



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 12/08/25 06:30 PM

2025 ORDINANCE NEW ORDINANCE

Ord 25 41

ORDINANCE OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY APPROVING THE APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE TOWNSHIP OF BLOOMFIELD TO ENTER INTO A FINANCIAL AGREEMENT WITH BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended from time to time (the “**Redevelopment Law**”), on November 9, 2009, the municipal council of the Township of Bloomfield (the “**Township Council**”) adopted an ordinance, as amended by ordinances adopted on August 8, 2011, November 9, 2011, and March 19, 2012, approving and adopting a Redevelopment Plan, entitled “Bloomfield Center Redevelopment Plan - Phase II” for a portion of the Rehabilitation Area (the “**Redevelopment Plan**”), which included properties identified as Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45, and 46 on the Official Tax Map of the Township; and

WHEREAS, in accordance with the Redevelopment Law, by resolution duly adopted on April 17, 2023, the Township Council designated approximately 1.84 acres of land designated as Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45, and 46 on the Township’s tax map, as an area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, in accordance with the Redevelopment Law, by resolution duly adopted on April 17, 2023, the Township Council designated approximately 1.84 acres of land designated as Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45, and 46 on the Township’s tax map, as an area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, the parcel identified as Block 241, Lot 45 within the Redevelopment Area was consolidated by the Township Tax Assessor, and formerly consisted of Lots, 5, 6, 7, 21, 23, 44, 45, and 46; and

WHEREAS, Bloomfield Broad Associates Urban Renewal, LLC, a limited liability company of the State of New Jersey (the “**Entity**”), which was formed and qualified to do business as an urban renewal entity under the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-8 (the “**Exemption Law**”), is the owner of the properties comprising the Redevelopment Area, identified and designated as Block 241, Lots 37, 39, 41, 42, and 45 (the “**Property**”) on the Township’s Official Tax Maps; and

WHEREAS, in accordance with the Redevelopment Law, by resolution adopted by the Township, the Township designated the Entity as redeveloper of the Property; and entered into that certain Redevelopment Agreement (the “**Redevelopment Agreement**”) to effectuate the redevelopment of the Property in conformity with the Redevelopment Plan and further set forth the respective rights and responsibility of the Township and the Entity; and

WHEREAS, the Entity will, in accordance with the Redevelopment Plan, finance and construct or cause to be constructed on the Property a six-story mixed use project inclusive of: parking to be located within the basement, ground floor, and second floor (the “**Parking Component**”), (ii) approximately 125 rental residential units with amenity space (the “**Residential Component**”), (iii) approximately 6,000 square feet of retail space (the “**Retail Space**”, and collectively, together with the Parking Component and the Residential Component, the “**Project**”); and

WHEREAS, the Entity submitted to the Mayor of the Township (the “**Mayor**”) an application (the “**Application**”) to make payments to the Township in lieu of taxes in connection with the Project, pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 *et seq.* (“**Tax Exemption Law**”); and

WHEREAS, the Entity submitted to the Mayor a proposed form of financial agreement (the “**Financial Agreement**”), a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, after review of the Application, the Mayor recommended that the Application be approved on such terms as set forth in the proposed Financial Agreement substantially in the form attached hereto as **Exhibit A**, and by this reference incorporated herein, as may be modified in consultation with counsel as set forth herein; and

WHEREAS, the Township Council has determined that the Project represents an undertaking permitted by the Tax Exemption Law and wishes to approve the Application on such terms; and

WHEREAS, the Township Council has further determined that the Project represents an undertaking permitted by the Tax Exemption Law, and has further determined that the Project is an improvement made for the purpose of clearance, replanning, development, or redevelopment of an area in need of redevelopment within the Township, as authorized by the Tax Exemption Law and shall promote and further the redevelopment of the Township; and

WHEREAS, the Township hereby determines that the assistance provided to the Project pursuant to the Financial Agreement will be a significant inducement for the Entity to proceed with the Project and that based on information set forth in the Application, the Project would not be feasible without such assistance; and

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

1. The Application for approval of a Financial Agreement is hereby approved by the Township Council, as recommended.
2. The Township hereby authorizes the Financial Agreement in substantial conformance with the form attached hereto and subject to final review and approval of the Township Attorney. The Township further authorizes and directs the Mayor and Township Clerk to execute and witness same. The Township Administration, Officials, and Attorney are further authorized and directed to carry out such acts as may be necessary to effectuate the terms of this Financial Agreement.

3. Any and all other ordinances inconsistent with any of the terms and provision of this ordinance are hereby repealed to the extent of such inconsistency.
4. In the event that any section, paragraph, clause, phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.
5. This ordinance shall take effect upon proper publication and in accordance with law.

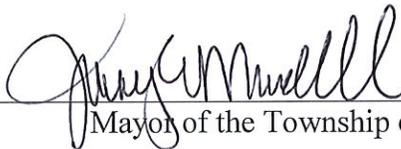
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Approved as to form and procedure on basis of facts set forth.


 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 December 8, 2025.


 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	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading	Monica Charris Tabares	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve	Widney Polynice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Veto by Mayor	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						

✓ Vote Record - Ordinance						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt						
<input type="checkbox"/> Deny						
<input type="checkbox"/> Withdrawn	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading						

<input type="checkbox"/> Table with no Vote	Monica Charris Tabares		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve	Wartyna Davis		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Veto by Mayor	Widney Polynice		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussion	Jenny Mundell		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						