



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 05/24/21 07:00 PM

2021 ORDINANCE NEW ORDINANCE

ORDINANCE AMENDING THE 2012 REDEVELOPMENT PLAN FOR BLOCK 64, LOTS 1 & 4, 192 BLOOMFIELD AVENUE AND BLOCK 63, LOT 77 (FORMER HARTZ MOUNTAIN SITE) IN THE TOWNSHIP OF BLOOMFIELD

WHEREAS, the Township of Bloomfield has designated an area within the Township, consisting of the former Hartz Mountain Site located at Block 64, Lots 1 & 4, 192 Bloomfield Avenue and Block 63, Lot 77 (the “**Redevelopment Area**”) , as being an area in need of redevelopment pursuant to N.J.S.A. 40A:12-1, et seq.; and

WHEREAS, in order to stimulate redevelopment, the Township, via 2012 Ordinance 12-53, adopted a Redevelopment Plan for the Redevelopment Area; and

WHEREAS, the Redevelopment Plan provides a broad overview to guide the planning, development and rehabilitation of the Redevelopment Area; and

WHEREAS, the intent of the Redevelopment Plan, to encourage the development of a mix of residential and neighborhood retail uses to serve the high volume of traffic on Bloomfield Avenue and the diverse neighborhood near Watsessing Train Station, has been largely realized through a mix of commercial and residential development; and

WHEREAS, based upon current demand for certain commercial uses within the Township, a need for expansion of permitted uses within the Redevelopment Area exists; and

WHEREAS, the Township Council has determined it is in the best interest of the Township to expand permitted uses within the Redevelopment Area to allow for limited brewery, aka “micro-brewery”, use to be sited at the ground floor only; and

WHEREAS, the Township Council, pursuant to the requirements of N.J.S.A. 40A:12A-7, will refer this amendment to the Township of Bloomfield Planning Board for its review and recommendation; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26, authorizes the Planning Board to issue a report and recommendation to the governing body prior to the adoption of a redevelopment regulation, revision or amendment thereto; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board has recommended the addition to the permitted uses within the Redevelopment Area as set forth herein pursuant to Planning Board Resolution April 13, 2021; and

WHEREAS, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined it is in the best interest of the Township to adopt this amendment to the Redevelopment Plan for B the former Hartz Mountain Site located at Block 64, Lots 1 & 4, 192 Bloomfield Avenue and Block 63, Lot 77 to best effectuate the redevelopment of the Redevelopment Area.

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 as though fully set forth herein at length.

Section 2. The following use shall be added to the Redevelopment Plan for the former Hartz Mountain Site located at Block 64, Lots 1 & 4, 192 Bloomfield Avenue and Block 63, Lot 77 a copy of which is on file with the Municipal Clerk:

Article VII - Land Use Regulations, Section A. Permitted Uses, 1. Redevelopment Plan, (e) Neighborhood Services, fronting on Watsessing Avenue and Bloomfield Avenue including:

- Limited Breweries (also known as Micro-Breweries) shall be permitted as a principal permitted use at the ground floor only.

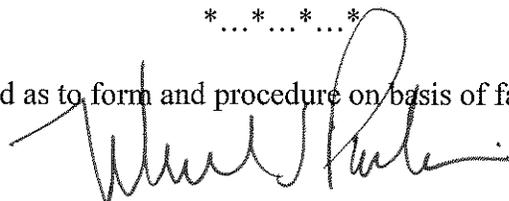
Section 3. The Township Council declares and determines that said amendment meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Township in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 4. 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 5. This Ordinance shall take effect after final adoption and publication according to law.

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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 May 24, 2021.



Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

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

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