

Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 07/18/22 06:30 PM

2022 RESOLUTION APPROVAL

2022 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 PERMITTED USE STANDARDS WITHIN THE BLOOMFIELD CENTER REDEVELOPMENT PLAN - PHASE II

WHEREAS, in or about November 2009, the Mayor and Council adopted the Bloomfield Center Redevelopment Plan - Phase II (the "Phase II Plan") to guide development of certain parcels located in Blocks 153, 225, 226, 241, 244, 253, 301, 302 and 311, 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 the Phase II Plan is known as the "Bloomfield Center Redevelopment District - Phase II" ("BCRD-II"); 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 April 11, 2022, the Township Council adopted an amendment to the Bloomfield Center Redevelopment District - Phase II Ordinance permitting cannabis retail within the Commercial Corridor of the Bloomfield Center Redevelopment District - Phase II (the "BCRD-II Commercial Corridor"), subject to certain standards; and

WHEREAS, on May 23, 2022, the Mayor and Council adopted amendments to Chapter 315 of the Township Code eliminating the 200-foot buffer between Cannabis Retail Establishments in the CBD Zone and B-2 Zone and houses of worship, and believe it is in the best interest of the Township to make the same amendments within BCRD-II Commercial Corridor; and

WHEREAS, the Mayor and Council have introduced a proposed ordinance amendment that would amend the permitted use standards within the “BCRD-II” by eliminating the 200-foot buffer between Cannabis Retail Establishments and houses of worship; 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 the Bloomfield Center Redevelopment District - Phase II (the “Phase II Plan”) and to prepare any amendments or revisions it deems appropriate to The Bloomfield Center Redevelopment Plan - Phase II to amend the permitted use standards as follows:

- (a) “Table 1. Permitted Uses” in Section 4.1 on Page 22 of the Phase II Plan is hereby amended as follows:

Table 1. Permitted Uses

	Commercial Corridor.
• No cannabis retailer shall be located within 200 feet of a public or private elementary or secondary school, and Bloomfield Board of Education Home athletic venues.	X

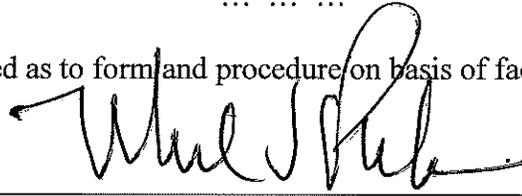
; and

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.

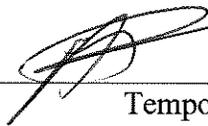
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Approved as to form and procedure on basis of facts set forth.



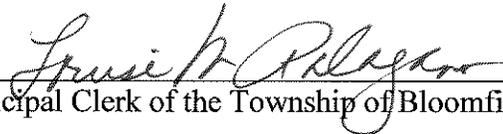
Director of Law-Township Attorney

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.

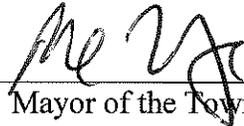


Temporary Chief Financial Officer

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 July 18, 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	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Veto by Mayor	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Discussion	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Wartyna Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Discussion No Vote	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"/>	