



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 10/18/21 07:00 PM

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2021 ORDINANCE NEW ORDINANCE

**AMENDMENT TO CHAPTER 315, ARTICLE V. ZONING, § 315-34
“ESTABLISHMENT OF ZONES” OF THE TOWNSHIP OF BLOOMFIELD CODE,
REVISING THE ZONING MAP TO CORRECT PRIOR ZONE CHANGE FOR TWO
LOTS**

WHEREAS, Chapter 315, Article V. Zoning, § 315-34 “Establishment of Zones”, of the Township of Bloomfield Code acknowledges in §315-34(B) that the current Zoning Map of the Township of Bloomfield was last adopted on October 6, 2014; and

WHEREAS, §315-38 (A) of the Township Code sets forth that the intent of the R-1A, R-1B, R-2A, R12B Zones is to maintain existing development intensity and population density consistent with residential neighborhood patterns with the R-2A zone permitting single-family and two-family homes; and

WHEREAS, §315-38 (B) of the Township Code sets forth that the intent of the R-G Zone is to permit garden apartments and mid-rise apartment buildings as residential uses at appropriate densities, in locations accessible to major roadways, commercial services and public facilities; and

WHEREAS, Block 215, Lot 1, otherwise known as 125 Linden Avenue, contains a 2-family home which was built in 1920; and

WHEREAS, Block 215, Lot 2 contains a multi-family apartment building that was built in approximately 1928; and

WHEREAS, Block 215, Lot 7 contained a single-family home which was demolished in the early 1960s, leaving a detached two-car garage. The lot also contains parking associated with the apartment building on Lot 2; and

WHEREAS, Lots 2 and 7 are otherwise known as 180-190 Ashland Avenue and have

WHEREAS, the Township of Bloomfield Zoning Map last revised in 1995 shows Lots 1, 2 and 7 in the R-2A residential zone; and

WHEREAS, when revising the zoning map in 2005, the Township changed Lots 1 and 2, which contained the 2-family home and apartment building respectively, to the R-G zone and left lot 7 in the R-2A zone; and

WHEREAS, the current Township of Bloomfield Zoning Map adopted in 2014 carried these zoning designations; and

WHEREAS, it has been determined that because Lots 2 and 7 were owned by same entity since 1974, when changing the zoning designations in the 2005 map, both lots should have been designated as in the R-G zone; and

WHEREAS, it has also been determined that the change of zoning designation for Lot 1 should not have occurred and the lot should have remained in the R-2A zone.

WHEREAS, the Mayor and Council request the Township of Bloomfield Planning Board determine whether amending the Zoning Map to include Lot 1 in the R-2A zone and Lot 7 in the R-G Zone and further described herein would be consistent with the Township Master Plan, and to make any other recommendations the Board may deem necessary.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Bloomfield, County of Essex, and State of New Jersey as follows:

Section 1. The Zoning Map of the Township of Bloomfield, dated October 6, 2014, and adopted pursuant to 315-34(B) of the Township Code, shall be amended to place Block 215, Lot 1, otherwise known as 125 Linden Avenue, in the R-2A zone and Block 215, Lot 7, otherwise known as 180-190 Ashland Avenue, in the R-G zone.

Section 2. If any part(s) of this Ordinance shall be deemed invalid, such part(s) shall be

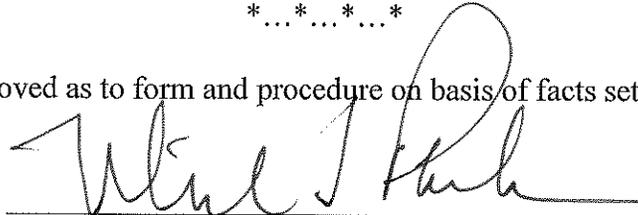
severed and the invalidity thereof shall not affect the remaining part of this Ordinance.

Section 3. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 4. This Ordinance shall take effect in accordance with applicable law.

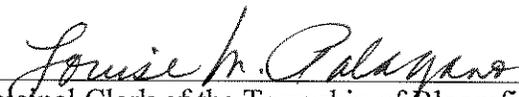
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Approved as to form and procedure on basis of facts set forth.



 Director of Law-Township Attorney

I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on November 22, 2021.



 Municipal Clerk of the Township of Bloomfield



 Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt						
<input type="checkbox"/> Deny						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Table						
<input type="checkbox"/> Not Discussed						
<input type="checkbox"/> First Reading						
<input type="checkbox"/> Table with no Vote						
<input type="checkbox"/> Approve	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Veto by Mayor	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Discussion	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Discussion No Vote	Ted Gamble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Richard Rockwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	