



Legislation Text

File #: 18-0837, Version: 1

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)

600 Martin Luther King, Jr. Boulevard/Block 103/Lot 63/Central Ward

602 Martin Luther King, Jr. Boulevard/ Block 103/Lot 62/Central Ward

604-606 Martin Luther King, Jr. Boulevard/ Block 103/Lot 60/Central Ward

Additional Information:

Resolution 7R2-e adopted on January 24, 2018 authorized and directed the Central Planning Board to conduct a preliminary investigation.

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

WHEREAS, on January 24, 2018, the Municipal Council of the City of Newark ("Municipal Council") adopted Resolution 7R2-f (AS) authorizing and directing the Central Planning Board of the City of Newark ("Central Planning Board") to conduct a preliminary investigation to determine whether certain properties identified on the Official Tax Map of the City of Newark as 600 Martin Luther King, Jr. Boulevard, 602 Martin Luther King, Jr. Boulevard and 604-606 Martin Luther King, Jr. Boulevard (Block 103, Lots 63, 62 and 60) or any portions thereof ("Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condensation Redevelopment Area, as defined by the Redevelopment Law; and

WHEREAS, the Central Planning Board conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as a Non-Condensation 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, a public hearing was conducted by the Central Planning Board on February 26, 2018, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, after completing its investigation and public hearing on this matter, the Central Planning Board concluded that there was sufficient credible evidence to support findings that satisfy 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, in accordance with Redevelopment Law and as memorialized by Resolution, dated February 26, 2018, the Central Planning Board recommended to the Municipal Council that the

Study Area be designated as a Non-Condemnation Area in Need of Redevelopment; and

WHEREAS, according to the Central Planning Board Resolution, 602 Martin Luther King, Jr. Boulevard and 604-606 Martin Luther King, Jr. Boulevard both meet Criteria "A" in accordance with N.J.S.A. 40A:12A-5, et seq.; and

WHEREAS, according to the Planning Board Resolution, 600 Martin Luther King, Jr. Boulevard in conjunction with 602 Martin Luther King, Jr. Boulevard and 604-606 Martin Luther King, Jr. Boulevard has been determined to be an Area in Need of Redevelopment pursuant to "Section 3" of the Redevelopment Law; and

WHEREAS, the Municipal Council has reviewed the recommendation of the Central Planning Board and wishes to designate the Study Area as a Non-Condemnation Redevelopment Area pursuant to the Redevelopment Law; and

WHEREAS, the designation of the Study Area as a Non-Condemnation Redevelopment Area shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, other than the use of eminent domain (i.e. a "Non-Condemnation Redevelopment Area"); and

WHEREAS, in order to effectuate the Municipal Council's designation of the Study Area as a Non-Condemnation 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 desires to direct the Central Planning Board to prepare a Redevelopment Plan and transmit the proposed Plan to the Municipal Council for its consideration upon completion of the Central 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 of the City of Newark, State of New Jersey has reviewed the recommendation of the Central Planning Board of the City of Newark and finds 600 Martin Luther King, Jr. Boulevard, 602 Martin Luther King, Jr. Boulevard and 604-606 Martin Luther King, Jr. Boulevard (Block 103, Lots 63, 62 and 60), as shown on the official tax map of the City of Newark (the "Properties"), qualifies as a Non-Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

2. The Properties are hereby designated as a Non-Condemnation Redevelopment Area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1, et seq.

3. The designation of the Properties as a Non-Condemnation Redevelopment Area shall authorize the City to use all those powers provided by the Legislature for use in a redevelopment area, other than the use of eminent domain (i.e. a "Non-Condemnation Redevelopment Area").

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).

5. Within ten (10) days of the Municipal Council's adoption of the within Resolution, the Department of Economic and Housing Development of the City of Newark shall serve notice of the Municipal Council's determination and the within Resolution upon all record owners of property within the Non-Condensation 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 and upon the Commissioner of the New Jersey Department of Community Affairs.

6. The Central Planning Board is hereby 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 600 Martin Luther King, Jr. Boulevard, 602 Martin Luther King, Jr. Boulevard and 604-606 Martin Luther King, Jr. Boulevard (Block 103, Lots 63, 62 and 60) as a Non-Condensation 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.