



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 08/15/22 06:30 PM

2022 ORDINANCE AMENDMENT

2022 ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY APPROVING AMENDMENTS TO THE PERMITTED USE STANDARDS WITHIN THE BLOOMFIELD CENTER REDEVELOPMENT PLAN - PHASE I

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1, et seq. (the "Redevelopment Law"), on August 19, 2002, the Mayor and Council (the "Mayor and Council") of the Township of Bloomfield (the "Township") adopted a Resolution designating all land within the municipal boundaries of the Township of Bloomfield as an area in need of rehabilitation (the Rehabilitation Area"); and

WHEREAS, in or about October 2008, the Mayor and Council of the Township of Bloomfield adopted the Bloomfield Center Redevelopment Plan - Phase I ("BCRP-I") to guide development of certain parcels located in Blocks 220, 225, 227, 228, 242, 243 and 255 which had been designated as either an Area in Need of Redevelopment or an Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL"). The area governed by BCRP-I is known as the "Bloomfield Center Redevelopment District - Phase I" ("BCRD-I"); and

WHEREAS, on August 16, 2021, the Township Council of the Township of Bloomfield adopted an Ordinance allowing and regulating one or more classes of cannabis business within Bloomfield, finding it to be in the best interest of the health, safety and welfare of Township of Bloomfield's residents and members of the public who visit, travel, or conduct business in Township of Bloomfield, and amending the Township of Bloomfield's zoning regulations to

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permit those cannabis-related activities, including land use and development, within certain geographic boundaries within Bloomfield; and

WHEREAS, on January 24, 2022, the Township Council adopted an amendment to the Bloomfield Center Redevelopment District - Phase I Ordinance permitting cannabis retail within the Commercial Corridor of the Bloomfield Center Redevelopment District - Phase I (the “BCRD-I Commercial Corridor”); and

WHEREAS, the permitted uses provided that no cannabis retailer shall be located within 200 feet of a church, synagogue or other house of worship; and-public or private elementary or secondary school, but did not specify Bloomfield Board of Education home athletic venues within those provisions; and

WHEREAS, on May 23, 2022, the Mayor and Council adopted amendments to Chapter 315 of the Township Code eliminating the 200-foot buffer between Cannabis Retail Establishments in the CBD Zone and B-2 Zone and houses of worship, and believe it is in the best interest of the Township to make the same amendments within BCRD-I Commercial Corridor; and

WHEREAS, concurrently with the introduction on first reading of this Ordinance, the Mayor and Council have adopted a Resolution pursuant to N.J.S.A. 40A:12A-7(f), directing the Township of Bloomfield Planning Board to review this ordinance and prepare amendments or revisions to the redevelopment plan.

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

Section 1. The above WHEREAS paragraphs are hereby incorporated herein by reference as though specifically set forth herein below.

Section 2. The Bloomfield Center Redevelopment Plan - Phase I shall be amended as follows:

- (a) "Table 1. Permitted Uses" in Section 4.1 on Page 22 of the Phase I Plan is hereby amended as follows:

Table 1. Permitted Uses

	Commercial Corridor.
• No cannabis retailer shall be located within 200 feet of a public or private elementary or secondary school, and Bloomfield Board of Education Home athletic venues.	X

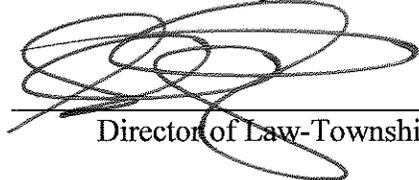
Section 3. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 4. All ordinances and resolutions or parts thereof inconsistent with the ordinance are hereby rescinded.

Section 5. 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 August 15, 2022.



 Municipal Clerk of the Township of Bloomfield

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Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance						
<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 <input type="checkbox"/> Veto by Mayor <input type="checkbox"/> Discussion <input type="checkbox"/> Defeated <input type="checkbox"/> Discussion No Vote			Yes/Aye	No/Nay	Abstain	Absent
	Jenny Mundell		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nicholas Joanow		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sarah Cruz		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wartyna Davis		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	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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