



Legislation Text

File #: 22-1262, Version: 1

Dept/ Agency: Economic and Housing Development

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

Type of Service: Preparation of a Second Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan

Purpose: Requesting the Central Planning Board conduct a formal review of a Second Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(e).

Additional Information:

Ordinance 6PSF-h adopted on September 8, 2016, established the West Ward Model Neighborhood Initiative Redevelopment Plan.

Ordinance 6PSF-h adopted on July 10, 2019, approved the First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan.

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 Local Redevelopment and Housing Law ("LRHL"); and

WHEREAS, on January 13, 2015, the Municipal Council adopted Resolution 7R3-b(S) directing the Central Planning Board 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 LRHL; and

WHEREAS, thereafter on April 6, 2016, the Municipal Council adopted Resolution 7R3-a designating 113 of the parcels investigated in the Area as a Condemnation Area in Need of Redevelopment under the LRHL and instructed the Central Planning Board to prepare a Redevelopment Plan; 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, on September 8, 2016, the Municipal Council adopted Ordinance 6PSF-f approving and adopting the West Ward Model Neighborhood Initiative Redevelopment Plan; and

WHEREAS, on January 29, 2019, the Municipal Council adopted Resolution 7R2-a(S) referring a proposed First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan (the "Amendment") to the Central Planning Board, pursuant to N.J.S.A. 40A:12A-7(e), to determine whether the amendment is consistent with the City's Master Plan, in order to stimulate additional development and investment within the Area; and

WHEREAS, on July 10, 2019, the Municipal Council adopted Ordinance 6PSF-h, adopting the First Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan (the “Plan”); and

WHEREAS, the Municipal Council wishes to further amend the Plan by adopting a Second Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan, that changes the land use designation for Block 336, Lot 1 (512-520 South 19th Street) from the C-1 Neighborhood Commercial District to the WS-R West Side Residential District, as shown on the revised version of Figure 10 (attached hereto as Exhibit A); and

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

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

1. The Municipal Council 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 Second 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 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 Second Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan shall be filed with the Office of the City Clerk by the Deputy Mayor/Director of the Department of Economic and Housing Development.
4. The Acting City Clerk shall forward a copy of this Resolution and the Second Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan to the Central Planning Board.

STATEMENT

This Resolution hereby refers the Second Amendment to the West Ward Model Neighborhood Initiative Redevelopment Plan to the 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.