



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 02/28/22 07:00 PM

2022 RESOLUTION APPROVAL

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, REFERRING TO THE TOWNSHIP PLANNING BOARD, PURSUANT TO N.J.S.A. 40:55D-26, A PROPOSED AMENDMENT TO CHAPTER 315, "LAND DEVELOPMENT", SECTION 39(B), SUBSECTION (9)(a), "CANNABIS ESTABLISHMENTS, CANNABIS DISTRIBUTORS AND CANNABIS DELIVERY SERVICES" WITHIN THE TOWNSHIP CODE, INCREASING THE TOTAL NUMBER OF CANNABIS RETAILERS PERMITTED WITHIN THE TOWNSHIP OF BLOOMFIELD.

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; 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, on January 24, 2022, the Mayor and Council adopted two Ordinances concerning the retail sale of cannabis: An Ordinance Approving Amendments to the Bloomfield Center Redevelopment District - Phase I to permit Cannabis Retail Sales as a Permitted Use within the Commercial Corridor, and an Ordinance amending Chapter 315 of the Township Code to permit Certain Classes of Cannabis Businesses in the Bloomfield Center Redevelopment District - Phase I; and

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WHEREAS, the Mayor and Council have introduced Ordinances Approving Amendments to the Bloomfield Center Redevelopment District - Phase II to permit Cannabis Retail Sales as a Permitted Use, and an Ordinance amending Chapter 315 of the Township Code to permit Certain Classes of Cannabis Businesses in the Bloomfield Center Redevelopment District - Phase II; and

WHEREAS, the Mayor and Council believe increasing the total number of Cannabis Retail Establishments permitted within the Township will benefit the areas in which Cannabis Retail Establishments are permitted as conditional uses by allowing more businesses to fill vacant retail space and stimulate other commercial activity in the area; and

WHEREAS, the Municipal Land Use Law (“MLUL”) requires in N.J.S.A. 40:55D-26 that all ordinances constituting a development regulation must be referred to the Planning Board for review to determine whether there are any inconsistencies between the proposed ordinance and the Township Master Plan and for any other recommendations the Planning Board may have with respect to the proposed ordinance; and

WHEREAS, concurrently with this resolution, the Mayor and Council have introduced on first reading an Ordinance amending Chapter 315, Section 39(B), Subsection 9(a) of the Code of the Township of Bloomfield for the purpose of increasing the total number of Cannabis Retailers permitted throughout the Township to a total of eight Cannabis Retailers, with no more than three permitted in the Northern Sector of the Township (including the portion of the B-2 Zone north of the Bay Avenue centerline); no more than three permitted in the Central Sector (including the portion of the B-2 Zone south of the Bay Avenue centerline); and no more than three permitted in the Southern Sector, irrespective of which of the two zones they may be located in. At least four of the eight Cannabis Retailers permitted in the Township shall be a microbusiness; and

WHEREAS, by this resolution, the Mayor and Council hereby refer to the Planning Board the aforementioned Ordinance for its review pursuant to N.J.S.A. 40:55D-26.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

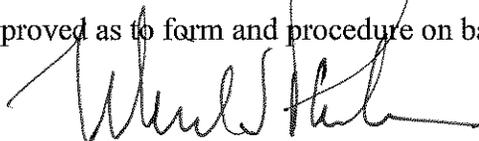
Section 2. The Mayor and Council of the Township of Bloomfield hereby direct the Township of Bloomfield Planning Board to review, pursuant to N.J.S.A. 40:55D-26, the proposed Ordinance amending Chapter 315, Section 39(B), Subsection 9(a) of the Code of the Township of Bloomfield to increase the total number of Cannabis Retailers permitted throughout the Township to a total of eight Cannabis Retailers with no more than three permitted in the Northern Sector of the Township (including the portion of the B-2 Zone north of the Bay Avenue centerline); no more than three permitted in the Central Sector (including the portion of the B-2 Zone south of the Bay Avenue centerline); and no more than three permitted in the Southern Sector, irrespective of which of the two zones they may be located in. At least four of the eight Cannabis Retailers permitted in the Township shall be a microbusiness.

Section 3. The Township Clerk is hereby directed to forward a copy of proposed the Ordinance to the Planning Board for its review.

Section 4. This Resolution shall take effect immediately.

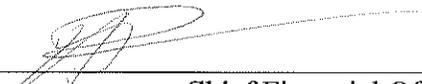
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Approved as to form and procedure on basis of facts set forth.



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.

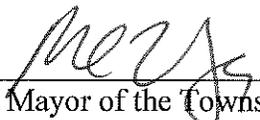


 Temporary Chief Financial Officer

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 February 28, 2022.



 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						
<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						
	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	