

7192120667

Resolution of the City of Newark, N. J.

No. 7RQ

Date of Adoption DEC 6 1967

TITLE

RESOLUTION APPROVING THE DETERMINATION OF THE CENTRAL PLANNING BOARD THAT THE MEDICAL CENTER SITE URBAN RENEWAL PROJECT AREA, PROJECT N.J.R-196, IS A BLIGHTED AREA AS DEFINED IN CHAPTER 187 OF THE LAWS OF 1949.

Approved as to Form and Legality on Basis of Facts Set Forth

 Corporation Counsel

Factual contents certified to by

 Title

Councilman Melillo Presents the following Resolution:

WHEREAS, the Central Planning Board of the City of Newark has given notice that it has adopted the Determination set forth in a resolution adopted by said Board on November 27, 1967, copy of which is hereto annexed and made part hereof.

RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY:

1. That the Determination of the Central Planning Board be and the same is hereby approved; and the City Clerk is hereby directed to serve within 10 days a copy of this resolution upon each person who filed a written objection prior to the hearing held by the Central Planning Board, if any; provided, the address of the objector was stated in, or upon, the written objection; service to be in manner provided by R.S. 40:55-21.6.

Do not use space below this line

RECORD OF COUNCIL VOTE ON FINAL PASSAGE														
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
ADDONIZIO	✓				GIULIANO	✓				TURNER	✓			
BERNSTEIN	✓				GORDON	✓				WEST	✓			
CALLAGHAN				✓	MELILLO <i>M</i>	✓				VILLANI, Pres	✓			
X — Indicates Vote				A.B. — Absent				N.V. — Not Voting						

40-1 671206

7RQ

Adopted at a meeting of the Municipal Council of the City of Newark, N. J., DEC 6 1967

Ralph A. Villani
 President of the Council

[Signature]
 City Clerk

This Resolution when adopted must remain in the custody of the City Clerk. Certified copies are available.



7R2120667

-7R2.

-2.-

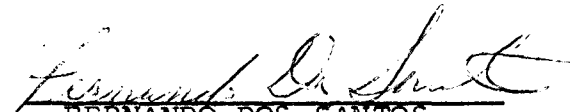
CITY CLERK'S OFFICE
NEWARK, N. J.

CERTIFICATE

1967 NOV 30 PM 3: 25

I, FERNANDO DOS SANTOS, the duly appointed, qualified Executive Secretary of the Newark Central Planning Board of the City of Newark, New Jersey, do hereby certify that the attached copy of the resolution entitled "Determination That The Medical Center Site Urban Renewal Project Area, Project N.J.R-196, Is a Blighted Area," is a true and correct copy of said Resolution adopted at the Regular Meeting of the Central Planning Board held on November 27, 1967, and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Board this 30th day of November, 1967.


FERNANDO DOS SANTOS
SECRETARY

CENTRAL PLANNING BOARD
(SEAL)

DETERMINATION THAT THE MEDICAL CENTER SITE URBAN RENEWAL
PROJECT AREA, PROJECT N.J.R-196, IS A BLIGHTED AREA 1967 NOV 30 PM 3: 25

WHEREAS, by virtue of Resolution No. 7Rf adopted by the Municipal Council of the City of Newark, New Jersey on March 15, 1967, the Central Planning Board was designated to make an investigation, and in connection therewith, hold a public hearing to determine whether Project N.J.R-196, referred to as the Medical Center Renewal Project Area, as described in said Resolution, is or is not a blighted area or a deteriorated area, all as required by Chapter 187 of the Laws of 1949 of New Jersey (NJSA 40:55-21.1 et seq., as amended), and Chapter 211 of the Laws of 1956 of New Jersey and the Act which it supplements (NJSA 55:14A-31 et seq., as amended and supplemented); and

WHEREAS, pursuant to said Resolution and in keeping with the Statutes referred to, the Central Planning Board caused to be prepared a map showing the boundaries of the area to be investigated and the location of the various parcels of property included therein; and

WHEREAS, the Central Planning Board did give due notice of a public hearing by publishing the notice of hearing in the Newark Evening News and in the Newark Star Ledger; and in addition thereto, did mail a notice of the hearing at least ten days prior to the date set for the hearing to the owner, according to the assessment records of the City of Newark, of each parcel of property within the area to be investigated; and

7R 212066.7

DRQ

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CITY CLERK'S OFFICE
NEWARK, N. J.

