



**Master Plan for the
Township of
Bloomfield
Essex County, New Jersey**





Master Plan For The Township Of Bloomfield, Essex County, New Jersey

Prepared for The Bloomfield Township Planning Board
1 Municipal Plaza, Bloomfield, NJ 07003

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Adopted: _____, 2025

The original of this report was signed and sealed in accordance with N.J.A.C. 13:41-1.2

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Special thanks to the many residents of Bloomfield who participated in the preparing this Master Plan. Their dedication, insights, and collective passion for the Township is greatly appreciated.



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1 Introduction



1.1 Master Plan Overview

The Township of Bloomfield is in the midst of a resurgence. A once thriving center of industry, by the end of the 20th-Century Bloomfield had lost much of its manufacturing base, leading to disinvestment and a decline in population. However, Bloomfield's legacy of great neighborhoods, parks, streets, architecture, institutions, and people formed the building blocks of the Township's resurgence. Today, Bloomfield's population is at an all-time high and recent redevelopment projects have brought new life to former industrial and other under-utilized properties, most notably in Bloomfield Center. This Master Plan seeks to support and build on this existing momentum to create a Twenty-first Century community that will be a model of economic, environmental, and social sustainability. Planning for Bloomfield's future will include the following:

- Enhanced sustainability and hazard resiliency with new investment in technologies and infrastructure that can mitigate the impacts from flooding, and expanded use of green building technologies and renewable energy.
- Improvements to Bloomfield Center to make it the true center and downtown of the Township with a mix of land uses and gathering spaces that complement each other.

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- Vibrant residential neighborhoods that enrich and protect the unique characteristics of each.
- Expanded community facilities; both active and passive recreational amenities; historic resources; and municipal services that provide a high quality of life for residents.
- Distinct, vibrant mixed-use commercial corridors that will each feature an enticing, welcoming pedestrian realm with attractive architecture, public spaces, and streetscapes, and provide for a variety of shopping, dining, entertainment, and services with local characteristics.
- Abundant green spaces and preserved trees in the Township which will continue to contribute to the natural beauty of the Township.
- Diverse housing opportunities especially for young adults and seniors wishing to age in place.
- Environmentally responsible, resource-efficient building and landscaping including the expanded use of renewable energy sources.
- Complete streets that enable safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- Redevelopment of dormant, obsolete, or underutilized sites in a manner that will yield benefits to Bloomfield's residents in terms of providing housing diversity, job opportunities, publicly accessible amenities and open spaces, and streetscape improvements.

This Master Plan aims to promote the responsible growth of Bloomfield in a way that honors the past, protects existing neighborhoods, preserves the Township's environmental assets, and bolsters and reimagines commercial areas. In short, the vision is to continue to evolve towards a sustainable future so that Bloomfield remains a place where people want to build their own futures for generations to come.

1.2 What Is A Master Plan?

The Township of Bloomfield Master Plan is, by its nature, an aspirational document that outlines the vision of its future and provides a roadmap

to realize that vision. At its core, the Master Plan forms the policy foundation for the Township's land use regulations and other planning decisions, incorporating a comprehensive planning and regulatory framework to guide future development and investment within the community for the next 10 years. It serves as a guide for elected officials, municipal staff, business owners, potential investors, residents, and other stakeholders to make informed decisions affecting land use, transportation, natural resources, and other factors that shape the built environment and quality of life of the community. This Plan was written with implementation in mind to help Bloomfield realize its goals and encourage long-term investment in the Township.

Similar to Bloomfield itself, a Master Plan is made up of many different parts, or elements that coalesce into a larger entity, including discussions around land use, environmental sustainability, economic development, transportation, and open space and conservation. The vision outlined in the Plan will identify important policy decisions affecting land development, ranging from individual residential renovations to the proper location of business districts and areas that should be preserved for open space. Additionally, it serves as a high-level guide for the Township's Planning and Zoning Boards in their review of applications that come before them.

Simply stated, a Master Plan outlines a vision for a community and the steps that are needed to attain that vision. It is also an important tool for prioritizing investments, solving existing problems and for attracting more resources into the community.

The Municipal Land Use Law ("MLUL") requires every municipality in New Jersey to update its Master Plan once every 10 years. Bloomfield last adopted a full Master Plan in 2002, which included a Land Use Plan element. The Township's 2002 Master Plan was reexamined in 2008 and 2014. A Land Use Plan amendment was incorporated in 2020. This Master Plan builds upon these previous planning initiatives

and seeks to refine and enhance the Township's land use policies to tackle existing community priorities while proactively preparing for emerging trends and market changes.

Throughout the course of these years, the Township experienced changing demographic, political, legislative, and social conditions common to any municipality. These changes which are detailed in the next chapter, as well as the feedback from community engagement, were carefully reviewed and informed the preparation of this plan.

Beyond the adoption of this Master Plan, updates to the Elements should be sought on a regular basis as determined by the Mayor and Council, Boards and Commissions or any legal obligations that may be imposed. Therefore, it is the intent of the Planning Board to address such changes periodically to keep this Master Plan current and relevant between Re-examination and Revision.

This Master Plan was prepared through an open and public process, taking place over 2 years, that was designed to reach and obtain significant input from a wide spectrum of voices from every sector of Bloomfield's community. This process included a mix of in-person engagement including public sessions, one in person at the municipal building and one via Zoom; an online-based survey provided in both English and Spanish for which over 363 responses were submitted; meetings with key stakeholders including each Council member and key members of the Township staff; and regular meetings with the Township's other land use professionals. Hundreds of residents participated in this outreach process (summaries of the public meetings and survey



results are included in the appendixes). The public outreach process is further elaborated on in Chapter 3 and the appendixes. The recommendations within this document are based on the ideas, challenges, aspirations, and insights shared with professionals by members of the community.

In summary, Bloomfield residents celebrate and take pride in the Township's history, diversity and the many amenities available. The Township enjoys a strong sense of community among its residents, businesses, and institutions; many of which have deep roots in Bloomfield. This Master Plan builds upon these qualities that make Bloomfield so special, and provides a framework for a future Bloomfield that supports environmental and economic sustainability; smart, high-quality development; preservation of historic and natural resources; safe circulation of pedestrians, cyclists, and motorists; and protection and enhancement of a high quality of life that can be shared by all residents.

1.3 Elements of the Master Plan

Consistent with the requirements of the MLUL, this Master Plan is comprised of several plan elements, as follows:

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Chapter 2:	Community Profile which provides information on Bloomfield’s history and current characteristics and demographics; local, State, and Federal legislation, policies, and other principles, assumptions, policies, and changes since the 2014 Master Plan Reexamination report which informed the goals, objectives, and recommendations of the succeeding elements.
Chapter 3:	Community Outreach Process which provides details on the process undertaken to prepare this Master Plan and outlines the foundation for the Plan’s Vision, Goals and Objectives, and recommendations.
Chapter 4:	Master Plan Vision, Goals and Objectives
Chapter 5:	Land Use Element which provides recommendations related to future land development, suggested amendments to existing ordinances, and a natural hazard vulnerability analysis and related strategies.
Chapter 6:	Open Space, Parks, and Recreation Element which focuses on strategies to enhance recreational opportunities within the Township.
Chapter 7:	Historic Preservation Element which sets forth recommendations for preserving and promoting historic properties.
Chapter 8:	Circulation Element which addresses improvements to existing traffic systems.
Chapter 9:	Conservation Element which incorporates the Environmental Resource Inventory prepared by Bloomfield’s Environmental Commission in 2023 included in Appendix C.
Chapter 10:	Green Building and Sustainability Element which focuses on ways that the Township can become more environmentally sustainable.
Chapter 11:	Utility Element which analyzes the current public utility system.
Chapter 12:	Community Facilities Element which provides an inventory of the Township’s community facilities.
Chapter 13:	Relationship to Other Master Plans which places our planning efforts in context with neighboring communities, Essex County, and the State of New Jersey.
Chapter 14:	Master Plan Reexamination Report of 2014 Master Plan Reexamination
Appendix A:	Community Survey Summary
Appendix B:	Summary of Public Meetings
Appendix C:	Bloomfield Township Environmental Resource Inventory

2 Community Profile



2.1 Introduction

In crafting the vision, goals, objectives, and recommendations for this Master Plan, a variety of factors were considered:

- Feedback from participants in the Master Plan public outreach process outlined in Chapter 1 and more fully covered in Chapter 3.
- Bloomfield's history and present day characteristics including its demographics, housing stock, labor force, and non-residential construction patterns.
- Recent land use related legislation and policies enacted at the State and local level since the last Master Plan reexamination report in 2014.
- Emerging trends and policies impacting land use, as well as recommended updates for best practices.

The following sections provide a general overview of these factors.

2.2 Brief History Of Bloomfield

The land area that became Bloomfield was once occupied by the Yantecaw, a subtribe of the Lenni-Lenape. Some existing roadways follow paths established by Native Americans including Franklin Street and Belleville Avenue. English and Dutch settlers acquired land from the Yantecaw and established Newark in 1666. This purchase included the land that later became Bloomfield. Originally called Watesson, there was a settlement in Bloomfield by 1769 and the Bloomfield Green was informally established as early as 1775 as a military training ground and meeting place for area settlers. The Township is named for the Revolutionary War General Joseph Bloomfield. When the Presbyterian Church was constructed in 1796 the Green had already become the hub of this northern portion of the township of Newark.

