



Township Council  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 10/30/23 07:00 PM

2023 ORDINANCE NEW ORDINANCE

ORDS 23-45  
**ORDINANCE OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW N.J.S.A. 40A:12A-1, ET SEQ. FOR 675-699 BLOOMFIELD AVENUE, BLOCK 244, LOTS 10 AND 15, 34-40 STATE STREET, BLOCK 244, LOTS 41 AND 42, AND 14 STATE STREET, BLOCK 244, LOT 46, WHICH INCLUDE THE FORMER SACRED HEART SCHOOL AND NARDIELLO HALL**

**WHEREAS**, the Mayor and Council of the Township of Bloomfield, by Resolution adopted October 18, 2021, authorized the Planning Board of the Township of Bloomfield (**the “Board”**) to investigate whether the area identified on the Township of Bloomfield tax maps as Block 244, Lots 10, 15, 41, 42 and 46, which are improved with the former Sacred Heart School site, an adjacent single-family dwelling, and Nardiello Hall, respectively, (**“Redevelopment Area”**) qualified as a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (**“LRHL”**)

**WHEREAS**, following a public hearing held on March 8, 2022, which was duly noticed pursuant to N.J.S.A. 40A:12A-6, the Board recommended that the Governing Body of the Township of Bloomfield declare the Study Area, consisting of Block 244, Lots 10, 15, 41, 42 and 46, which are improved with the former Sacred Heart School site, an adjacent single-family dwelling, and Nardiello Hall, respectively, 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 Board’s decision was memorialized by resolution adopted on March 8, 2022; and

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, (**the “LRHL”**), the Mayor and Council of the Township of Bloomfield

adopted a Resolution on March 14, 2022 designating the area identified on the Township of Bloomfield tax maps as Block 244, Lots 10, 15, 41, 42 and 46, which are improved with the former Sacred Heart School site, an adjacent single-family dwelling, and Nardiello Hall, respectively, ("**Redevelopment Area**") as a Non-Condensation Redevelopment Area; and

**WHEREAS**, also on March 14, 2022, the Mayor and Council adopted a resolution authorizing and directing the Board to prepare a redevelopment plan for the Redevelopment Area, pursuant to N.J.S.A. 40A:12-7(f), and to retain a planner to assist it in this effort; and

**WHEREAS**, consistent with the LRHL, and specifically, N.J.S.A. 40A:12-7(f), the Board retained Paul A. Phillips, a New Jersey licensed professional planner from the firm Phillips, Preiss, Grygiel, Leheny, Hughes, LLC, to prepare a redevelopment plan for the Redevelopment Area for the Board's review and consideration ("**Redevelopment Plan**"); and

**WHEREAS**, at a public meeting held on September 12, 2023, the Planning Board reviewed the proposed Redevelopment Plan, as presented by Mr. Phillips, who summarized the import of the Plan and responded to questions posed by the Board; and

**WHEREAS**, following Mr. Phillips' presentation and discussion of the Board Members, the Board unanimously recommended adoption of the Redevelopment Plan by the Mayor and Council; and

**WHEREAS**, the Board found that the Redevelopment Plan is consistent with the Master Plan; and

**WHEREAS**, also at its meeting of September 12, 2023, the Board adopted a resolution referring the Redevelopment Plan to the Mayor and Council for consideration pursuant to N.J.S.A. 40A:12-7(f) and further recommended adopting the Redevelopment Plan to guide development of the Redevelopment Area.

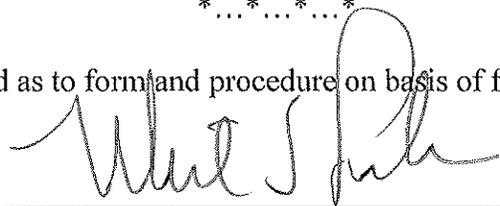
**NOW, THEREFORE, BE IT RESOLVED,** by the Mayor and Council of the Township

of Bloomfield, County of Essex, State of New Jersey, as follows:

1. The Mayor and Council of the Township of Bloomfield hereby accept the Planning Board's recommendation and adopt the Redevelopment Plan as drafted, pursuant to N.J.S.A. 12A-7(f), to govern the redevelopment of Block 244, Lots 10, 15, 41, 42 and 46, which are improved with the former Sacred Heart School site, an adjacent single-family dwelling, and Nardiello Hall, respectively, referred to herein as the Redevelopment Area.
2. This Ordinance shall take effect after the first publication thereof after final adoption as provided by law.

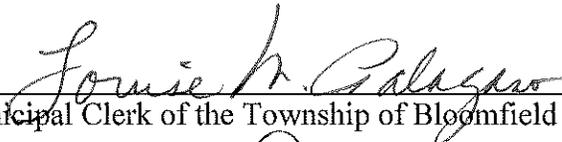
\* \* \* \* \*

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

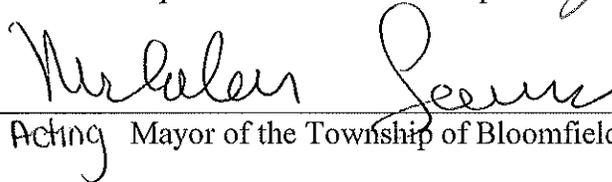


Director of Law-Township Attorney

I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on October 30, 2023.



Municipal Clerk of the Township of Bloomfield



Acting Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance						
		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 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						

✓ Vote Record - Ordinance						
		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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Veto by Mayor	Michael J. Venezia		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						