



**Township Council**  
1 Municipal Plaza  
Bloomfield, NJ 07003

**Louise M. Palagano**  
*Municipal Clerk*

<http://www.bloomfieldtwpnj.com>

Meeting: 06/22/20 07:00 PM

**2020 ORDINANCE AMENDMENT**

**AMENDMENT TO CHAPTER 315, ARTICLE V. ZONING, § 315-34  
“ESTABLISHMENT OF ZONES” OF THE TOWNSHIP OF BLOOMFIELD CODE,  
REVISING THE ZONING MAP TO MODIFY THE BOUNDARY LINE OF THE CC -  
COMMUNITY COMMERCIAL ZONE**

**WHEREAS**, Chapter 315, Article V. Zoning, § 315-34 “Establishment of Zones”, of the Township of Bloomfield Code (**the “Code”**) acknowledged in §315-34(B) that the Zoning Map of the Township of Bloomfield was adopted on July 25, 2005, and that the Map depicts the location and boundaries of the 17 zones, two overlay districts and the designated redevelopment areas within the territory of the Township of Bloomfield (**the “Township”**); and

**WHEREAS**, following a reexamination of the Township Master Plan, the Township adopted an amended Zoning Map on October 6, 2014; and

**WHEREAS**, §315-34 (A) (10) of the Code established the CC-Community Commercial Zone (**“CC Zone”**) within the Township, which is reflected on the 2014 Zoning Map; and

**WHEREAS**, §315-38 (J) of the Code sets forth that the intent of the CC Zone is to accommodate large-scale shopping facilities that contain a supermarket or other anchor store, and smaller commercial uses. More than one principal building and/or use may be permitted on a lot; and

**WHEREAS**, amongst the permitted uses within the CC Zone are shopping centers with no more than 200,000 square feet of gross leasable floor area and with no single establishment larger than 125,000 square feet of gross leasable floor area; and

**WHEREAS**, representatives of the Brookdale Shop Rite, operators of a family owned supermarket in the Township, contacted the Mayor and Township Council regarding its proposed expansion and remodel of the supermarket to provide additional store space, additional

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checkouts, expanded offerings, and expanded capacity to meet the demands of online customer orders; and

**WHEREAS**, Brookdale Shop Rite originally proposed to construct a 1-story addition to the rear of its present store at 1347-1381 Broad Street, Bloomfield, New Jersey, also known as Lot 43, Block 1231 on the Township's Tax Map ("**Existing Shop Rite**"); and

**WHEREAS**, the addition was to be constructed on a portion of the adjacent property known as Lot 46, Block 1231 under a long-term lease ("**Leased Area**"), and will consist of approximately 23,814 square feet, which will bring the store size to a total of approximately 84,912 square feet; and

**WHEREAS**, On May 21, 2018 the Mayor and Township Council adopted Ordinance 18-18, which amended the Zoning Map to extend the CC Zone boundary line to encompass the proposed addition to the Existing Shop Rite and Leased Area; and

**WHEREAS**, representatives of the Brookdale Shop Rite subsequently contacted the Mayor and Township Council in early 2020 regarding a revised plan for expansion and leased area; and

**WHEREAS**, the revised leased area ("**Revised Leased Area**") and modified building expansion of the approved addition ("**Modified Expansion**") are depicted on the attached Sheet SP-1, referred to as "MODIFIED BUILDING AND 400 BROADACRE LEASE AREA" dated March 4, 2020 and drawn by Petry Engineering, LLC ("**SP-1**"), and incorporated herein by reference; and

**WHEREAS**, the Revised Leased Area is described on the attached, Substitute Exhibit A-1 dated January 16, 2020, referred to as "DESCRIPTION OF PROPOSED LEASE AREA, BEING PART OF LOT 46 IN BLOCK 1231, SITUATE IN THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX AND STATE OF NEW JERSEY." and drawn by Keller

