



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 18-1807, Version: 1

Dept/ Agency: Economic and Housing Development

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

Type of Service: Referral of Proposed First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan to Central Planning Board

Purpose: Present to Central Planning Board for its formal review and consideration to determine if the amendment is consistent with the City's Master Plan and for them to provide recommendations, pursuant to N.J.S.A. 40A:12A-7(e)

Name of Plan: West Ward Model Neighborhood Initiative Redevelopment Plan
(Address/Block/Lot/Ward)

Block	Lots	Ward
317	All	West
318	All	West
319	All	West
320	All	West
321	All	West
322	All	West
323	All	West
324	All	West
325	All	West
326	All	West
327	All	West
328	All	West
329	All	West
330	All	West
331	All	West
332	All	West
333	All	West
334	All	West
335	All	West
336	All	West
337	All	West

Additional Information:

WHEREAS, on January 13, 2015, the Municipal Council adopted Resolution 7R3-b(S) directing the Central Planning Board of the City of Newark to conduct an investigation to determine if the West Ward Model Neighborhood Initiative Area (“the Area”) consisting of the entirety of Blocks 317-337 in the West Ward of the City qualified as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”); and

WHEREAS, through the adoption of Resolution 7R3-g on April 6, 2016, the Municipal Council of the City of Newark (“Municipal Council”) designated 113 of the parcels investigated in the Area as a condemnation area in need of redevelopment under the LRHL; and

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

WHEREAS, the LRHL authorizes municipalities to adopt redevelopment plans and to make revisions and amendments thereto in order to implement and establish standards for the rehabilitation and redevelopment of all or of any part of an area in need of redevelopment or area in need of rehabilitation; and

WHEREAS, in order to effectuate the redevelopment of the Area, the Municipal Council adopted the West Ward Model Neighborhood Initiative Redevelopment Plan by Ordinance 6PSF-f September 8, 2016, as the land use regulation for the Area, some of which properties having been designated as in need of redevelopment and the remainder having been designated as an area in need of rehabilitation; and

WHEREAS, at this time, the Municipal Council finds that it is appropriate to amend the Redevelopment Plan in order to stimulate additional development and investment within the Area; and

WHEREAS, the Municipal Council, through the Department of Economic and Housing Development, Division of Planning and Community Development, propose changes to the bulk regulations for certain districts, modifications to parking requirements in the Plan, a height bonus in exchange for the provision of public space, affordable housing or the utilization of sustainable design and development techniques, and a waiver of application fees for certain projects, as shown in Exhibit A; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the Municipal Council wishes to refer the proposed First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan (the “Amendment”) to the Central Planning Board to consider whether such amendment is consistent with the City’s Master Plan.

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 hereby authorizes and directs the Central Planning Board to consider the proposed changes, as set forth in Exhibit A, which is attached hereto and made part of this resolution, as a First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(e).

2. The Municipal Council further authorizes and directs the Central Planning Board of the City of Newark to transmit its report on the proposed Amendment to the Municipal Council within forty-five (45) days of referral.

3. A copy of this resolution and the First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan shall be filed with the Office of the City Clerk by the Director of the Department of Economic and Housing Development.

4. The City Clerk shall forward a copy of this resolution and the First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan to the Central Planning Board.

STATEMENT

This Resolution hereby refers the First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan, prepared by the Department of Economic and Housing Development, Division of Planning and Community Development, to the Newark Central Planning Board, to determine if such an amendment is consistent with the City's Master Plan and for recommendations pursuant to N.J.S.A. 40A:12A-7(e) and directs the Central Planning Board to transmit its report on the Amendment to the Municipal Council within forty-five (45) days of referral.

EXHIBITS

Exhibit A: First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan.