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

RESOLUTION DESIGNATING 46 DODD STREET, BLOCK 127, LOT 29; 50-52 DODD STREET, BLOCK 127, LOT 30; 56-58 DODD STREET BLOCK 127, LOT 31; 60-66 DODD STREET, BLOCK 127, LOT 33;16 MYRTLE STREET, BLOCK 127, LOT 39; AND 18-20 MYRTLE STREET, BLOCK 127, LOTS 40, 43 AND 44 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 certain properties consisting of Block 127, Lots 29, 30, 31, 33, 39, 40, 43 and 44 as identified on the tax maps of the Township of Bloomfield **("Study Area")** qualified as a non-condemnation area in need of redevelopment pursuant to the LRHL; and

WHEREAS, the parcels within Block 127 which were included in the Study Area are as follows:

Block 127, Lot 29/ commonly known as 48 Dodd Street;
Block 127, Lot 30/ commonly known as 50-52 Dodd Street;
Block 127, Lot 31/ commonly known as 56-58 Dodd Street;
Block 127, Lot 33/ commonly known as 60-66 Dodd Street;
Block 127, Lot 39/ commonly known as 16 Myrtle Street; and
Block 127, Lots 40, 43 & 44/ commonly known as 18-20 Myrtle Street; 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 127, Lots 29, 30, 31,

33, 39, 40, 43 and 44 **(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

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 127, Lots 29, 30, 31, 33, 39, 40, 43 and 44 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 127, Lots 29, 30, 31, 33, 39, 40, 43 and 44, a Non-Condemnation 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-Condemnation 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 127, Lots 29, 30, 31, 33, 39, 40, 43 and 44, is hereby designated as a Non-Condemnation 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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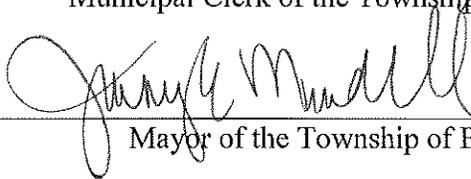Approved as to form and procedure on basis of facts set forth.
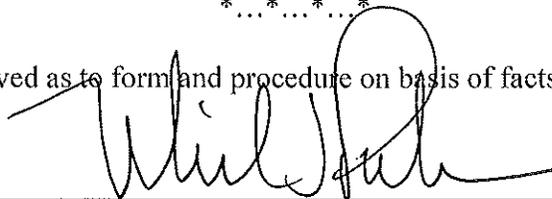
_____
Director of Law-Township Attorney

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.
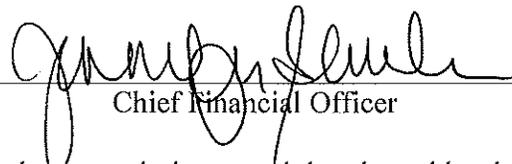
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Chief Financial Officer

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.
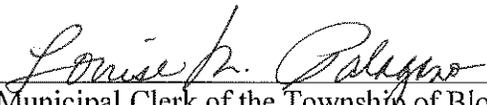
_____
Municipal Clerk of the Township of Bloomfield

_____
Mayor of the Township of Bloomfield

✓ Vote Record – Resolution					
☐ Adopt		Yes/Aye	No/Nay	Abstain	Absent
☐ Deny					
☐ Withdrawn	Rosalee Gonzalez	☑	☐	☐	☐
☐ Table	Nicholas Joanow	☑	☐	☐	☐
☐ Not Discussed					
☐ First Reading	Sarah Cruz	☑	☐	☐	☐
☐ Table with no Vote	Monica Charris Tabares	☑	☐	☐	☐
☐ Approve	Wartyna Davis	☐	☐	☐	☑
☐ Veto by Mayor					
☐ Discussion	Widney Polynice	☑	☐	☐	☐
☐ Defeated	Jenny Mundell	☑	☐	☐	☐
☐ Discussion No Vote					