



Township Council  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 05/05/14 06:30 PM

**2014 ORDINANCE AMENDMENT**

**ORDINANCE OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ., FOR PROPERTY LOCATED AT 196 BLOOMFIELD AVENUE, BLOCK 64, LOT 1, 200 BLOOMFIELD AVENUE, BLOCK 64, LOT 4 AND 75 FEDERAL PLAZA, BLOCK 63, LOT 77.**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Township of Bloomfield (the "Township"), by way of Resolution approved on August 10, 2009, designated the entire Township as an "area in need of rehabilitation"; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(f) and N.J.S.A. 40A:12A-15, the Mayor and Council, by Resolution adopted on April 16, 2012, directed the Township Planning Board to prepare a redevelopment plan to govern the redevelopment and rehabilitation of property located at 196 Bloomfield Avenue, Block 64, Lot 1, 200 Bloomfield Avenue, Block 64, Lot 4 and 75 Federal Plaza, Block 63, Lot 77, which together comprise approximately 16.5 acres and which is commonly referred to as the "Hartz Mountain Site"; and

**WHEREAS**, consistent with the Redevelopment Law, and specifically N.J.S.A. 40A:12A-7(f), the Planning Board retained Maser Consulting, P.A., to prepare for the Board's review and consideration a redevelopment plan for the Hartz Mountain Site; and

**WHEREAS**, at a meeting held on July 10, 2012, the Planning Board reviewed the proposed redevelopment plan; and

**WHEREAS**, the proposed redevelopment plan was presented to the Planning Board by David G. Roberts, a New Jersey licensed professional planner employed by Maser Consulting, P.A.; and

APPROVED AS TO FORM AND PROCEDURE  
ON BASIS OF FACTS SET FORTH

Director of Law - Township Attorney

**WHEREAS**, by Resolution adopted by the Planning Board on July 12, 2012, the Planning Board recommended that the Mayor and Council adopt by ordinance the proposed redevelopment plan (the "Redevelopment Plan") for the Hartz Mountain Site to guide its redevelopment; and

**WHEREAS**, the Redevelopment Plan was adopted by the Mayor and Council on September 4, 2012; and

**WHEREAS**, the Mayor and Council recommend an amendment to the Redevelopment Plan to permit residential apartment buildings with dwelling units that contain one bedroom so long as the project contains not less than 35% one-bedroom units and not more than 65% - bedroom units; and

**WHEREAS**, the Mayor and Council recommend an amendment to the Redevelopment Plan to prohibit the establishment of Dollar Stores (as defined herein); and

**WHEREAS**, the Mayor and Council recommend an amendment to the Redevelopment Plan to remove the residential minimum building height variation requirement.

**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.** Section VII-A-1(a2) of the Redevelopment Plan is hereby amended to permit residential apartment buildings with dwelling units that contain one-bedroom so long as the project contains not less than 35% one-bedroom units and not more than 65% two-bedroom units.

**Section 3.** Section VII-A-1(e) of the Redevelopment Plan is hereby amended to prohibit "Dollar Stores". "Dollar Stores" shall mean any store using a price amount in its name or which sells the vast majority of its goods at ten dollars (\$10.00) or less or at a single price point (e.g., \$0.99 or \$1.00).

**Section 4.** Section VII-E-1(b) of the Redevelopment Plan is hereby amended to remove the residential minimum building height variation requirement.

**Section 5.** Pursuant to N.J.S.A. 40A:12-7, this Ordinance shall be referred to the Planning Board for the Township of Bloomfield for comment and recommendation as amendment to the Redevelopment Plan.

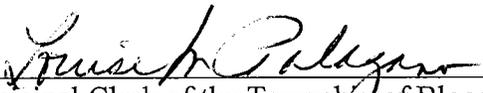
**Section 6.** If any part of this Ordinance shall be deemed invalid, such part shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.

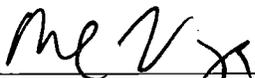
**Section 7.** A copy of this Ordinance shall be available for public inspection at the offices of the Municipal Clerk.

**Section 8.** This Ordinance shall take effect after the first publication thereof after final adoption, as provided by law.

\* ... \* ... \* ... \*

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 JUNE 2, 2014

  
 \_\_\_\_\_  
 Municipal Clerk of the Township of Bloomfield

  
 \_\_\_\_\_  
 Mayor of the Township of Bloomfield

| ✓ Vote Record - Ordinance 3596              |  |                                     |                          |                          |                          |  |
|---|--|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
|   |  | Yes/Aye                             | No/Nay                   | Abstain                  | Absent                   |  |
| <input type="checkbox"/> Adopt              |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Deny               |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Withdrawn          |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Table              |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Not Discussed      |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> First Reading      |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Table with no Vote |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Approve            |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Veto by Mayor      |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Discussion         |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Defeated           |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Discussion No Vote |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |

| ✓ Vote Record - Ordinance 3596              |                    |                                     |                          |                          |                          |  |
|---|--------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
|   |                    | Yes/Aye                             | No/Nay                   | Abstain                  | Absent                   |  |
| <input type="checkbox"/> Adopt              |                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Deny               | Elias N. Chalet    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Withdrawn          | Nicholas Joanow    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Table              | Carlos Bernard     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Not Discussed      | Wartyna Davis      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> First Reading      | Joseph Lopez       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Table with no Vote | Carlos Pomares     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Approve            | Michael J. Venezia | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
| <input type="checkbox"/> Veto by Mayor      |                    |                                     |                          |                          |                          |  |
| <input type="checkbox"/> Discussion         |                    |                                     |                          |                          |                          |  |
| <input type="checkbox"/> Defeated           |                    |                                     |                          |                          |                          |  |
| <input type="checkbox"/> Discussion No Vote |                    |                                     |                          |                          |                          |  |