The town separated from Newark in 1812, being incorporated as the Township of Bloomfield, taking its name from the Presbyterian parish named for General Joseph Bloomfield. At that time, it covered 20.52 square miles (now 5.3 square miles) and included several villages which left Bloomfield during the century including Belleville (1839), Montclair (1868), Woodside (1871), Franklin (1874) and Glen Ridge (1895).

In the early 19th Century, Bloomfield Avenue became a commercial corridor. A Bloomfield engineer, Ephraim Morris, designed the inclined planes for the Morris Canal which opened in 1831 enhancing local commerce. Other improvements in transportation in the century included the first railroad from Newark in 1856, the New York/Montclair/Greenwood Lake Railroad in 1872, and the first street car line in 1867.

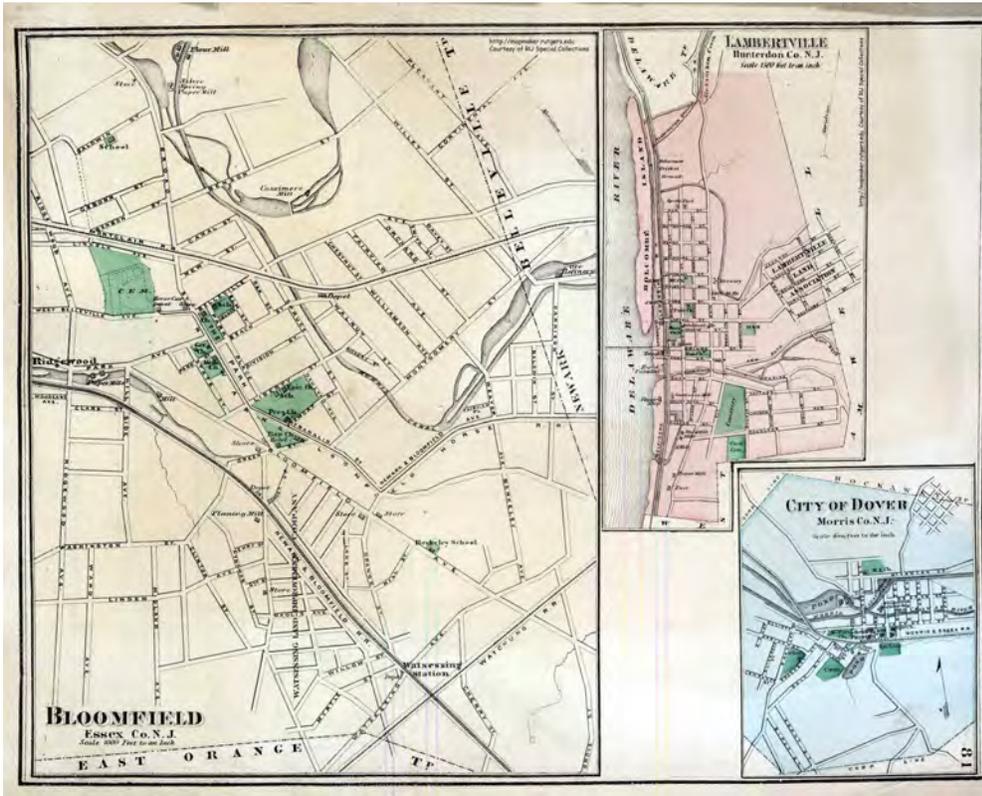
The three waterways: Second River, Third River and Toney's Brook provided power for industry. Through the course of the 19th century, Bloomfield became home to a number of mills and factories including the Oakes Woolen Mill which was founded in 1830

and provided cloth for Union soldiers' uniforms in the Civil War. The expanding industries welcomed the workers, many of which were immigrants from Germany, Poland, and Italy. The institution which came to be known as Bloomfield College opened its doors in 1872.

In 1900, Bloomfield was incorporated as a town under the Town Act (in 1981, by special election, it changed back to Township.). In 1923, the bus from Paterson to Lackawanna Railroad along Broad Street opened Brookdale for the conversion of farms to residences. Among the residential areas development in that time include Brookdale located around the county-owned Brookdale Park at the northern end of town; and Halcyon Park.

In 1936 the De Camp Bus Line began a route through Bloomfield to New York City. Four - and five-story apartment buildings appeared among the houses. In the 20th century, industry continued to thrive. Bloomfield companies including Charms Candy Company, General Electric, Lehn and Fink, Schering, Scientific Glass and Westinghouse were vital to the production of war materials during World War II. The Westinghouse Plant produced uranium for the Manhattan Project. Industrial growth led to population growth. In 1900 the population was 9,668. In 1970 it reached a century high of 52,029.

