



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

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File #: 20-0196, Version: 1

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**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)**

289-301 Washington Street/Block 73/Lot 92/Central Ward

**Additional Information:**

Resolution 7R2-a adopted on December 18, 2019, authorized and directed the Newark Central Planning Board to conduct a preliminary investigation.

**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 parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on December 18, 2019, the Municipal Council adopted Resolution 7R2-a authorizing and directing the Newark Central Planning Board (the "Planning Board") to conduct a preliminary investigation to determine whether 289-301 Washington Street, Block 73, Lot 92 in the Central Ward as shown on the Official Tax Map of the City of Newark, or any portion thereof (the "Study Area"), meets 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 Planning Board conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as an 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**, the Planning Board conducted a Public Hearing on February 3, 2020 (the "Public Hearing"), with notice having properly been given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

**WHEREAS**, John Barree, P.P., A.I.C.P. of Heyer Gruel & Associates, the Professional Planner for the Planning Board, presented a report entitled "Washington Street Area in Need of Redevelopment Investigation Report" dated January 2020, at the Public Hearing on February 3, 2020; and

**WHEREAS**, after completing its investigation and Public Hearing on this matter, the Planning Board adopted a Resolution Memorialized on February 24, 2020, concluding that there was sufficient credible evidence to support findings that the property in the Study Area satisfies 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**, 289-301 Washington Street (Block 73, Lot 92), the Study Area, met criteria "d" in

accordance with the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et seq.); and

**WHEREAS**, in accordance with Redevelopment Law and as memorialized by Resolution, dated February 24, 2020, the Planning Board recommended to the Municipal Council that 289-301 Washington Street (Block 73, Lot 92, Central Ward), Study Area, be designated as a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Municipal Council has reviewed the recommendation of the Planning Board and wishes to designate 289-301 Washington Street (Block 73, Lot 92, Central Ward), the Study Area, as a Non-Condensation Redevelopment Area pursuant to the Redevelopment Law; and

**WHEREAS**, the designation of 289-301 Washington Street (Block 73, Lot 92, Central Ward), the Study Area, as a Non-Condensation Redevelopment Area shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the power of eminent domain; and

**WHEREAS**, in order to effectuate the Municipal Council's designation of 289-301 Washington Street (Block 73, Lot 92, Central Ward), the Study Area, as a Non-Condensation Redevelopment Area, the adoption of a Redevelopment Plan by the Municipal Council by Ordinance is required pursuant to N.J.S.A. 40A:124-7; and

**WHEREAS**, the Municipal Council wishes to direct the Planning Board to prepare a Redevelopment Plan and transmit the proposed Plan to the Municipal Council for its consideration upon completion of the 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 has reviewed the recommendation of the Central Planning Board and finds that 289-301 Washington Street (Block 73, Lot 92, Central Ward) as shown on the Official Tax Map of the City of Newark qualifies as an Area in Need of Redevelopment pursuant to the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

2. The Property is hereby designated as a Non-Condensation Redevelopment Area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1 et seq., and the recommendations of the Central Planning Board.

3. The designation of the Property as a Non-Condensation Redevelopment Area shall authorize the City to exercise all those powers provided by the Legislature for use in a Redevelopment Area, other than the power of eminent domain.

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)(c).

5. Within ten (10) days of the adoption of this resolution, the Department of Economic and Housing Development shall serve notice of the determination of the Municipal Council and this 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.

6. The Planning Board is hereby authorized and 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 289-301 Washington Street (Block 73, Lot 92, Central Ward) as shown on the Official Tax Map of the City of Newark as a Non-Condemnation 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.