



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 07/23/12 07:00 PM

12-51

2012 ORDINANCE AMENDMENT

AMENDMENT TO CHAPTER 315, LAND DEVELOPMENT, OF THE TOWNSHIP CODE, TO PERMIT MORE THAN ONE PRINCIPAL BUILDING ON A LOT IN THE RO, REGIONAL OFFICE ZONE

WHEREAS, Chapter 315, Land Development, of the Township of Bloomfield Code was adopted in November, 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, which establishes the Township's zoning regulations, Section 35(D)(1) states that "only one principal building may be erected on lot in any zone" except if otherwise specifically permitted in Article V; and

WHEREAS, the R-G, Garden Apartment Zone, the B-2, Neighborhood Business Zone, the CORD, Commuter-Oriented Residential Zone, and the CC, Community Commercial Zone each contain a provision permitting more than one principal building on a lot; and

WHEREAS, a similar provision should have been included in the R-T, Residential Townhouse Zone, since townhouse developments most frequently include more than one principal building on a lot and such a development had been constructed in the zone prior to the adoption of the Land Development Ordinance; and

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

Director of Law - Township Attorney

WHEREAS, a similar provision also should have been included in the RO, Regional Office Zone, where there was more than one principal building on lot at the time the Land Development Ordinance was adopted, and that condition exists currently; and;

WHEREAS, it was not the intent of the Mayor and Council when the Land Development Ordinance was adopted to zone the existing townhouse development in the R-T Zone and the office complexes in the RO Zone into nonconformity.

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

Section 1. Chapter 315, Section 38(C), R-T, Residential Townhouses, shall be amended by the addition of the following sentence to the introductory paragraph of that section:

More than one principal building may be constructed on a lot.

Section 2. Chapter 315, Section 38(I), RO, Regional Office Zone, shall be amended by the addition of the following sentence to the introductory paragraph of that section:

More than one principal building may be constructed on a lot.

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

Louise K. Palazzo

 Municipal Clerk of the Township of Bloomfield

Raymond McCarthy

 Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance 1961					
		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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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					

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		Yes/Aye	No/Nay	Abstain	Absent
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