



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

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

<http://www.bloomfieldtwpnj.com>

Meeting: 11/08/21 07:00 PM

**2021 RESOLUTION APPROVAL**

**2021 RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, DIRECTING THE TOWNSHIP OF BLOOMFIELD PLANNING BOARD TO REVIEW THE CONTINUING EFFICACY OF THE BLOOMFIELD CENTER REDEVELOPMENT PLAN - PHASE I AND THE BLOOMFIELD CENTER REDEVELOPMENT PLAN - PHASE II AND DETERMINE WHETHER IT SHOULD BE AMENDED OR RESCINDED**

*201-270*

**WHEREAS**, in or about October, 2008, the Mayor and Council of the Township of Bloomfield adopted the Bloomfield Center Redevelopment Plan - Phase I ("BCRP-I") to guide development of certain parcels located in Blocks 220, 225, 227, 228, 242, 243 and 255 which had been designated as either an Area in Need of Redevelopment or an Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL"). The area governed by BCRP-I is known as the "Bloomfield Center Redevelopment District - Phase I" ("BCRD-I"); and

**WHEREAS**, in or about October, 2009, the Mayor and Council of the Township of Bloomfield adopted the Bloomfield Center Redevelopment Plan - Phase II ("BCRP-II"), to guide development of certain parcels located in Blocks 153, 225, 226, 241, 244, 253, 301, 302 and 311 which had been designated as an Area in Need of Rehabilitation pursuant to the LRHL. The area governed by BCRP-II is known as the "Bloomfield Center Redevelopment District - Phase II" ("BCRD-II"); and

**WHEREAS**, following the procedures set forth in the LRHL, the Planning Board undertook an investigation of Block 228 and Block 220, Lot 40, which were included in the BCRD-I, to determine whether those parcels met the criteria for designation as an area in need of redevelopment. The Planning Board investigation resulted in the Mayor and Council adopting a

resolution in or about October, 2010, designating the entirety of Block 228 and Block 220, Lot 40 as an Area in Need of Redevelopment. A refined redevelopment plan covering only Block 228 and Block 220, Lot 40 was adopted in or about February, 2011; and

**WHEREAS**, except for Block 228 and Block 220, Lot 40, development of all other parcels in the BCRD-I and the BCRD-II remain governed by BCRP-I and BCRP-II, respectively; and

**WHEREAS**, in 2017, the Mayor and Council designated a redeveloper of a portion of the BCRD-I known as Block 225, Lots 1 & 19 to undertake the development of a parking garage and approximately 176 residential units; and

**WHEREAS**, in 2018, the Mayor and Council designated a redeveloper of a portion of the BCRD-I known as Block 227, Lots 1,24,26,30,31,32& 35 to undertake the development of 211 rental units and 14 for sale townhouses on the former Royal Theater Lot site; and

**WHEREAS**, the Bloomfield Center Redevelopment Plans were designed and adopted in response to the steady decline of the downtown in the latter part of the 20<sup>th</sup> and turn of the 21<sup>st</sup> Centuries and to spur revitalization and redevelopment; and

**WHEREAS**, the Mayor and Council of the Township of Bloomfield wish to evaluate whether those plans are still effective, efficient and necessary given the current and changing landscape of a downtown as a civic, shopping and community hub in the 2020's and beyond; and

**WHEREAS**, the LRHL, and specifically N.J.S.A. 40A:12A-7(f), authorizes the Governing Body to direct the Planning Board to prepare amendments or revisions to a redevelopment plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Township of Bloomfield, Essex County, New Jersey, as follows:

- 1.. The Mayor and Council for the Township of Bloomfield hereby directs the Township of Bloomfield Planning Board to review BCRP-I and BCRP-II and to prepare

any amendments or revisions it deems appropriate to the uses, regulations and standards permitted in the BCRD-I and the BCRD-II, and/or to determine whether the BCRP-I and BCRP-II should remain in effect or be rescinded; and

2. The Planning Board may also propose any other amendments or revisions to BCRP-I and BCRP-II for consideration by the Mayor and Council; and

3. The Township of Bloomfield Planning Board shall transmit the proposed amendments to the Mayor and Council for their consideration in accordance with the provision of N.J.S.A. 40A:12A-7(f); and

4. This Resolution shall take effect immediately.

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

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

Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

Acting Finance Director

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on November 08, 2021.

Municipal Clerk of the Township of Bloomfield

Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<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						
	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"/>	

Resolution (ID # 9733)

Meeting of November 8, 2021

<input type="checkbox"/> Table with no Vote	Wartyna Davis		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve	Ted Gamble		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Veto by Mayor	Richard Rockwell		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussion	Michael J. Venezia		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						