1967 NOV 30 PM 3: 25

WHEREAS, the said public hearings were held on June 12, 13, 14, 15, 20, 22 and 29th at the Council Chambers in the City Hall; and all persons desirous of being heard were heard, statements were submitted, and evidence received; and

WHEREAS, the Central Planning Board made a personal inspection of the area under consideration, and after careful deliberation and study of all the facts and evidence presented;

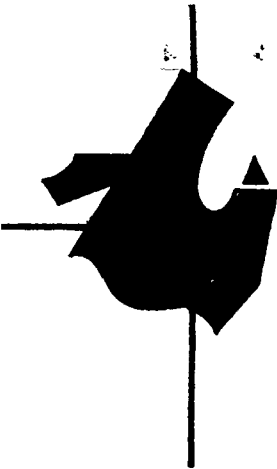
THEREFORE, BE IT RESOLVED, that the members of the Central Planning Board do hereby determine that the entire area under investigation and described in said Resolution No. 7Rf as being the area bounded as follows:

A 14 block area bounded on the east by Norfolk Street, on the north by 12th Avenue, on the west by Bergen Street and on the south by South Orange Avenue,

referred to as the Medical Center Urban Renewal Project N.J.R-196, is a blighted area as defined in said Chapter 187 of the Laws of 1949; and

BE IT FURTHER RESOLVED, that the Executive Secretary be and is hereby authorized and empowered to notify the City Council of this, our determination.

7R2120667



CENTRAL PLANNING BOARD • CITY HALL • ROOM 211 • NEWARK 2 • NEW JERSEY

643-6300

Members:
Hon. Hugh J. Addonizio, Mayor
Alfred C. Booker, Chairman
Matthew D'Alessio, Vice-Chairman
Joseph J. Bradley
Joseph A. Cocuzza
Vincent Corrado
Philip E. Gordon, Councilman
Richard H. Iacobucci
Harry G. McDowell, Director of Finance
Fernando Dos Santos
Secretary

November 30, 1967

RECEIVED

NOV 30 1967

OFFICE OF CITY CLERK
TIME: 11:40

Mr. Harry S. Reichenstein
City Clerk
City Hall
Newark, New Jersey

Dear Mr. Reichenstein:

Enclosed please find names and addresses of four persons who have submitted written letters of objection to the New Jersey College of Medicine & Dentistry.

Rufus Jackson
157 Fairmount Ave.
Newark, N.J. 07103

George F. Heim
60 Underwood Street
Newark, N.J. 07106

Edward Mc Cray, Landlord
80 Wallace Street
Newark, N.J. 07103

Stanley B. Winters
26 Shanley Ave. 07108
Newark, N.J.

Very truly yours,

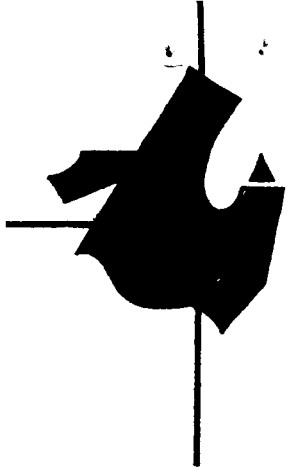
Fernando Dos Santos

Fernando Dos Santos
Secretary

FDS/hs

Presume these have been advised as indicated by the date of receipt.
[Signature]

1 Rf 120667



CENTRAL PLANNING BOARD • CITY HALL • ROOM 211 • NEWARK 2 • NEW JERSEY

643-6300

- Members:*
- Hon. Hugh J. Addonizio, Mayor*
 - Alfred C. Booker, Chairman*
 - Matthew D'Alessio, Vice-Chairman*
 - Joseph J. Bradley*
 - Joseph A. Cocuzza*
 - Vincent Corrado*
 - Philip E. Gordon, Councilman*
 - Richard H. Iacobucci*
 - Harry G. McDowell, Director of Finance*
 - Fernando Dos Santos*
Secretary

November 29, 1967

Harry S. Reichenstein
 City Clerk
 City Hall
 Newark, New Jersey

Dear Mr. Reichenstein:

Please be advised that at a Regular Meeting of the Central Planning held on November 27, 1967, the Medical School Site, N.J.R-196, was declared blighted.

A resolution to this effect will follow.

Very truly yours,

Fernando Dos Santos
 Secretary

FDS/pb

TRQ 120667

d c p	division of city planning rm. 211 city hall newark, n.j.
to: Planning Board Members	date: 11/22/67
from: Aldo Giacchino Planning Officer	
subject: Blight Hearing - R-196	

After 12 sessions which began on June 12, 1967 and ended on June 29, 1967, the Central Planning Board concluded the public hearings on the matter of whether the proposed Medical School Site, Project N.J.R-196, is a blighted area. The subject of the hearing is an area of 14 blocks bounded by 12th Avenue on the north, Norfolk Street on the east, South Orange Avenue on the south, and Bergen Street on the west. During these protracted hearings the Board heard oral statements from 75 speakers and received 4 written statements. All of these are incorporated in the transcript of the hearing which the Board has been studying.

