



Legislation Text

File #: 22-0694, Version: 1

Dept/ Agency: Economic and Housing Development

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

Type of Service: Investigation for Area in Need of Redevelopment

Purpose: Authorizing the Central Planning Board to undertake a preliminary investigation to determine if the area is in need of redevelopment

List of Property:

(Address/Block/Lot/Ward)

32 Fulton Street/Block 14/Lot 43/Central Ward

30 Fulton Street/Block 14/Lot 44/Central Ward

28 Fulton Street/Block 14/Lot 45/Central Ward

26 Fulton Street/Block 14/Lot 46/Central Ward

24 Fulton Street/Block 14/Lot 47/Central Ward

22 Fulton Street/Block 14/Lot 48/Central Ward

20 Fulton Street/Block 14/Lot 49/Central Ward

16-18 Fulton Street/Block 14/Lot 50/Additional Lot 51/Central Ward

Additional Information:

WHEREAS, the Department of Economic and Housing Development has requested that the properties identified on the Official Tax Map of the City of Newark, known as 32 Fulton Street, 30 Fulton Street, 28 Fulton Street, 26 Fulton Street, 24 Fulton Street, 22 Fulton Street, 20 Fulton Street, and 16-18 Fulton Street (Block 14, Lots 43, 44, 45, 46, 47, 48, 49, 50 and 51) considered the “Study Area”, be investigated by the Newark Central Planning Board (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 the Governing Body, by Resolution, to authorize a Central 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 of the LRHL; 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-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “the resolution authorizing the Central 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 "Condemnation Redevelopment Area"); and

WHEREAS, the Municipal Council finds it in the best interest of the City and its residents to authorize the Central Planning Board to undertake such Investigation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Municipal Council wishes to direct the Central Planning Board to conduct the 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 Newark Central Planning is hereby authorized and directed to conduct a preliminary investigation as to whether 32 Fulton Street, 30 Fulton Street, 28 Fulton Street, 26 Fulton Street, 24 Fulton Street, 22 Fulton Street, 20 Fulton Street, and 16-18 Fulton Street (Block 14, Lots 43, 44, 45, 46, 47, 48, 49, 50 and 51); in the Central Ward, are an "area in need of redevelopment" as defined under the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et seq., and to issue all notices, and to conduct all public hearings required under the LRHL, to effectuate this preliminary investigation, and to thereafter provide its recommendations to the Municipal Council.
2. 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 (i.e. a "Non-Condemnation Redevelopment Area").
3. The City Clerk is hereby directed to transmit a copy of this Resolution to the Secretary of the Central Planning Board.

STATEMENT

This Resolution authorizes the Central Planning Board to conduct a preliminary investigation as to whether 32 Fulton Street, 30 Fulton Street, 28 Fulton Street, 26 Fulton Street, 24 Fulton Street, 22 Fulton Street, 20 Fulton Street and 16-18 Fulton Street (Block 14, Lots 43, 44, 45, 46, 47, 48, 49, 50 and 51); in the Central Ward are 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.