



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 02/27/23 07:00 PM

2023 RESOLUTION PLANNING BOARD REFERRALS

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 SECTION 38(P) OF THE TOWNSHIP CODE, REVISING THE BLOOMFIELD GREEN H-D HISTORIC DISTRICT OVERLAY

WHEREAS, Chapter 315, Article V. Zoning, § 315-34 “Establishment of Zones”, of the Township of Bloomfield Code (**the “Code”**) acknowledged in §315-34(B) that the Zoning Map of the Township of Bloomfield was adopted on July 25, 2005, and that the Map depicts the location and boundaries of the 17 zones, two overlay districts and the designated redevelopment areas within the territory of the Township of Bloomfield (**the “Township”**); and

WHEREAS, following a reexamination of the Township Master Plan, the Township adopted an amended Zoning Map on October 6, 2014; and

WHEREAS, §315-34 (P) of the Code established the H-D Bloomfield Green Historic District Overlay Zone (**“H-D Zone”**) within the Township, which is reflected on the 2014 Zoning Map; and

WHEREAS, §315-38 (P) of the Code sets forth that the intent of the overlay district is to recognize and protect the historic focal point of the Township and protect those properties and buildings located within the district through the regulations within the Historic Preservation Ordinance; and

WHEREAS, The Township of Bloomfield and its Historic Preservation Commission recognized that it has areas, places and structures of historic, archaeological and architectural significance. It is in the interest of the general welfare to preserve these areas, places and

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structures and to ensure that new development is compatible and relevant with these areas, places and structures. Revising the H-D Bloomfield Green Historic District Overlay Zone will achieve these purposes and objectives and will promote the preservation of the environment, promote a desirable visual environment through creative development techniques and good civic design and arrangements, provide community education, prevent the degradation of the environment through improper use of land and promote the most appropriate use of land in the Township; and

WHEREAS, it has been recommended that Section 315-38(P) H-D Bloomfield Green Historic District Overlay Zone be deleted in its entirety and replaced; 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 for the purpose of revising the zoning map to revise the H-D Bloomfield Green Historic District Overlay Zone; 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 revising the H-D Bloomfield Green Historic District Overlay Zone.

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.

[Handwritten Signature]

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.

[Handwritten Signature]

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 27, 2023.

[Handwritten Signature]

Municipal Clerk of the Township of Bloomfield

[Handwritten Signature]

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	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Resolution (ID # 10886)

Meeting of February 27, 2023

<input type="checkbox"/> Not Discussed	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> First Reading	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table with no Vote	Ted Gamble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve	Richard Rockwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Veto by Mayor	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussion					
<input type="checkbox"/> Defeated					
<input type="checkbox"/> Discussion No Vote					