



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 11/22/21 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 PREPARE AMENDMENTS TO THE BLOOMFIELD CENTER REDEVELOPMENT PLAN - PHASE I TO PERMIT CANNABIS RETAIL SALES AS A PERMITTED USE WITHIN THE COMMERCIAL CORRIDOR

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, on August 16, 2021, the Township Council of the Township of Bloomfield adopted an Ordinance allowing and regulating one or more classes of cannabis business within Bloomfield, finding it to be in the best interest of the health, safety and welfare of Township of Bloomfield's residents and members of the public who visit, travel, or conduct business in Township of Bloomfield, and amending the Township of Bloomfield's zoning regulations to permit those cannabis-related activities, including land use and development, within certain geographic boundaries within Bloomfield; and

WHEREAS, the Township Council determined that the selling of cannabis and cannabis items to consumers from a retail store by a cannabis retailer shall be a conditional use in all B2, CBD and CC zones, with Planning Board approval required, subject to meeting the conditions

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set forth in any applicable zoning ordinance or receiving a variance from one or more of those conditions in accordance with the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.); and

WHEREAS, the Mayor and Council recognize that further permitting cannabis retail within the Commercial Corridor of the Bloomfield Center Redevelopment District - Phase I (the “BCRD-I Commercial Corridor”) would provide added stimulus to the economic vitality of the area as well as increased opportunity for new businesses, microbusinesses and property owners in the area; and

WHEREAS, retail stores are currently a permitted use within the BCRD-I Commercial Corridor; and

WHEREAS, the Mayor and Council have introduced a proposed ordinance amendment that would further permit cannabis retail within the “BCRD-I Commercial Corridor”; 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 to prepare any amendments or revisions it deems appropriate to permit cannabis retail sales as a permitted use within the BCRP-I Commercial Corridor, subject to the following:

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| <ul style="list-style-type: none"> • All Cannabis Retailers shall be subject to site plan review prior to offering personal use cannabis sales. Submitted plans shall depict parking and loading areas, floor plans, building elevations, signage, landscaping. |
| <ul style="list-style-type: none"> • No Cannabis Retailer’s premises shall be located within 250 feet of another Cannabis Retailer’s premises located within the Township of Bloomfield • A cannabis retailer’s premises shall not be located in or upon any premises in which operates a grocery store, delicatessen, indoor food market, or other store engaging in retail sales of food, or in or upon any premises in which operates a store that engages in licensed retail sales of alcoholic beverages. |
| <ul style="list-style-type: none"> • No cannabis retailer shall be located within 200 feet |

of a church, synagogue or other house of worship; and public or private elementary or secondary school, consistent with the state statute controlling the sale of alcoholic beverages.
• No cannabis retailer shall be located within an historic district.
• Cannabis consumption areas are prohibited, both indoors and outdoors.
• Drive-through services are prohibited.
• No cannabis-related products shall be visible from the exterior of the building. Notwithstanding anything to the contrary in the Township's Land Development Ordinance, a cannabis retailer may cover any exterior glazing in a manner which effectuates this limitation, provided such window coverings are aesthetically appropriate and depicted on the plans submitted for site plan review.

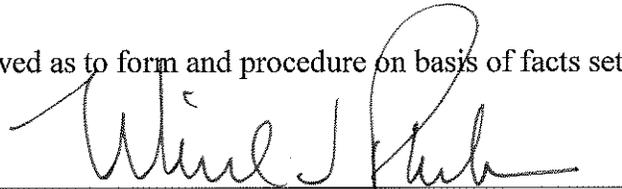
; and

2. 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.

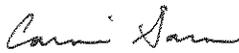
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Approved as to form and procedure on basis of facts set forth.



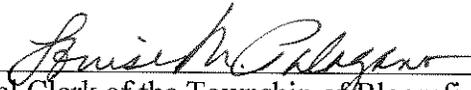
Director of Law-Township Attorney

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.

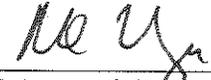


Acting Finance Director

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 22, 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	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						