



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

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

<http://www.bloomfieldtwpnj.com>

Meeting: 05/24/21 07:00 PM

**2021 ORDINANCE AMENDMENT**

**ORDINANCE AMENDING THE 2012 REDEVELOPMENT PLAN FOR BLOCK 243, LOTS 13, 25, 27, 28, 30, 31, 32, 37 AND 38 IN THE TOWNSHIP OF BLOOMFIELD**

**WHEREAS**, the Township of Bloomfield has designated an area within the Township, consisting of Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 (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 Ordinance 12-50, 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 accommodate high-quality new mixed-use buildings designed to encourage retail commercial activity at street level and multi-family residential units on the upper floors, 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

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ORB 19

**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 dated 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 Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 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 Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38, a copy of which is on file with the Municipal Clerk:

Article III. Section A. Land Uses

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

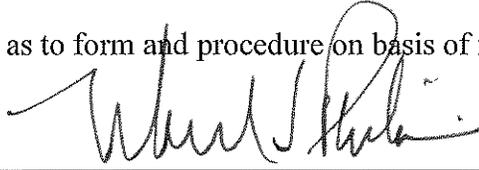
**Section 3.** The Township Council declares and determines that said amendment meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Township in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1,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

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

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

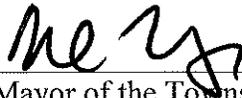


Director of Law-Township Attorney

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"/>	
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<input type="checkbox"/> Not Discussed	Ted Gamble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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<input type="checkbox"/> Approve						
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<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						