



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 19-0755, Version: 1

Dept/ Agency: Economic and Housing Development

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

Type of Service: Investigation for Area in Need of Redevelopment

Purpose: Central Planning Board to determine if area is in need of redevelopment

List of Property:

(Address/Block/Lot/Ward)

Address	BLOCK	LOT	Additional Lots	Ward
418-422 13TH AVE	1784	1		West
416 13TH AVE	1784	4		West
408-414 13TH AVE	1784	5		West
331 S 11TH ST	1784	6		West
333 S 11TH ST	1784	7		West
335 S 11TH ST	1784	8		West
337 S 11TH ST	1784	9		West
339-341 S 11TH ST	1784	10		West
343 S 11TH ST	1784	11		West
345 S 11TH ST	1784	13		West
347 S 11TH ST	1784	14		West
349 S 11TH ST	1784	15		West
351 S 11TH ST	1784	16		West
353 S 11TH ST	1784	17		West
355 S 11TH ST	1784	18		West
357-359 S 11TH ST	1784	19		West
361 S 11TH ST	1784	20		West
363-367 S 11TH ST	1784	22		West
369 S 11TH ST	1784	24		West
371 S 11TH ST	1784	25		West
373 S 11TH ST	1784	26		West
375 S 11TH ST	1784	28		West
377 S 11TH ST	1784	29		West
379-381 S 11TH ST	1784	30		West
383-387 S 11TH ST	1784	32		West
381-395- SOUTH ORANGE AVE	1784	35		West

378 S 12TH ST	1784	43		West
376 S 12TH ST	1784	44		West
372-374 S 12TH ST	1784	45		West
370 S 12TH ST	1784	47		West
368 S 12TH ST	1784	48		West
366 S 12TH ST	1784	49		West
364 S 12TH ST	1784	50		West
360-362 S 12TH ST	1784	51		West
358 S 12TH ST	1784	53		West
354 S 12TH ST	1784	55		West
350-352 S 12TH ST	1784	57		West
348 S 12TH ST	1784	58		West
346 S 12TH ST	1784	59		West
342-344 S 12TH ST	1784	61		West
340 S 12TH ST	1784	62		West
338 S 12TH ST	1784	63		West
336 S 12TH ST	1784	64		West
334 S 12TH ST	1784	65		West
332 S 12TH ST	1784	66		West
330 S 12TH ST	1784	67		West
356 S 12TH ST	1784	69		West
317-319 S 12TH ST	1785	1		West
321-323 S 12TH ST	1785	2		West
325 S 12TH ST	1785	4		West
327 S 12TH ST	1785	5		West
329 S 12TH ST	1785	6		West
331-333 S 12TH ST	1785	7		West
335 S 12TH ST	1785	8		West
343-345 S 12TH ST	1785	11	12	West
347 S 12TH ST	1785	13		West
349 S 12TH ST	1785	14		West
351 S 12TH ST	1785	15		West
353 S 12TH ST	1785	16		West
355 S 12TH ST	1785	17		West
357-359 S 12TH ST	1785	18		West
361 S 12TH ST	1785	20		West
363 S 12TH ST	1785	21		West
365 S 12TH ST	1785	22		West
367 S 12TH ST	1785	23		West
369 S 12TH ST	1785	24		West

399-401 SOUTH ORANGE AVE	1785	47		West
397 SOUTH ORANGE AVE	1785	62		West
375-377 S 12TH ST	1785	63		West
371-373 S 12TH ST	1785	64		West

Additional Information:

WHEREAS, the Department of Economic and Housing Development has requested that the Municipal Council of the City of Newark determine whether properties identified on the Official Tax Map of the City of Newark as:

Address	BLOCK	LOT	Additional Lots	Ward
418-422 13TH AVE	1784	1		West
416 13TH AVE	1784	4		West
408-414 13TH AVE	1784	5		West
331 S 11TH ST	1784	6		West
333 S 11TH ST	1784	7		West
335 S 11TH ST	1784	8		West
337 S 11TH ST	1784	9		West
339-341 S 11TH ST	1784	10		West
343 S 11TH ST	1784	11		West
345 S 11TH ST	1784	13		West
347 S 11TH ST	1784	14		West
349 S 11TH ST	1784	15		West
351 S 11TH ST	1784	16		West
353 S 11TH ST	1784	17		West
355 S 11TH ST	1784	18		West
357-359 S 11TH ST	1784	19		West
361 S 11TH ST	1784	20		West
363-367 S 11TH ST	1784	22		West
369 S 11TH ST	1784	24		West
371 S 11TH ST	1784	25		West
373 S 11TH ST	1784	26		West
375 S 11TH ST	1784	28		West
377 S 11TH ST	1784	29		West
379-381 S 11TH ST	1784	30		West
383-387 S 11TH ST	1784	32		West

381-395- South Orange Ave	1784	35		West
378 S 12TH ST	1784	43		West
376 S 12TH ST	1784	44		West
372-374 S 12TH ST	1784	45		West
370 S 12TH ST	1784	47		West
368 S 12TH ST	1784	48		West
366 S 12TH ST	1784	49		West
364 S 12TH ST	1784	50		West
360-362 S 12TH ST	1784	51		West
358 S 12TH ST	1784	53		West
354 S 12TH ST	1784	55		West
350-352 S 12TH ST	1784	57		West
348 S 12TH ST	1784	58		West
346 S 12TH ST	1784	59		West
342-344 S 12TH ST	1784	61		West
340 S 12TH ST	1784	62		West
338 S 12TH ST	1784	63		West
336 S 12TH ST	1784	64		West
334 S 12TH ST	1784	65		West
332 S 12TH ST	1784	66		West
330 S 12TH ST	1784	67		West
356 S 12TH ST	1784	69		West
317-319 S 12TH ST	1785	1		West
321-323 S 12TH ST	1785	2		West
325 S 12TH ST	1785	4		West
327 S 12TH ST	1785	5		West
329 S 12TH ST	1785	6		West
331-333 S 12TH ST	1785	7		West
335 S 12TH ST	1785	8		West
343-345 S 12TH ST	1785	11	12	West
347 S 12TH ST	1785	13		West
349 S 12TH ST	1785	14		West
351 S 12TH ST	1785	15		West
353 S 12TH ST	1785	16		West
355 S 12TH ST	1785	17		West
357-359 S 12TH ST	1785	18		West
361 S 12TH ST	1785	20		West
363 S 12TH ST	1785	21		West
365 S 12TH ST	1785	22		West
367 S 12TH ST	1785	23		West

369 S 12TH ST	1785	24		West
399-401 South Orange Ave	1785	47		West
397 South Orange Ave	1785	62		West
375-377 S 12TH ST	1785	63		West
371-373 S 12TH ST	1785	64		West

(the “Study Area”) in the West Ward, be investigated by the Central Planning Board to determine if the Study Area is an “area in need of redevelopment” under the Local Redevelopment and Housing Law (the “LRHL”), under N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the LRHL authorizes a Municipal Governing Body, by resolution, to authorize the Municipal Planning Board to undertake a preliminary investigation (the “Investigation”) to determine whether an area (or any portion thereof) is an “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “the resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination 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 (hereinafter referred to as a “Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condensation Redevelopment Area”); and

WHEREAS, the Municipal Council finds it to be in the best interest of the City and its residents to authorize the City’s Planning Board to undertake such preliminary investigation of the Study Area as a Condensation Redevelopment Area; and

WHEREAS, the Municipal Council wishes to direct the Central Planning Board to conduct a preliminary investigation of the Study Area as authorized under the LRHL.

