Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 09/17/12 07:00 PM

2012 ORDINANCE NEW ORDINANCE

AN ORDINANCE TO AMEND CHAPTER 315 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BLOOMFIELD BEING THE LAND DEVELOPMENT ORDINANCE AND ZONING MAP, FOR THE PURPOSE OF CHANGING THE ZONING FOR BLOCKS 221, 222, 223 AND 224, EXCEPT FOR BLOCK 224, LOT 11, FROM THE R-2A, RESIDENTIAL TWO-FAMILY RESIDENTIAL DISTRICT TO THE R-1B, RESIDENTIAL ONE-FAMILY RESIDENTIAL DISTRICT.

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

Section 1. Chapter 315 of the Revised General Ordinances of the Township of Bloomfield ("Township") shall be and is hereby amended as hereinafter set forth.

Section 2. In or about July, 2002, the Planning Board adopted a 2002 Master Plan for the Township pursuant to N.J.S.A. 40:55D-28, which included a Land Use Plan Element.

Section 3. The Land Use Plan Element included a Land Use Plan Map, which set forth the recommended zoning for all parcels within the Township

Section 4. On October 14, 2008, the Township of Bloomfield Planning Board adopted a Master Plan Reexamination Report and a comprehensive revision to the Township Master Plan pursuant to N.J.S. 40:55D-89, identified as the "2008 Master Plan Update." The Reexamination Report and the Master Plan Update focused on the Township's industrial properties located in the M-1, General Industrial District, by recommending redevelopment strategies including rezoning and overlaying zoning for the underutilized parcels in the M-1 Zone.

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

Director of Law – Township Attorney

Section 5. Other than the recommendations for zoning changes for parcels in the M-1 Zone, the Reexamination Report and the Master Plan Update did not alter or even discuss the zoning recommendations set forth in the Land Use Plan Map contained in the 2002 Master Plan.

Section 6. The 2002 Land Use Plan Map recommend that Blocks 221, 222, 223 and 224, except for Lot 11 in Block 224, be zoned in the Single Family, Medium Density Residential District, which the Land Use Plan Element, at Page II-10, stated "corresponds to the R-1B Zone and is a largely residential land use district that permits single-family detached residences."

Section 7. Despite the recommendation in the 2002 Land Use Plan Element, the Zoning Map of the Township of Bloomfield, adopted concurrently with a comprehensive amendment to the Township's land development regulations, included Blocks 221, 222 and 223 and nearly the entirety of Block 224 in the R-2A, Two Family Residential District.

Section 8. The only lot in Block 224 not zoned R-2A was Lot 11, which is a Public Service Electric & Gas substation included in the PI, Private/Institutional Zone. This amending ordinance does not modify the zoning for Block 224, Lot 11.

Section 9. The area comprising Blocks 221, 222, 223 and 224 is located in the southwest corner of the Township and is bounded by the Erie-Lackawanna rail line to the east, the Borough of Glen Ridge to the north and Washington Street to the west and south. Block 221, fronts on Washington Street, Winsor Place and Thomas Street; Block 22 fronts on Winsor Place and Appleton Road; Block 223 fronts on Winsor Place, Appleton Road and Thomas Street; and Block 224 fronts on Washington Street and Thomas Street.

Section 10. In order to effectuate the recommendations of the 2002 Land Use Plan Element, the Zoning Map of the Township of Bloomfield be and hereby is amended to change

the zoning for Blocks 221, 222 and 223 and Block 224, Lots 1, 2, 3, 4, 5, 7, 8, 10, 14, 15, 17, 18, 19, 20, 21, 23, 24, 25, 26, 28, 29, 31, 32, 33 and 34 on the Bloomfield Tax Map, from the R-2A, Two Family Residential District to the R-1B, Single Family Residential District.

Section 11. Copies of this proposed Amending Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours. If adopted, arrangements will be made for the publication of the revised Zoning Map, which will be available for purchase from the Township Clerk.

Section 12. This ordinance shall take effect after passage and publication according to the law.

Section 13. The Township Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the Clerk of the Borough of Glen Ridge, to the Essex County Planning Board, to all property owners affected by this amending ordinance, and to all property owners within the State within 200 feet of the boundaries of the proposed zone change, pursuant to the provisions of N.J.S.A. 40:55D-15 and 62.1. Upon adoption of this ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

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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 . 11/5/12

_____
Municipal Clerk of the Township of Bloomfield

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Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance 2087

☐ Adopt		Yes/Aye	No/Nay	Abstain	Absent
☐ Deny	Elias Chalet	☑	☐	☐	☐
☐ Withdrawn	Nicholas Joanow	☑	☐	☐	☐
☐ Table	Carlos Bernard	☑	☐	☐	☐
☐ Not Discussed	Michael Venezia	☑	☐	☐	☐
☐ First Reading	Peggy O'Boyle Dunigan	☐	☐	☐	☑
☐ Table with no Vote					
☐ Approve	Bernard Hamilton	☑	☐	☐	☐
☐ Veto by Mayor	Raymond McCarthy	☑	☐	☐	☐
☐ Discussion					

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