12TH ST178464	27	378 S 12TH ST	1784	43
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       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       53         36       354 S 12TH ST       1784       55         37       350-352 S 12TH ST       1784       57         38       348 S 12TH ST       1784       59         40       342-344 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	28	376 S 12TH ST	1784	44
31368 S 12TH ST17844832366 S 12TH ST17844933364 S 12TH ST17845034360-362 S 12TH ST17845135358 S 12TH ST17845336354 S 12TH ST17845537350-352 S 12TH ST17845738348 S 12TH ST17845839346 S 12TH ST17845940342-344 S 12TH ST17846141340 S 12TH ST17846242338 S 12TH ST17846343336 S 12TH ST17846444334 S 12TH ST178465	29	372-374 S 12TH ST	1784	45
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	30	370 S 12TH ST	1784	47
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	31	368 S 12TH ST	1784	48
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	32	366 S 12TH ST	1784	49
35358 S 12TH ST17845336354 S 12TH ST17845537350-352 S 12TH ST17845738348 S 12TH ST17845839346 S 12TH ST17845940342-344 S 12TH ST17846141340 S 12TH ST17846242338 S 12TH ST17846343336 S 12TH ST17846444334 S 12TH ST178465	33	364 S 12TH ST	1784	50
36354 S 12TH ST17845537350-352 S 12TH ST17845738348 S 12TH ST17845839346 S 12TH ST17845940342-344 S 12TH ST17846141340 S 12TH ST17846242338 S 12TH ST17846343336 S 12TH ST17846444334 S 12TH ST178465	34	360-362 S 12TH ST	1784	51
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	35	358 S 12TH ST	1784	53
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	36	354 S 12TH ST	1784	55
39346 S 12TH ST17845940342-344 S 12TH ST17846141340 S 12TH ST17846242338 S 12TH ST17846343336 S 12TH ST17846444334 S 12TH ST178465	37	350-352 S 12TH ST	1784	57
40342-344 S 12TH ST17846141340 S 12TH ST17846242338 S 12TH ST17846343336 S 12TH ST17846444334 S 12TH ST178465	38	348 S 12TH ST	1784	58
41340 S 12TH ST17846242338 S 12TH ST17846343336 S 12TH ST17846444334 S 12TH ST178465	39	346 S 12TH ST	1784	59
42338 S 12TH ST17846343336 S 12TH ST17846444334 S 12TH ST178465	40	342-344 S 12TH ST	1784	61
43336 S 12TH ST17846444334 S 12TH ST178465	41	340 S 12TH ST	1784	62
44 334 S 12TH ST 1784 65	42	338 S 12TH ST	1784	63
	43	336 S 12TH ST	1784	64
45 332 S 12TH ST 1784 66	44	334 S 12TH ST	1784	65
	45	332 S 12TH ST	1784	66

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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
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**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.