**WHEREAS**, the Revised Leased Area Metes and Bounds are described as follows:

- A. South 32 degrees 58’03” East, a distance of 51.80 feet to a point; thence
- B. South 77 degrees 50’53” East, a distance of 7.79 feet to a point; thence
- C. South 32 degrees 58’03” East, a distance of 52.92 feet to a point; thence
- D. South 12 degrees 09’07” West, a distance of 278.88 feet to a point on the southerly property line of Lot 46 Block 1231; thence
- E. Along said property line, South 86 degrees 32’07” West, a distance of 85.14 feet to the South Easterly property corner of Lot 35 Block 1231 (n/f Shop Rite Realty LLC); thence
- F. Along the dividing line between Lot 46 and Lot 35 in Block 1231, North 12 degrees 09’07” East, a distance of 375.70 feet to the point of place of BEGINNING; and

**WHEREAS**, while the existing Shop Rite is a permitted use located within the CC Zone, the Leased Area is located within the Township’s RO - Regional Office Zone; and

**WHEREAS**, Brookdale Shop Rite requests the Mayor and Council amend the Zoning Map to modify the CC Zone boundary line to encompass the Revised Leased Area; and

**WHEREAS**, the Mayor and Council request the Township of Bloomfield Planning Board determine whether amending the Zoning Map to extend the CC Zone as requested by Brookdale Shop Rite and further described herein would be consistent with the Township Master Plan, and to make any other recommendations the Board may deem necessary.

**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.** The Zoning Map of the Township of Bloomfield, dated October 6, 2014, and adopted pursuant to §315-34(B) of the Code, shall be amended to include the following portion of Lot 46, Block 1231, and as depicted in SP-1 and described in A-1, within the

- A. South 32 degrees 58'03" East, a distance of 51.80 feet to a point; thence
- B. South 77 degrees 50'53" East, a distance of 7.79 feet to a point; thence
- C. South 32 degrees 58'03" East, a distance of 52.92 feet to a point; thence
- D. South 12 degrees 09'07" West, a distance of 278.88 feet to a point on the southerly property line of Lot 46 Block 1231; thence
- E. Along said property line, South 86 degrees 32'07" West, a distance of 85.14 feet to the South Easterly property corner of Lot 35 Block 1231 (n/f Shop Rite Realty LLC); thence
- D. Along the dividing line between Lot 46 and Lot 35 in Block 1231, North 12 degrees 09'07" East, a distance of 375.70 feet to the point of place of BEGINNING.

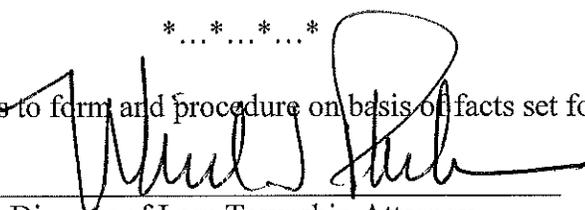
**Section 2.** If any part(s) of this Ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereof shall not affect the remaining part of this Ordinance.

**Section 3.** All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

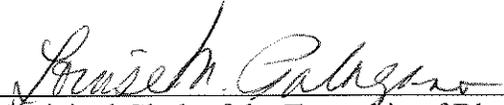
**Section 4.** This Ordinance shall take effect in accordance with applicable law.

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

Approved as to form and procedure on basis of facts set forth.

  
\_\_\_\_\_  
Director of Law-Township Attorney

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 22, 2020.

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

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

✓ Vote Record - Ordinance							
<input type="checkbox"/> Adopt <input type="checkbox"/> Deny <input type="checkbox"/> Withdrawn <input type="checkbox"/> Table <input type="checkbox"/> Not Discussed <input type="checkbox"/> First Reading <input type="checkbox"/> Table with no Vote <input type="checkbox"/> Approve <input type="checkbox"/> Veto by Mayor <input type="checkbox"/> Discussion <input type="checkbox"/> Defeated <input type="checkbox"/> Discussion No Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Jenny Mundell			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nicholas Joanow			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sarah Cruz			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wartyna Davis			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ted Gamble			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Rockwell			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Michael J. Venezia			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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