



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 04/17/23 07:00 PM

2023 RESOLUTION APPROVAL

723
220

RESOLUTION DESIGNATING 11-13 BROAD STREET, BLOCK 241, LOTS 45 AND 46; 29-31 WASHINGTON STREET AND 440 FRANKLIN STREET, BLOCK 241, LOTS 5, 6, 7, 21, 23, AND 44; 31-35 BROAD STREET, BLOCK 241, LOT 37; 25-29 BROAD STREET, BLOCK 241, LOT 39; 23 BROAD STREET, BLOCK 241, LOT 41; 19-21 BROAD STREET, BLOCK 241, LOT 42; AND 15-17 BROAD STREET, BLOCK 241, LOT 43 AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE CRITERIA SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12a-1, *ET SEQ.*

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (**the “LRHL”**) the Governing Body may direct the Planning Board to conduct a preliminary investigation and hold a public hearing so that it may determine whether to recommend to the Governing Body that certain areas of the Township are or are not in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5, and the procedures set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, on October 3, 2022, the Township Council of the Township of Bloomfield adopted a Resolution authorizing the Planning Board of the Township of Bloomfield (**the “Board”**) to investigate whether certain properties within Block 241 (**“Study Area”**) qualified as a non-condemnation area in need of redevelopment pursuant to the LRHL; and

WHEREAS, the parcels within Block 241 which were included in the Study Area are as follows:

- Block 24, Lots 45 and 46 (11-13 Broad Street);
- Block 241, Lots 5,6,7,21,23 and 44 (29-31 Washington Street and 440 Franklin Street);
- Block 241, Lot 37 (31-35 Broad Street);
- Block 241, Lot 39 (25-29 Broad Street);
- Block 241, Lot 41 (23 Broad Street);
- Block 241, Lot 42 (19-21 Broad Street); and

Block 241, Lot 43 (15-17 Broad Street); and

WHEREAS, Lots 5, 6, 7, 21, 23 and 44 form a surface parking lot, with all other parcels improved with commercial buildings and one mixed-use building; and

WHEREAS, Paul N. Ricci, a New Jersey licensed professional planner from the firm Ricci Planning, was retained by the Planning Board to review the Study Area to determine whether any or all of the the parcels met one or more of the criteria for designation as an area in need of redevelopment set forth in the LRHL, and specifically N.J.S.A. 40A:12A-5; and

WHEREAS, Mr. Ricci prepared a map showing the boundaries of the Study Area and prepared an Area in Need of Redevelopment Investigation Report for Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45 and 46 (**the “Redevelopment Study”**) setting forth his observations and conclusions with respect to the conditions in the Study Area, both of which were available for public review in the office of the Municipal Clerk and in the office of the secretary of the Board; and

WHEREAS, the Board published timely notices of the Board’s public hearing on the proposed redevelopment designation and sent notices to the owners of parcels within the Study Area and any other interested party identified on the Township’s tax records, by certified mail, return receipt requested, as required by N.J.S.A. 40A:12A-6(b) (2) and (3); and

WHEREAS, at a special meeting held on March 21, 2023, the Planning Board held a public hearing on the proposed designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, at the hearing, which was conducted remotely, Mr. Ricci provided sworn testimony summarizing his findings and conclusions that the Study Area met one or more of the criteria set forth in the LRHL; and

WHEREAS, no written objection to the designation was received by the Board; and

WHEREAS, based upon the Redevelopment Study prepared by Ricci Planning and Mr. Ricci's sworn testimony, the Board found there was substantial evidence to support the designation of Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45 and 46 as a non-condemnation area in need of redevelopment; and

WHEREAS, by resolution adopted and memorialized on April 11, 2023, the Planning Board recommended that the Governing Body of the Township of Bloomfield declare the Study Area, consisting of Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45 and 46, a Non-Condensation Redevelopment Area pursuant to the criteria set forth in N.J.S.A. 40A: 12A-5 (d) of the LRHL; and

WHEREAS, the Mayor and Council, based on the recommendation of the Board, now desires to designate the Study Area a Non-Condensation Redevelopment Area.

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

1. The aforementioned recitals are hereby repeated as if fully set forth herein at length.
2. The Study Area, consisting of Block 241, Lots 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 44, 45 and 46, is hereby designated as a Non-Condensation Redevelopment Area in accordance with the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5 (d) and (h) or, in the case of the public roadways, under Section 3, consistent with the recommendations contained in the Redevelopment Study and in the Planning Board's memorializing resolution of April 11, 2023.
3. The Clerk of the Township of Bloomfield is hereby directed to transmit a copy of

this Resolution to the Commissioner of the Department of Community Affairs, pursuant to

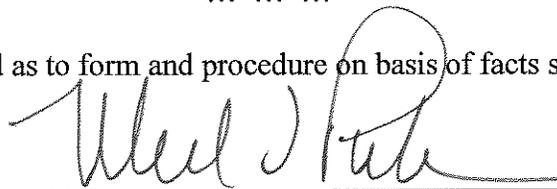
N.J.S.A. 40A:12A-6(C).

4. The Clerk of the Township of Bloomfield is also hereby directed to serve notice of the area in need of redevelopment determination, within 10 days of the date hereof, upon all record owners within the Study Area, as those names are listed on the tax assessor's records, and upon each person who filed a written objection to the designation and stated, in or upon the written submission, an address to which notice of the determination may be sent.

This Resolution shall take effect immediately.

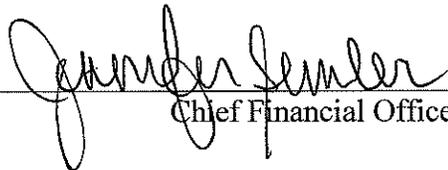
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Approved as to form and procedure on basis of facts set forth.



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.



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 April 17, 2023.



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	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"/>	
<input type="checkbox"/> Not Discussed	Sarah Cruz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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						