



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 01/27/25 07:00 PM

2025 RESOLUTION APPROVAL

725
54

2025 RESOLUTION DESIGNATING 71 LOCUST AVENUE, BLOCK 152, LOT 10, 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 30, 2023, 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 the area consisting of Block 152, Lot 10 as identified on the tax maps of the Township of Bloomfield, and more commonly referred to as 71 Locust Avenue (“Study Area”) qualified as a non-condemnation area in need of redevelopment pursuant to the LRHL; and

WHEREAS, Paul A. Phillips, a New Jersey licensed professional planner from the firm Phillips Preiss Grygiel Leheny Hughes LLC, was retained by the Planning Board to review the Study Area to determine whether any or all of 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. Phillips prepared a map showing the boundaries of the Study Area and prepared an Area in Need of Redevelopment Investigation Report for Block 152, Lot 10 (**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 its meeting of September 10, 2024, 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, Mr. Phillips 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 one member of the public participated in the hearing; and

WHEREAS, based upon the Redevelopment Study prepared by Phillips Preiss Grygiel Leheny Hughes LLC and Mr. Phillips’s sworn testimony, the Board found there was substantial evidence to support the designation of Block 152, Lot 10 as a non-condemnation area in need of redevelopment; and

WHEREAS, by resolution adopted and memorialized on October 8, 2024, the Planning Board recommended that the Governing Body of the Township of Bloomfield declare the Study

Area, consisting of Block 152, Lot 10 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 declare 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 152, Lot 10, 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 October 8, 2024.

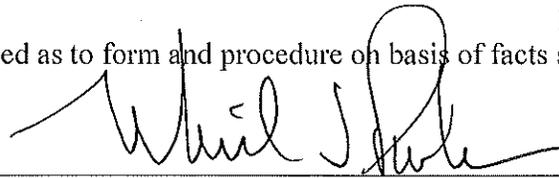
3. The Clerk of the Township of Bloomfield is hereby directed to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs, pursuant to N.J.S.A. 40A:12A-6(C).

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.

5. This Resolution shall take effect immediately.

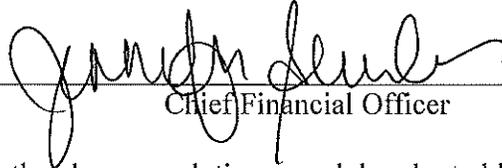
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Approved as to form and procedure on basis of facts set forth.



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.

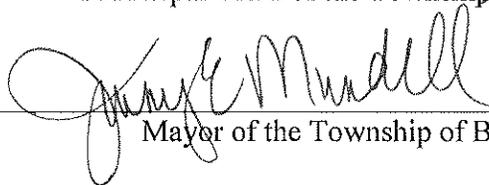


Chief Financial Officer

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 January 27, 2025.



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	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" 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	Monica Charris Tabares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Wartyna Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> First Reading	Widney Polynice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Jenny Mundell	<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						