



Legislation Text

File #: 15-1962, Version: 1

AN ORDINANCE TO ADOPT THE “360 NEW YORK AVENUE REDEVELOPMENT PLAN” FOR BLOCK 996, LOTS 1, 2, AND 3 (ALSO KNOWN AS 54-62 HOUSTON STREET/EAST WARD) AND BLOCK 996, LOT 60 (ALSO KNOWN AS 360 NEW YORK AVENUE/EAST WARD) OF THE CITY OF NEWARK, COUNTY OF ESSEX, NEW JERSEY.

Sponsors: Chaneyfield Jenkins/ James

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 land in the municipality constitutes an area in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law and by Resolution 7R3-A (S), adopted on September 9, 2014, the City of Newark Municipal Council directed the Central Planning Board to conduct a preliminary investigation to determine whether certain property identified on the Official Tax Maps of the City of Newark as Block 996, Lots 1, 2, and 3 (also known as 54-62 Houston Street/East Ward) and Block 996, Lot 60 (also known as 360 New York Avenue/East Ward), (collectively the “Property”), constitute an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, after a public hearing on November 24, 2014, the Central Planning Board adopted a Resolution recommending the designation of the Property as an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, by Resolution 7R3-B(S), adopted on August 25, 2015, the Municipal Council accepted the recommendation of the Central Planning Board and declared the Property as a Non-Condensation Redevelopment Area under the Redevelopment Law; and

WHEREAS, Resolution 7R3-B(S) further directed the Central Planning Board to create and transmit a redevelopment plan and report to the Municipal Council in accordance with N.J.S.A. 40A:12A-7f, which identifies any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and provides recommendations concerning those inconsistencies as well as any other matters as the Planning Board deems appropriate; and

WHEREAS, the City Planning Division, with the help of the consultant planning firm Phillips, Preiss, Grygiel, LLC prepared a redevelopment plan for the Property entitled “360 New York Avenue Redevelopment Plan” and the Central Planning Board, at a duly noticed and constituted public meeting on September 28, 2015, reviewed said Plan and adopted a resolution rendering its report to the Municipal Council and recommending the adoption of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Municipal Council hereby finds it appropriate for the Redevelopment Plan to

be adopted for the Property, being, among other things, substantially consistent with the Master Plan for the City; and

WHEREAS, the Municipal Council now desires to adopt the Redevelopment Plan and to direct that the applicable provisions of the City's Zoning Ordinance and Map be amended and superseded to reflect the provisions of the Redevelopment Plan, as and to the extent set forth therein.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The "360 New York Avenue Redevelopment Plan," attached hereto as Exhibit A and made a part of this Ordinance, is hereby adopted in accordance with the recommendations of the Central Planning Board's September 28, 2015 resolution.

Section 3. Upon final adoption hereof, the City of Newark Zoning Map, as may have been amended from time to time, shall be amended by the "360 New York Avenue Redevelopment Plan," which shall supersede the zoning designation shown on the City of Newark Zoning Map for the Redevelopment Area.

Section 4. To the extent that any previous ordinance is inconsistent with or contradictory hereto, said ordinance is hereby amended to the extent necessary to make it consistent herewith.

Section 5. The provisions of this Ordinance are severable. To the extent any clause, phrase, sentence, paragraph or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, illegal, or unconstitutional, the remaining provisions shall continue in full force and effect.

Section 6. A copy of this Ordinance and the Redevelopment Plan shall be filed with the City Clerk by the Deputy Mayor/Director of the Department of Economic and Housing Development.

Section 7. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

STATEMENT

This ordinance adopts the "360 New York Avenue Redevelopment Plan" for Block 996, Lots 1, 2, and 3 (also known as 54-62 Houston Street/East Ward) and Block 996, Lot 60, (also known as 360 New York Avenue/East Ward).

Exhibit A

360 New York Avenue Redevelopment Plan