



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 11/27/23 07:00 AM

2023 RESOLUTION APPROVAL

Resolution Approving CBD Bloomfield Developer Urban Renewal LLC as Redeveloper for property known as 675-699 Bloomfield Avenue, 14 State Street and 34-40 State Street for a mixed-use project consisting of residential apartments, office space, event space and parking located in the Sacred Heart Redevelopment Plan Area

WHEREAS, the Township of Bloomfield through the Mayor and Council acting as the redevelopment entity authorized pursuant to N.J.S.A. 40A:12A-4, may exercise all redevelopment and rehabilitation powers, duties and functions in the manner of a redevelopment entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), which powers include determination whether certain parcels of land within the Township constitute an area in need of rehabilitation or an area in need of redevelopment and contracting with a redeveloper for the planning, replanning, construction or undertaking of any project or redevelopment work, or any part thereof in the area in need of redevelopment or rehabilitation, under N.J.S.A. 40A: 12A:8(f); and

WHEREAS, on March 14, 2022, the Township adopted a resolution designating 675-699 Bloomfield Avenue (Block 244, Lots 10, 10x and 15), 14 State Street (Block 244, Lot 46) and 34-40 State Street (Block 244, Lots 41 and 42), on the official Tax Map of the Township, which properties front on both State Street and Bloomfield Avenue as an “area in need of redevelopment” (“Redevelopment Area” or “Project Site”) pursuant to the provisions of N.J.S.A. 12A-5(d) and (h) of the Redevelopment Law; and

WHEREAS, on October 30, 2023, the Township adopted a Redevelopment Plan entitled “Sacred Heart Redevelopment Plan” (“Redevelopment Plan”), which redevelopment plan includes the Project Site; and

WHEREAS, CBD Bloomfield Developer Urban Renewal LLC has represented that it is the long-term Lessee of the Project Site with the Church of the Sacred Heart, Bloomfield (“Property Owner”) and has made an application to the Township to be designated Redeveloper of the Redevelopment Property; and

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WHEREAS, the Redevelopment Property is located in the Sacred Heart Redevelopment Area which permits a mixture of residential uses and other related uses for the Redevelopment Project; and

WHEREAS, the Redeveloper has proposed a mixed-use project consisting of 200 residential apartments, office space, event space and 323 parking spaces (261 garage spaces and 62 surface parking spaces) (“Project”); and

WHEREAS, the Project complies with the bulk and parking standards contained in the Redevelopment Plan; and

WHEREAS, by letter application, the Redeveloper has submitted (i) a Concept Plan prepared by Lessard Design, entitled “Canoe Brook”, (ii) a financing plan, (iii) a construction schedule, (iv) a long-term lease with the owner of the Redevelopment Property; and (v) a narrative of the Redeveloper, which sets forth the development experience of Redeveloper; and

WHEREAS, the Redeveloper estimates that the Project will cost approximately \$60 Million plus the cost of land and expects that construction will begin on or before December 31, 2026 and expects that construction will be completed by June 30, 2029, all subject to reasonable extensions; and

WHEREAS, based upon a review of the submitted information and the presentation made by the Developer at a public meeting held on November 13, 2023, including the answering of any questions by the Mayor and Council Members and the public, the Mayor and Council acting as the Redevelopment Agency has found that the documentation submitted and presentation to be acceptable and in conformity with the Sacred Heart Redevelopment Area Plan, therefore determining that it is appropriate to designate CBD Bloomfield Developer Urban Renewal LLC as Redeveloper of the Project Site for purposes of constructing a mixed-use project and approve the Concept Plan; and

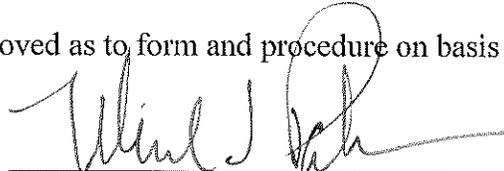
WHEREAS, the Redeveloper’s attorney and the Agency’s Special Counsel have negotiated a Redevelopment Agreement between the Redeveloper, the Township and Property Owner, a copy of which is annexed hereto.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Counsel of the Township of Bloomfield, acting as the Redevelopment Agency for the Township, that:

1. CBD Bloomfield Developer Urban Renewal LLC is designated as Redeveloper for the mixed-use project described in the Preamble of the Resolution in the Sacred Heart Redevelopment Plan Area and the Concept Plan proposed by Lessard Design entitled "Canoe Brook" is approved.
2. The Redevelopment Agreement between the Township, the Redeveloper and the Property Owner is approved in substantially the form attached hereto; and
3. 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.

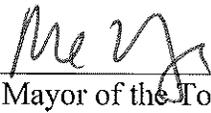


 Chief Financial Officer

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 November 27, 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						
<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Nicholas Joanow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Sarah Cruz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Wartyna Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Ted Gamble	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Richard Rockwell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Michael J. Venezia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	