



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 06/23/25 07:00 PM

2025 RESOLUTION APPROVAL

B25 287

RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE TOWNSHIP OF BLOOMFIELD TO UNDERTAKE AN INVESTIGATION FOR REDEVELOPMENT OF PROPERTY IDENTIFIED ON THE TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD AS BLOCK 129, LOT 70, AND MORE COMMONLY REFERRED TO AS 78-88 LOCUST AVENUE, AS SET FORTH HEREIN, WITHOUT THE USE OF THE POWER OF EMINENT DOMAIN, IN ACCORDANCE WITH THE PROCEDURES OF THE LOCAL REDEVELOPMENT AND HOUSING LAW, AND TO PROVIDE RECOMMENDATIONS TO MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD THEREON

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“**LRHL**”), provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, pursuant to the LRHL, the governing body may direct the Planning Board of the Township of Bloomfield (“**Planning Board**”) to conduct an investigation and public hearing to determine whether certain areas of the Township are in need of redevelopment pursuant to the procedures set forth at N.J.S.A. 40A:12A-6, specifically subsection 6(a), that such determination shall authorize the municipality to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of Eminent Domain (Non-Condensation Redevelopment Area); and

WHEREAS, the governing body desires that the Planning Board undertake such an investigation with respect to the areas consisting of Block 129, Lot 70 as identified on the tax maps of the Township of Bloomfield, and more commonly referred to as 78-88 Locust Avenue; and

WHEREAS, the governing body desires that the Planning Board investigate the areas identified, to conduct a public hearing or hearings regarding the investigation, to consider all substantial evidence to support a recommendation as to whether there is substantial evidence to support the conclusion that the areas identified herein, or any part thereof, are in need of redevelopment pursuant to the criteria for redevelopment set forth at N.J.S.A. 40A:12A-5 and applicable case law regarding same or should be included in the redevelopment areas pursuant to N.J.S.A. 40A:12A-3; and

WHEREAS, upon the completion of the investigation and public hearing, the Planning Board shall provide a recommendation to the governing body.

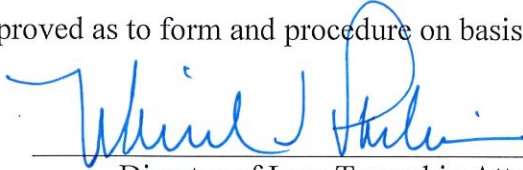
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Bloomfield, Essex County, New Jersey, as follows:

1. The Planning Board of the Township of Bloomfield ("Planning Board") is hereby authorized and directed to conduct a preliminary investigation or investigations and hold a public hearing or hearings to recommend whether the areas identified herein, consisting of Block 129, Lot 70, or any part thereof, are in need of non-condemnation redevelopment and to submit its recommendation to the Mayor and Township Council in accordance with N.J.S.A. 40A:12A-6.
2. The Planning Board is hereby directed to make its recommendation after giving public notice, including mailed notice to the owners of each parcel of property set forth herein, and conducting a public hearing as provided in N.J.S.A. 40A:12A-6.
3. The public notice shall comply with the requirements of N.J.S.A. 40A:12A-6(b)(2) and (3) and the hearing procedures shall comply with the requirements of N.J.S.A. 40A:12A-6(b)(4).
4. Before the public hearing, the Planning Board shall prepare maps showing the boundaries of the Proposed Redevelopment Area, and the location of the parcels in each area. A statement setting forth the basis for the investigation shall be appended to the maps.
5. After completing the public hearing, the Planning Board shall transmit to the governing body its recommendation as to whether the areas set forth herein, or any part thereof, should be determined, or not be determined, to be areas in need of redevelopment.
6. Pursuant to N.J.S.A. 40A: 12A-6(a) the governing body hereby assigns to the Planning Board the conduct of the investigation and the public hearing, which shall comply in all respects with the requirements of N.J.S.A. 40A:12A-6 and authorizes the Planning Board to retain any expert needed to assist it in its investigation.

7. This Resolution shall take effect immediately.

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



Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.



Acting Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on June 23, 2025.



Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
☐ Adopt		Yes/Aye	No/Nay	Abstain	Absent	
☐ Deny	Rosalee Gonzalez	☒	☐	☐	☐	
☐ Withdrawn	Nicholas Joanow	☒	☐	☐	☐	
☐ Table	Sarah Cruz	☒	☐	☐	☐	
☐ Not Discussed	Monica Charris Tabares	☒	☐	☐	☐	
☐ First Reading	Wartyna Davis	☒	☐	☐	☐	
☐ Table with no Vote	Widney Polynice	☒	☐	☐	☐	
☐ Approve	Jenny Mundell	☒	☐	☐	☐	
☐ Veto by Mayor						
☐ Discussion						
☐ Defeated						
☐ Discussion No Vote						