



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 07/16/12 07:00 PM

2012 ORDINANCE AMENDMENT

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 BLOCK 243, LOTS 13, 25, 27, 28, 30, 31, 32, 37 AND 38.

WHEREAS, the Mayor and Council of the Township of Bloomfield, by Resolution adopted March 9, 2009, authorized the Planning Board of the Township of Bloomfield (the "Board") to investigate whether a portion of Block 243 in the Township of Bloomfield, consisting of Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 (the "Study Area"), is an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL"); and

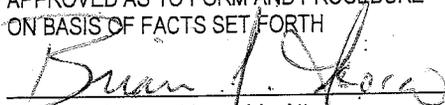
WHEREAS, Paul A. Phillips, a New Jersey licensed professional planner from the firm Phillips Preiss Grygiel, LLC, was retained to review the Study Area to determine whether it met one or more of the criteria for designation as an area in need of redevelopment set forth in the LRHL, and specifically N.J.S.A.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

WHEREAS, Mr. 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 October 13, 2009, the Planning Board held a public hearing on the proposed designation of the Study Area as an area in need of redevelopment; and

WHEREAS, at the October 13, 2009 hearing, Mr. Phillips provided sworn testimony summarizing his findings and conclusions that the Study Area met one or more of the criteria set

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


Director of Law - Township Attorney

forth in the LRHL; and

WHEREAS, by resolution adopted January 19, 2010, the Mayor and Council accepted the recommendation of the Planning Board and designated Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 as “an 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 on September 7, 2010, the Mayor and Council directed the Planning Board to prepare a redevelopment plan for the Redevelopment Area; and

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

WHEREAS, at a meeting held on June 12, 2012, 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 June 26, 2012, the Board recommended that the Mayor and Council adopt by ordinance the Redevelopment Plan for Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38, to guide the redevelopment of the Redevelopment Area; and

WHEREAS, the Mayor and Council hereby find that the Redevelopment Plan for Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 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 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38, 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.

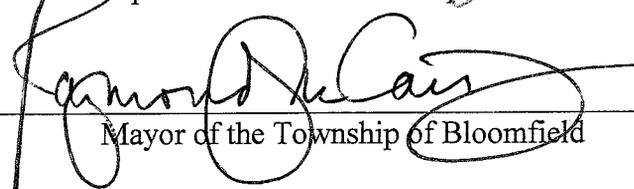
Section 4. A copy of this Ordinance shall be available for public inspection at the offices of the Municipal Clerk.

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

......*...*

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 .



 Municipal Clerk of the Township of Bloomfield


 Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance 1947					
		Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Adopt	Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table	Michael Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Discussed	Peggy O'Boyle Dunigan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> First Reading	Bernard Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table with no Vote	Raymond McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve					
<input type="checkbox"/> Veto by Mayor					

✓ Vote Record - Ordinance 1947					
		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopt	Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/> Table with no Vote	Raymond McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve					
<input type="checkbox"/> Veto by Mayor					

7/23

**RESOLUTION OF THE
TOWNSHIP OF BLOOMFIELD
PLANNING BOARD**

RECEIVED
TOWNSHIP OF BLOOMFIELD
BLOOMFIELD, NEW JERSEY
07003
2012 JUN 28 A 8:53
TOWNSHIP OF BLOOMFIELD
ADMINISTRATOR
TOWNSHIP CLERK

RESOLUTION IN THE MATTER OF THE REVIEW
OF A PROPOSED REDEVELOPMENT PLAN FOR
BLOCK 243, LOTS 13, 25, 27, 28, 30, 31,
32, 37 AND 38.

WHEREAS, by resolution adopted November 23, 2009, the
Governing Body of the Township of Bloomfield accepted the
recommendation of the Planning Board and designated Block 243,
Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 as "an area in need of
redevelopment" (the "Redevelopment Area"); and

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.
40A:12A-1 et seq. ("LRHL"), authorizes the Governing Body to
direct the Planning Board to prepare a redevelopment plan for a
designated redevelopment area; and

WHEREAS, by resolution adopted on September 7, 2010, the
Governing Body directed the Planning Board to prepare a
redevelopment plan for the Redevelopment Area; and

WHEREAS, consistent with the LRHL, and specifically N.J.S.A.
40A:12A-7(f), the Planning Board retained a planning firm,
Phillips Preiss Grygiel, LLC, to prepare for the Board's review
and consideration a redevelopment plan for the Redevelopment
Area; and

WHEREAS, at a Meeting held on June 12, 2012, the Planning
Board reviewed the proposed Redevelopment Plan; and

WHEREAS, the Redevelopment Plan was presented to the Board by Paul A. Phillips, a New Jersey licensed professional planner, with the firm Phillips Preiss Grygiel, LLC; and

WHEREAS, this Resolution shall constitute the report of the Planning Board on the Redevelopment Plan.

NOW, THEREFORE, be it resolved by the Planning Board of the Township of Bloomfield that the Board, by a vote of seven (7) in favor and none opposed, finds that the Redevelopment Plan dated April, 2012, is consistent with the Master Plan adopted by the Planning Board in November, 2002 and with the Master Plan Update adopted by the Planning Board on October 14, 2008. The Master Plan Update recommended that the vision outlined in the Bloomfield Center Redevelopment Plan - Phase I, which included the redevelopment of the Redevelopment Area, act as the framework for the redevelopment of Bloomfield Center. The Phase I Plan vision included the redevelopment of Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 as a mixed commercial and residential development, which is the goal of the Redevelopment Plan for Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38. Thus, the Board finds that the Redevelopment Plan effectuates the recommendations of the 2008 Master Plan Update.

Accordingly, the Board recommends that the Governing Body adopt by ordinance the Redevelopment Plan for Block 243, Lots 13,

25, 27, 28, 30, 31, 32, 37 and 38, to guide the redevelopment of the Redevelopment Area.

IN FAVOR OF THE RESOLUTION:

Councilman Hamilton	Yes
Chairman LaQuaglia	Yes
Mr. Lasek	Yes
Mr. Stephan	Yes
Dr. Sotillo	Yes
Mr. Zimmerman	Yes
Mr. Zitka	Yes

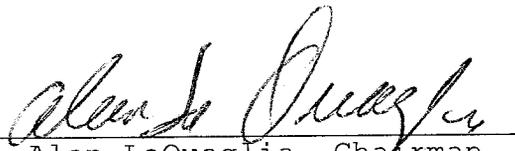
(7) Yes

OPPOSED TO THE RESOLUTION:

None

(0) No

The undersigned, a member of the Bloomfield Planning Board, certifies that the foregoing is a true copy of the Resolution adopted on the 26th day of June, 2012, to reflect the action taken by the Board on the 12th day of June, 2012.


Alan LaQuaglia, Chairman