The determination of whether the area is blighted or not is governed by the definition of blight as given in Title 40:55-21.1, which reads as follows:

As used in this act, the term "blighted area" shall mean an area in any municipality wherein there exists any of the conditions hereinafter enumerated:

- (a) The generality of buildings used as dwellings or the dwelling accommodations therein are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living;

(b) The discontinuance of the use of buildings previously used for manufacturing or industrial purposes, the abandonment of such buildings or the same being allowed to fall into so great a state of disrepair as to be untenable;

(c) Unimproved vacant land, which has remained so for a period of ten years prior to the determination hereinafter referred to, and which land by reason of its location, or remoteness from developed sections or portions of such municipality or lack of means of access to such other parts thereof, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;

(d) Areas (including slum areas), with buildings or improvements which by reason of dilapidation, obsolescence, over crowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

(e) A growing or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property

therein and other conditions, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

The Newark Housing Authority and Redevelopment Agency presented evidence of a survey conducted by the staff of the Agency of each dwelling unit and each non-residential structure in the area in question. The evidence submitted indicates that:

(1) Of the 505 structures in the area, 377 or 75% are blighted on the basis of dilapidation, obsolescence, faulty arrangement or design, excessive land coverage, and deleterious land use or obsolete layout.

(2) The average age of all structures was 66 years. The average depreciation and obsolescence factors for all the structures in the area were 63% and 87% respectively. These factors were derived from the Municipal Reappraisal Survey of 1958.

(3) A total of 31 or 6% of all structures were found to be entirely burned-out or otherwise vacant and abandoned.

(4) A high proportion of structures were found to be of frame construction. They amount to a total of 389 structures or 77% of all structures in the area.

Of the 389 frame structures, 367 are in residential use and of these, 114 are without central heating and have to rely on space heaters.

(5) Of the 505 structures in the entire area, 437 are in residential use. These contain a total of 1,218 dwelling units. Of these units, 798 are in substandard condition. Actually 129 of the 1,218 dwelling units were inaccessible for the purpose of inspection, but the 66% substandard rate was calculated on the basis of 1,218 total dwelling units, thus assuming that the 129 units which were not inspected are in standard condition. In fact, 73% of the dwelling units inspected were found to be substandard on the basis of 1 or more of the following factors: no water or no hot water, no flush toilet or a toilet shared by 2 or more dwelling units, no private bath or shower or a bath or shower shared by 2 or more dwelling units, no kitchen facilities or facilities shared by 2 or more dwelling units, no central heat, and general dilapidation. It should be noted that a majority of the 798 substandard dwelling units were found to have at least 2 of the deficiencies outlined above and that 247 or 31% of these 798 units were found to have at least 5 of the deficiencies mentioned above.

(6) A total of 135 dwelling units or 11% of the total were found to be vacant. This vacancy rate is approximately twice as high as the City-wide average.

(7) Owner-occupancy was found in 122 cases compared to the 437 residential structures in the area indicating a very high percentage of landlord absenteeism.

(8) Of the total of 505 structures in the area, 48 are in commercial or industrial use, and of these, 32 or 67% were found blighted and sub-standard. Furthermore, of the 49 commercial-industrial structures, 29 were found to need loading-unloading facilities but only 14 of these structures had such facilities.

(9) In addition to the 31 vacant and abandoned structures mentioned earlier, 18 vacant stores and 57 vacant lots were found in the area.

(10) Of the 347 residential structures in the area, 121 or 28% were in mixed occupancy and contain non-residential uses.

(11) Excessive land coverage was found in the vast majority of structures. The range of the excess was between 50 and 100% above accepted standards.

The evidence in the record also discloses that the population of the area has decreased markedly since the 1960 Census

(3) Health. - While data for subject site itself are not available, it is known that the site lies within a larger sub-area of Newark which accounts for a disproportionately higher number of infant deaths and cases of syphilis and gonorrhoea.

In addition to reviewing the evidence submitted, the Board members personally surveyed the area and observed the actual physical conditions of the dwellings in the area. Predicated on the Board's inspection and a review of the record, the Board concludes:

(1) That a substantial majority of the structures and the dwelling units in the area in question are substandard and dilapidated.

(2) That the average age of the structures and the high depreciation and obsolescence factors of all structures in the area render a majority of buildings substantially obsolete and conducive to unwholesome living.