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 does hereby authorize and direct the Central Planning Board to undertake a preliminary investigation to determine whether the Study Area:

Address	BLOCK	LOT	Additional Lots	Ward
---------	-------	-----	-----------------	------

418-422 13TH AVE	1784	1		West
416 13TH AVE	1784	4		West
408-414 13TH AVE	1784	5		West
331 S 11TH ST	1784	6		West
333 S 11TH ST	1784	7		West
335 S 11TH ST	1784	8		West
337 S 11TH ST	1784	9		West
339-341 S 11TH ST	1784	10		West
343 S 11TH ST	1784	11		West
345 S 11TH ST	1784	13		West
347 S 11TH ST	1784	14		West
349 S 11TH ST	1784	15		West
351 S 11TH ST	1784	16		West
353 S 11TH ST	1784	17		West
355 S 11TH ST	1784	18		West
357-359 S 11TH ST	1784	19		West
361 S 11TH ST	1784	20		West
363-367 S 11TH ST	1784	22		West
369 S 11TH ST	1784	24		West
371 S 11TH ST	1784	25		West
373 S 11TH ST	1784	26		West
375 S 11TH ST	1784	28		West
377 S 11TH ST	1784	29		West
379-381 S 11TH ST	1784	30		West
383-387 S 11TH ST	1784	32		West
381-395- South Orange Ave	1784	35		West
378 S 12TH ST	1784	43		West
376 S 12TH ST	1784	44		West
372-374 S 12TH ST	1784	45		West
370 S 12TH ST	1784	47		West
368 S 12TH ST	1784	48		West
366 S 12TH ST	1784	49		West
364 S 12TH ST	1784	50		West
360-362 S 12TH ST	1784	51		West
358 S 12TH ST	1784	53		West
354 S 12TH ST	1784	55		West
350-352 S 12TH ST	1784	57		West
348 S 12TH ST	1784	58		West
346 S 12TH ST	1784	59		West
342-344 S 12TH ST	1784	61		West

340 S 12TH ST	1784	62		West
338 S 12TH ST	1784	63		West
336 S 12TH ST	1784	64		West
334 S 12TH ST	1784	65		West
332 S 12TH ST	1784	66		West
330 S 12TH ST	1784	67		West
356 S 12TH ST	1784	69		West
317-319 S 12TH ST	1785	1		West
321-323 S 12TH ST	1785	2		West
325 S 12TH ST	1785	4		West
327 S 12TH ST	1785	5		West
329 S 12TH ST	1785	6		West
331-333 S 12TH ST	1785	7		West
335 S 12TH ST	1785	8		West
343-345 S 12TH ST	1785	11	12	West
347 S 12TH ST	1785	13		West
349 S 12TH ST	1785	14		West
351 S 12TH ST	1785	15		West
353 S 12TH ST	1785	16		West
355 S 12TH ST	1785	17		West
357-359 S 12TH ST	1785	18		West
361 S 12TH ST	1785	20		West
363 S 12TH ST	1785	21		West
365 S 12TH ST	1785	22		West
367 S 12TH ST	1785	23		West
369 S 12TH ST	1785	24		West
399-401 South Orange Ave	1785	47		West
397 South Orange Ave	1785	62		West
375-377 S 12TH ST	1785	63		West
371-373 S 12TH ST	1785	64		West

should be declared as one or more Condemnation Redevelopment Areas.

2. Prior to proceeding to a public hearing as to whether the Study Area constitutes a Condemnation Redevelopment Area, the Central Planning Board shall:
 - a. Prepare an investigation report that includes a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein, including a statement appended to the map setting forth the basis for the investigation and the reasons for making a determination that each property within the Study Area is or is not eligible for designation as a Condemnation Redevelopment

Area.

- b. Establish a date for a public hearing and publish notice of said hearing (in accordance with N.J.S.A. 40A:12A-6), for the purpose of giving all persons who are interested in or would be affected by a determination, that the Study Area is a Condemnation Area in Need of Redevelopment, which would authorize the City of Newark to exercise the power of eminent domain to acquire property in the Study Area.
- c. Provide notice to all persons who claim an interest in property in the Study Area of the public hearing to determine if the Study Area is a Condemnation Area in Need of Redevelopment.
- d. Conduct a hearing and hear all persons who are interested or would be affected by a determination that the Study Area is a Condemnation Redevelopment Area as required by N.J.S.A. 40A:12A-6.
- e. A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two consecutive weeks, and the last publication shall be no less than ten days prior to the date set for the hearing as required by N.J.S.A. 40A:12A-6.
- f. After completing its hearing, make a recommendation to the Municipal Council as to whether or not the Municipal Council should designate some or all of the Study Area as part of one or more Condemnation Areas in Need of Redevelopment.

