

18-48



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 09/24/18 07:00 PM

18-48

2018 ORDINANCE AGREEMENTS

ORDINANCE OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ., FOR THE FORMER WESTINGHOUSE SITE: BLOCK 62, LOT 1; BLOCK 64, LOTS 5 AND 8; BLOCK 96, LOTS 1, 4, 5, 7, 9, 10 AND 11; AND BLOCK 97 LOTS 1 AND 55, AND THE RIGHTS-OF-WAY OF WESTINGHOUSE PLAZA, MACARTHUR AVENUE AND ARLINGTON AVENUE BETWEEN MACARTHUR AVENUE AND THE SOUTHERN BOUNDARY OF BLOCK 62 LOT 1.

WHEREAS, the Mayor and Council of the Township of Bloomfield, by Resolution # 12-1, adopted October 30, 2017, and as modified by Resolution #6-2, adopted February 5, 2018, authorized the Planning Board of the Township of Bloomfield (the “Board”) to investigate whether the property identified on the Tax Maps of the Township as Block 62, Lot 1; Block 64, Lots 5 and 8; Block 96, Lots 1, 4, 5, 7, 9, 10 and 11; Block 97 Lots 1 And 55, and the Rights-Of-Way Of Westinghouse Plaza, Macarthur Avenue and Arlington Avenue between Macarthur Avenue and The Southern Boundary of Block 62 Lot 1. (the “Study Area”), is a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“LRHL”); and

WHEREAS, Paul A. Phillips, a New Jersey licensed professional planner from the firm Phillips Preiss Grygiel Leheny Hughes LLC (“Phillips”) was retained to review the Study Area to determine whether it met one or more of the criteria for designation as a non-condemnation area in need of redevelopment set forth in the LRHL, and specifically N.J.S.A. 40A:12A-5; and

WHEREAS, Phillips prepared a map showing the boundaries of the Study Area and prepared a Redevelopment Study setting forth his observations and conclusions with respect to the conditions in the Study Area; and

WHEREAS, on February 20, 2018, the Planning Board held a public hearing on the

proposed designation of the Study Area as a non-condemnation area in need of redevelopment;

and

WHEREAS, at the public hearing, Mr. Phillips provided sworn testimony summarizing his findings and conclusions that the Study Area met one or more of the criteria set forth in the LRHL, and on March 6, 2018 the Board adopted a resolution recommending the study area be designated as “an area in need of redevelopment”; and

WHEREAS, by resolution adopted April 23, 2018, the Mayor and Council accepted the recommendation of the Planning Board and designated Block 62, Lot 1; Block 64, Lots 5 and 8; Block 96, Lots 1, 4, 5, 7, 9, 10 and 11; Block 97 Lots 1 And 55, and the Rights-Of-Way Of Westinghouse Plaza, Macarthur Avenue and Arlington Avenue between Macarthur Avenue and The Southern Boundary of Block 62 Lot 1 as “a non-condemnation area in need of redevelopment” (the “Redevelopment Area”); and

WHEREAS, the LRHL, in N.J.S.A. 40A:12A-7(f), authorizes the Mayor and Council to direct the Planning Board to prepare a redevelopment plan for a designated Redevelopment Area; and

WHEREAS, by resolution adopted May 7, 2018, the Mayor and Council directed the Planning Board to prepare a redevelopment plan for the Redevelopment Area; and

WHEREAS, the Planning Board retained Phillips to prepare for the Board’s review and consideration a redevelopment plan for the Redevelopment Area; and

WHEREAS, at a meeting held on September 11, 2018, the Planning Board reviewed the proposed Redevelopment Plan; and

WHEREAS, the Redevelopment Plan was presented to the Planning Board by Mr. Phillips; and

WHEREAS, by Resolution adopted by the Planning Board on October 16, 2018, the

Board recommended that the Mayor and Council adopt by ordinance the Redevelopment Plan for Block 62, Lot 1; Block 64, Lots 5 and 8; Block 96, Lots 1, 4, 5, 7, 9, 10 and 11; Block 97 Lots 1 And 55, and the Rights-Of-Way Of Westinghouse Plaza, Macarthur Avenue and Arlington Avenue between Macarthur Avenue and The Southern Boundary of Block 62 Lot 1, to guide the redevelopment of the Redevelopment Area; and

WHEREAS, the Mayor and Council hereby find that the Redevelopment Plan for Block 62, Lot 1; Block 64, Lots 5 and 8; Block 96, Lots 1, 4, 5, 7, 9, 10 and 11; Block 97 Lots 1 And 55, and the Rights-Of-Way Of Westinghouse Plaza, Macarthur Avenue and Arlington Avenue between Macarthur Avenue and The Southern Boundary of Block 62 Lot 1 is in the best interests of the Township and now desires to approve and adopt the Redevelopment Plan

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

Section 1. The preceding recitals are incorporated herein as though fully set forth herein at length.

Section 2. The Redevelopment Plan for Block 62, Lot 1; Block 64, Lots 5 and 8; Block 96, Lots 1, 4, 5, 7, 9, 10 and 11; Block 97 Lots 1 And 55, and the Rights-Of-Way Of Westinghouse Plaza, Macarthur Avenue and Arlington Avenue between Macarthur Avenue and The Southern Boundary of Block 62 Lot 1, a copy of which is on file with the Municipal Clerk, is hereby incorporated herein by reference and is hereby approved pursuant to N.J.S.A. 40A:12A-7.

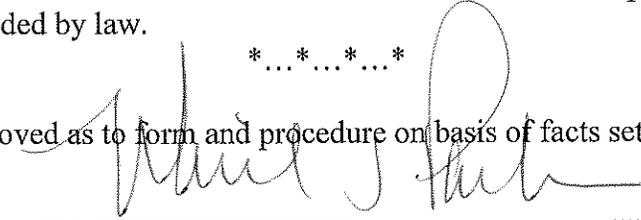
Section 3. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof, shall not affect the remaining parts of this Ordinance.

Section 4. A copy of this Ordinance shall be available for public inspection at the offices of the Municipal Clerk.

Section 5. This Ordinance shall take effect after the first publication thereof after final adoption, as provided by law.

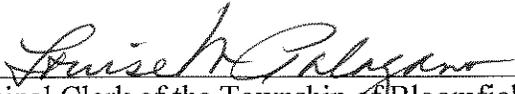
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Approved as to form and procedure on basis of facts set forth.

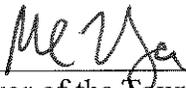


Director of Law-Township Attorney

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 OCTOBER 29, 2018.



 Municipal Clerk of the Township of Bloomfield



 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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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	Wartyna Davis			<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"/>