



Legislation Text

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AN ORDINANCE ADOPTING THE 15TH AMENDMENT TO THE INDUSTRIAL RIVER URBAN RENEWAL PROJECT REDEVELOPMENT PLAN, PARCELS “TO BE ACQUIRED” WITHIN THE INDUSTRIAL RIVER URBAN RENEWAL PROJECT REDEVELOPMENT PLAN AREA: BLOCK 5001, LOTS 40, 42, 46, 48, 49, 50, 50.01 AND 93, IN ORDER TO FACILITATE REDEVELOPMENT OF SITES ALONG BLANCHARD STREET. (EAST WARD)

Sponsors: Amador/ Chaneyfield Jenkins

WHEREAS, in order to continue the redevelopment efforts in the East Ward, on December 17, 2008, by Resolution 7R3-D, the City’s Municipal Council authorized the Central Planning Board to undertake a preliminary investigation to determine whether the Blanchard Street Redevelopment Area (also referred to as the “Study Area”) should remain designated as being in need of redevelopment; and

WHEREAS, at a public hearing, noticed by certified mail to all affected property owners, who were duly informed that the subject properties would be subject to eminent domain, the Central Planning Board adopted a resolution that recommended to the Municipal Council that the Study Area be designated as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, by Resolution 7R3-B, adopted on August 3, 2011, the City’s Municipal Council determined that the Study Area qualified as an area in need of redevelopment under the LRHL, following which all property owners in the Study Area were provided notice that the properties would be subject to eminent domain; and

WHEREAS, at the time of the determination that the Study Area qualified as an area in need of redevelopment, the Municipal Council’s Resolution recited that the Study Area was subject to the 14th Amendment to the Redevelopment Plan, and intended that the Study Area be redeveloped pursuant to that Plan; and

WHEREAS, because the Redeveloper has acquired most but not all of the properties required for the Redevelopment Project, in order to advance the project, the Municipal Council has authorized, by Ordinances 6PS&FA and 6PS&FB, adopted on June 5, 2014, the acquisition by eminent domain of certain properties in Block 5001 of the Blanchard Street Redevelopment Area (the “Acquisition Properties”); and

WHEREAS, the LRHL, N.J.S.A. 40A:12A-7.a(4), requires the Redevelopment Plan to identify properties to be acquired and, accordingly, the Municipal Council referred to the Central Planning Board the proposed 15th Amendment to the Industrial River Redevelopment Plan to identify Block 5001, Lots 40, 42, 46, 48, 49, 50, 50.01 and 93 (which includes the Acquisition Properties) as properties to be acquired, as contemplated by the Municipal Council in the designation of these properties as part of the Blanchard Street Redevelopment Area; as would be consistent with the 14th

Amendment of the Industrial River Redevelopment Plan which identified properties to be acquired on the west side of Blanchard Street; and as was confirmed to be the intent of the City in the notice to property owners regarding the redevelopment area designation in 2011; and

WHEREAS, on January 12, 2015 the Newark Central Planning Board considered and recommended the proposed 15th Amendment to the Industrial River Urban Renewal Plan for adoption and has determined that such amendment is consistent with the City's Master Plan pursuant to N.J.S.A. 40A:12A-7.and memorialized a resolution.

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

1. The Newark Municipal Council after carefully studying hereby adopts the 15th Amendment to the Industrial River Urban Renewal Project Redevelopment Plan; parcels "to be acquired" within redevelopment area; Block 5001, Lots 40, 42, 46, 48, 49, 50, 50.01, and 93.
2. To the extent that any previous ordinance is inconsistent with or contradictory hereto, said ordinance is hereby repealed or amended to the extent necessary to make it consistent herewith.
3. The 15th Amendment to the Industrial River Urban Renewal Plan shall be filed with City Clerk by the Department of Economic and Housing Development, and it shall be filed with appropriate state agencies in accordance with the Local Housing and Redevelopment Law.
4. The Provisions of this Ordinance are severable. To the extent any clause, phrase, sentence, paragraph or provision of this Ordinance shall be declared invalid, illegal, or unconstitutional, the remaining provisions shall continue in full force and effect.
5. This Ordinance shall take effect upon final passage and publication in accordance with the law of the state of New Jersey.

STATEMENT

This ordinance adopts the 15th Amendment to the Industrial River Urban Renewal Project Redevelopment Plan and thereby identifies Block 5001, Lots 40, 42, 46, 48, 49, 50, 50.01 and 93 as properties "to be acquired", in order to facilitate redevelopment of sites along Blanchard Street. (East Ward