3. The redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (i.e. a "Condemnation Redevelopment Area")

4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Secretary of the Central Planning Board.

STATEMENT

Resolution authorizing the Planning Board to conduct a preliminary investigation as to whether the following properties (the Study Area)

Address	BLOCK	LOT	Additional Lots	Ward
418-422 13TH AVE	1784	1		West
416 13TH AVE	1784	4		West
408-414 13TH AVE	1784	5		West
331 S 11TH ST	1784	6		West
333 S 11TH ST	1784	7		West
335 S 11TH ST	1784	8		West
337 S 11TH ST	1784	9		West
339-341 S 11TH ST	1784	10		West
343 S 11TH ST	1784	11		West
345 S 11TH ST	1784	13		West

347 S 11TH ST	1784	14		West
349 S 11TH ST	1784	15		West
351 S 11TH ST	1784	16		West
353 S 11TH ST	1784	17		West
355 S 11TH ST	1784	18		West
357-359 S 11TH ST	1784	19		West
361 S 11TH ST	1784	20		West
363-367 S 11TH ST	1784	22		West
369 S 11TH ST	1784	24		West
371 S 11TH ST	1784	25		West
373 S 11TH ST	1784	26		West
375 S 11TH ST	1784	28		West
377 S 11TH ST	1784	29		West
379-381 S 11TH ST	1784	30		West
383-387 S 11TH ST	1784	32		West
381-395- South Orange Ave	1784	35		West
378 S 12TH ST	1784	43		West
376 S 12TH ST	1784	44		West
372-374 S 12TH ST	1784	45		West
370 S 12TH ST	1784	47		West
368 S 12TH ST	1784	48		West
366 S 12TH ST	1784	49		West
364 S 12TH ST	1784	50		West
360-362 S 12TH ST	1784	51		West
358 S 12TH ST	1784	53		West
354 S 12TH ST	1784	55		West
350-352 S 12TH ST	1784	57		West
348 S 12TH ST	1784	58		West
346 S 12TH ST	1784	59		West
342-344 S 12TH ST	1784	61		West
340 S 12TH ST	1784	62		West
338 S 12TH ST	1784	63		West
336 S 12TH ST	1784	64		West
334 S 12TH ST	1784	65		West
332 S 12TH ST	1784	66		West
330 S 12TH ST	1784	67		West
356 S 12TH ST	1784	69		West

317-319 S 12TH ST	1785	1		West
321-323 S 12TH ST	1785	2		West
325 S 12TH ST	1785	4		West
327 S 12TH ST	1785	5		West
329 S 12TH ST	1785	6		West
331-333 S 12TH ST	1785	7		West
335 S 12TH ST	1785	8		West
343-345 S 12TH ST	1785	11	12	West
347 S 12TH ST	1785	13		West
349 S 12TH ST	1785	14		West
351 S 12TH ST	1785	15		West
353 S 12TH ST	1785	16		West
355 S 12TH ST	1785	17		West
357-359 S 12TH ST	1785	18		West
361 S 12TH ST	1785	20		West
363 S 12TH ST	1785	21		West
365 S 12TH ST	1785	22		West
367 S 12TH ST	1785	23		West
369 S 12TH ST	1785	24		West
399-401 South Orange Ave	1785	47		West
397 South Orange Ave	1785	62		West
375-377 S 12TH ST	1785	63		West
371-373 S 12TH ST	1785	64		West

in the West Ward, is an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (the “LRHL”), under N.J.S.A. 40A:12A-1 et seq.