



Legislation Text

File #: 18-1766, Version: 1

Dept. / Agency: Economic and Housing Development

Action: () Ratifying (X) Authorizing (X) Amending

Type of Service: Referral of Proposed Third Amendment to the Newark's River: Public Access and Redevelopment Plan to Central Planning

Purpose: Requesting that the Central Planning Board consider a Third Amendment to the Newark's River: Public Access and Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(e)

Name of Plan: Third Amendment to the Newark's River: Public Access and Redevelopment Plan
(Plan Area)

Bounded on the north at Delavan Avenue, on the west by McCarter Highway, on the south by Raymond Boulevard, on the east by Chapel Street, and on the east by the Passaic River.

Additional Information:

- Ordinance 6PSF-i adopted on August 7, 2013 the Newark's River: Public Access and Redevelopment Plan
- Ordinance 6PSF-a(s) adopted on October 11, 2017 the First Amendment to Newark's River: Public Access and Redevelopment Plan
- Ordinance 6PSF-a(s) adopted on February 27, 2018 the Second Amendment to Newark's River: Public Access and Redevelopment Plan

WHEREAS, on June 15, 2005, the Municipal Council of the City of Newark adopted Resolution 7Rdo(AS), designating the entire City of Newark as an area in need of rehabilitation; and

WHEREAS, on August 7, 2013, the Municipal Council of the City of Newark adopted Ordinance 6PSF-i approving the Newark's River: Public Access and Redevelopment Plan (the "Original Plan"); and

WHEREAS, on October 11, 2017, the Municipal Council of the City of Newark adopted Ordinance 6PSF-f approving the First Amendment to Newark's River: Public Access and Redevelopment Plan (the "First Amended Plan"); and

WHEREAS, on February 27, 2018, the Municipal Council of the City of Newark adopted Ordinance 6PSF-a(S) approving the Second Amendment to Newark's River: Public Access and Redevelopment Plan ("Amended Plan"); and

WHEREAS, the Department of Economic and Housing Development and the Newark Planning Office propose the following further changes to the Amended Plan, solely as they relate to a portion of Block 447 bound by Mt. Pleasant Avenue, McCarter Highway, and Clay Street, described below:

- 1) Change the zoning for Lots 30, 31, 34, 40, 42, 45, 80, and 82 in Block 447 from the Mixed-Use 1 (MX-1) District to the Mixed-Use 3 (MX-3) District on the Lower Broadway

Zoning Map found on page 20 of the Amended Plan, as attached hereto as Exhibit A; and

WHEREAS, the Municipal Council requests that the Central Planning Board consider a Third Amendment to the Newark's River: Public Access and Redevelopment Plan, and transmit to the Governing Body a report that identifies any provisions in the proposed redevelopment plan which are inconsistent with the City's Master Plan and recommendations concerning these inconsistencies and other matters as the board deems appropriate, pursuant to N.J.S.A. 40A:12A-7(e).

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

1. The Municipal Council hereby directs the Central Planning Board to consider the following changes to as a Third Amendment to the Newark's River: Public Access and Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(e):
 - a. Change the zoning for Lots 30, 31, 34, 40, 42, 45, 80, and 82 in Block 447 from the Mixed-Use 1 (MX-1) District to the Mixed-Use 3 (MX-3) District on the Lower Broadway Zoning Map found on page 20 of the Amended Plan, as attached hereto as Exhibit A.
2. This Resolution shall take effect immediately.

STATEMENT

This resolution requests that the Central Planning Board consider a Third Amendment to the Newark's River: Public Access and Redevelopment Plan and transmit to the Governing Body a report that identifies any provisions in the proposed redevelopment plan which are inconsistent with the City's Master Plan and recommendations concerning these inconsistencies and other matters as the board deems appropriate, pursuant to N.J.S.A. 40A:12A-7(e).