Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 10/06/14 07:00 PM

2014 ORDINANCE NEW ORDINANCE

AN ORDINANCE AMENDING CHAPTER 315, LAND DEVELOPMENT, OF THE TOWNSHIP CODE, ADOPTING AN AMENDED ZONING MAP TO REFLECT THE RECOMMENDATIONS SET FORTH IN THE MASTER PLAN REEXAMINATION REPORT ADOPTED BY THE BLOOMFIELD PLANNING BOARD ON AUGUST 6, 2014 AND TO INCORPORATE THE VARIOUS ZONE CHANGES AND REDEVELOPMENT AREAS AND PLANS ENACTED BY THE GOVERNING BODY SINCE THE LAND DEVELOPMENT ORDINANCE WAS ADOPTED ON JULY 25, 2005.

WHEREAS, Chapter 315, Land Development, of the Township of Bloomfield Code was adopted on July 25, 2005, as a comprehensive revision to the Township's land development ordinances, and incorporated into one chapter the regulations governing the operation of the Planning Board and Zoning Board of Adjustment, land use procedures, including site plan and subdivision review, design standards, fees and deposits, performance and maintenance guarantees and enforcement; and

WHEREAS, Article V of Chapter 315 established the Township's zoning regulations, and, in Section 315-34(B), adopted the Zoning Map of the Township of Bloomfield, which designated the location and boundaries of the various zoning districts in the Township; and

WHEREAS, since the adoption of Chapter 315, the Governing Body of the Township of Bloomfield has enacted ordinances which have modified the zoning districts governing multiple parcels within the Township; and

WHEREAS, since the adoption of Chapter 315, the Governing Body has also designated various areas of the Township as areas in need of redevelopment and has reestablished that the entire Township is an area in need of rehabilitation, both pursuant to the authority granted by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*; and

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

Director of Law – Township Attorney

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WHEREAS, redevelopment plans governing the redevelopment areas and certain parcels under the rehabilitation designation were enacted by the Governing Body since the adoption of Chapter 315; and

WHEREAS, the Planning Board undertook a reexamination of the Township Master Plan pursuant to N.J.S.A. 40:55D-89, which resulted in the adoption by the Board of a Master Plan Reexamination Report on August 12, 2014; and

WHEREAS, as part of reexamination process undertaken by the Planning Board, the Board's consulting planner analyzed the existing uses throughout the Township and the extent to which those uses were compatible with the existing zoning districts; and

WHEREAS, the Master Plan Reexamination Report, in addition to recommending an update to the Zoning Map to reflect the various zone changes and redevelopment plans previously adopted by the Governing Body, also recommended amendments to the zoning map to reconcile discrepancies between the predominate uses in an area and the zoning district governing that area; and

WHEREAS, the Planning Board, at its August 12, 2014, meeting, unanimously recommended the adoption of an amended zoning map which reflected the various zoning district amendments and redevelopment plans previously enacted by the Governing Body and the Reexamination Report's recommendations for other zoning district changes.

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

Section 1.   The Zoning Map adopted by the Governing Body on July 25, 2005, be and hereby is repealed and shall have no further force and effect.

Section 2.   The amended Zoning Map prepared by the Planning Board pursuant to the recommendations set forth in the Master Plan Reexamination Report be and hereby is adopted as

the official Zoning Map of the Township of Bloomfield, which shall be dated as of the effective date of this Ordinance.

Section 3.   Chapter 315, Section 34(B), shall be amended to reflect the effective date of the Zoning Map enacted pursuant to this Ordinance.

Section 4.   The notices otherwise required by N.J.S.A. 40:55D-62.1 related to a hearing on proposed amendments to the classification or boundaries of the Township zoning districts need not be given since the changes to the Zoning Map effectuated by this Ordinance are the result of the Planning Board's periodic general reexamination of the Master Plan.

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

Section 4.   All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 5.   This Ordinance shall take effect in accordance with applicable law.

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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 .*OCTIBER 6, 2014*

_____
Municipal Clerk of the Township of Bloomfield

_____
Mayor of the Township of Bloomfield

✔ Vote Record – Ordinance		Yes/Aye	No/Nay	Abstain	Absent
☐ Adopt ☐ Deny ☐ Withdrawn ☐ Table ☐ Not Discussed ☐ First Reading ☐ Table with no Vote ☐ Approve					
	Elias N. Chalet	☑	☐	☐	☐
	Nicholas Joanow	☑	☐	☐	☐
	Carlos Bernard	☑	☐	☐	☐
	Wartyna Davis	☑	☐	☐	☐

☐ Veto by Mayor ☐ Discussion	Joseph Lopez		☑	☐	☐	☐
☐ Defeated	Carlos Pomares		☑	☐	☐	☐
☐ Discussion No Vote	Michael J. Venezia		☐	☐	☐	☐

✓ Vote Record - Ordinance

		Yes/Aye	No/Nay	Abstain	Absent
☐ Adopt ☐ Deny ☐ Withdrawn ☐ Table ☐ Not Discussed ☐ First Reading ☐ Table with no Vote ☐ Approve ☐ Veto by Mayor ☐ Discussion ☐ Defeated ☐ Discussion No Vote					
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	Michael J. Venezia	☑	☐	☐	☐