(3) That the high incidence of residential structures of frame construction and particularly of frame dwellings without central heating, combined with the high incidence of major fire conflagrations which have occurred in the area in the recent past are detrimental to the safety, health, and welfare of the community.

(4) That the substantial number of vacant and abandoned structures and lots combined with the exceptionally high residential vacancy rate, the high degree of landlord absenteeism, the excessive presence of mixed residential and non-residential land uses and the excessive land coverage which is prevalent throughout the area are conducive to unwholesome living conditions, are detrimental to the safety, health, morals and welfare of the community and are resulting in continuing deterioration, dilapidation and in the migration of residents from the area in question.

The Central Planning Board, therefore, finds that the area in question is a blighted area within the meaning of the State Statutes as cited above.

December 11, 1967

Mr. Rufus Jackson
157 Fairmount Avenue
Newark, New Jersey 07103

Dear Sir

Enclosed herewith is a certified copy of Resolution No. 7-R-q, adopted by the Municipal Council at a regular meeting held December 6, 1967, entitled: "RESOLUTION APPROVING THE DETERMINATION OF THE CENTRAL PLANNING BOARD THAT THE MEDICAL CENTER SITE URBAN RENEWAL PROJECT AREA, PROJECT N.J.R-196, IS A BLIGHTED AREA AS DEFINED IN CHAPTER 187 OF THE LAWS OF 1949".

Very truly yours

City Clerk

KT
7Rq120667

December 11, 1967

Mr. George F. Heim
60 Underwood Street
Newark, New Jersey 07106

Dear Sir

Enclosed herewith is a certified copy of Resolution No. 7-R-q, adopted by the Municipal Council at a regular meeting held December 6, 1967, entitled: "RESOLUTION APPROVING THE DETERMINATION OF THE CENTRAL PLANNING BOARD THAT THE MEDICAL CENTER SITE URBAN RENEWAL PROJECT AREA, PROJECT N. J. R-196, IS A BLIGHTED AREA AS DEFINED IN CHAPTER 187 OF THE LAWS OF 1949".

Very truly yours

City Clerk

KT
7Rq120667

December 11, 1967

Mr. Edward Mc Cray
80 Wallace Street
Newark, New Jersey 07103

Dear Sir

Enclosed herewith is a certified copy of Resolution No. 7-R-q, adopted by the Municipal Council at a regular meeting held December 6, 1967, entitled: "RESOLUTION APPROVING THE DETERMINATION OF THE CENTRAL PLANNING BOARD THAT THE MEDICAL CENTER SITE URBAN RENEWAL PROJECT AREA, PROJECT N.J.R-196, IS A BLIGHTED AREA AS DEFINED IN CHAPTER 187 OF THE LAWS OF 1949".

Very truly yours

City Clerk

KT
7Rq120667

December 11, 1967

Mr. Stanley B. Winters
26 Shanley Avenue
Newark, New Jersey 07108

Dear Sir

Enclosed herewith is a certified copy of Resolution No. 7-R-q, adopted by the Municipal Council at a regular meeting held December 6, 1967, entitled: "RESOLUTION APPROVING THE DETERMINATION OF THE CENTRAL PLANNING BOARD THAT THE MEDICAL CENTER SITE URBAN RENEWAL PROJECT AREA, PROJECT N.J.R-196, IS A BLIGHTED AREA AS DEFINED IN CHAPTER 187 OF THE LAWS OF 1949".

Very truly yours

City Clerk

KT
7Rq120667

C E R T I F I C A T I O N

I hereby certify that a certified copy of "RESOLUTION APPROVING THE DESIGNATION OF THE CENTRAL PLANNING BOARD THAT THE MEDICAL CENTER SITE URBAN RENAISSANCE PROJECT AREA, PROJECT N. J. R-196, IS A BLIGHTED AREA AS DEFINED IN CHAPTER 167 OF THE LAWS OF 1969", adopted by the Municipal Council at a regular meeting held December 6, 1967 was sent to the following named persons who submitted written letters of objection to the Medical Center Site Urban Renewal Project Area, Project N. R. R-196:

Rafae Jackson
157 Fairmount Avenue
Newark, New Jersey 07103

George F. Helm
60 Underwood Street
Newark, New Jersey 07103

Edward McCray
83 Wallace Street
Newark, New Jersey 07103

Stanley D. Winters
25 Shanley Avenue
Newark, New Jersey 07103.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the seal of the City of Newark, this 12th day of January, A. D., 1968.


FRANK D'ASCENSIO

Acting City Clerk of Newark, New Jersey