In the latter decades of the 20th century, the Township's industrial base steadily declined with stricter environmental regulations, rising labor costs, and growing competition. The completion of the Garden State Parkway in 1952 brought better automobile access but also bifurcated neighborhoods in its path. The parkway has four exits to Bloomfield and was partially built on the old Morris Canal bed. New housing included garden apartments and high-rise buildings. By the 1990 Census, the population had declined to 45,061, a more than 13 percent decline from 1970.



Left: 1872 ATLAS OF NEW JERSEY by F.W. Beers from Rutgers Special Collections and University Archives



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The 21st century has brought renewed investment and growth in Bloomfield. Redevelopment of dormant and, in some instances, contaminated industrial facilities and locations adjacent to the Bloomfield Train Station brought new residents and restored vitality to the Township. Young professionals from a variety of ethnic backgrounds have begun to move into Bloomfield and purchase homes in various sections of town.

2.3 Bloomfield Today

Today, the Township of Bloomfield is characterized by the diversity of its component parts. Although one township, it is divided into three wards. The first and second wards are in the central and northern parts of the town, respectively, and the third ward is located in the southern end. Within each ward are various residential neighborhoods, commercial districts, and public open spaces, each with its own distinct history, character, and development pattern.

Within the Township's borders are significant historic areas such as the Colonial Era Bloomfield Green and its surrounding historic district which includes buildings on the campus of Bloomfield College and the early 20th century planned community of Halcyon Park. The Township has walkable downtown business districts along Bloomfield Avenue and Broad Street; and larger format highway commercial areas south of the Garden State Parkway. The Township is home to an expansive parks system including the ±122-acre, County owned Brookdale Park, the ±70-acre, County-owned, Olmsted Brothers designed Watsessing Park and the more recently developed award-winning Lion Gate Park created on a former brownfield site. The housing stock includes historic homes in the vicinity of the Bloomfield Green; suburban, single-family standalone homes, particularly in the vicinities of Watsessing and Brookdale Parks; compactly developed residential neighborhoods including 2-4 family homes, particularly in the vicinity of Ampere Parkway; and larger-scale multi-family developments, particularly

in Bloomfield Center. Bloomfield has two cultural centers, Bloomfield College's Westminster Theater and the Oakeside-Bloomfield Cultural Center.

Bloomfield is also characterized by its tremendous locational advantages. Located less than 20 miles west of Midtown Manhattan in Essex County, the 5.3 square mile roughly rectangular Township has two New Jersey Transit train stations—Bloomfield and Watsessing Avenue stations—offering direct access to New York City, Hoboken, and Newark; 4 interchanges on the Garden State Parkway; New Jersey Transit bus service; the Grove Street stop on the Newark Light Rail network; and close proximity to the east-west bound Routes 3 and 280.

The Township is bordered by Montclair and Glen Ridge to the west; Nutley, Belleville, and Newark to the east; and East Orange to the south. The result of being situated between more urban areas to the east and south; and more suburban areas to the west is reflected in the buildings and streetscapes of Bloomfield's neighborhoods. Those closest to the borders of Belleville, Newark, and East Orange are more densely developed with buildings located on smaller lots set close to the street frontage. Neighborhoods bordering Montclair and Glen Ridge are less densely developed with buildings setback from the street frontage. As such, the Township serves as a transition between the urban areas of eastern Essex County and the more suburban areas of the western portion of the County. As a result, the Township offers its residents a unique mix of both urban and suburban amenities.

2.4 Demographics

Since the year 2000, Bloomfield has experienced overall population growth with some notable demographic shifts. The population has become more diverse, racially and ethnically, driven in particular by the growth in the Hispanic population. The number of residents born outside of the U.S. has steadily

increased in recent years as has the percentage of households which speak English only at home. The number of households has grown with the population, however, the number of non-married family households has dropped in recent decades.

2.4.1 Population

In 1900, the year Bloomfield was incorporated, the Township’s population was 9,668 people. The population grew exponentially in the first decades of the 20th century as the Township became an industrial center, particularly during both World Wars. The highest the population reached in the last century was in 1970 when 52,029 called Bloomfield home. However, as industry relocated elsewhere, the 1970s and 1980s saw a precipitous drop in population. By 1990, the population had dropped 13 percent from its 1970 high. However, in the 1990s the population began to reverse its downward trajectory. Between 1990 and 2000 the population grew by 6 percent reversing its losses in the 1980s. In the first decade of the 21st Century, the population dropped slightly but then rose again in the 2010. Between 2010 and 2020, the population grew by 12 percent to a total of 53,105; the greatest it has ever been in the Township’s history. See Table 2-1.

2.4.2 Race and Ethnicity

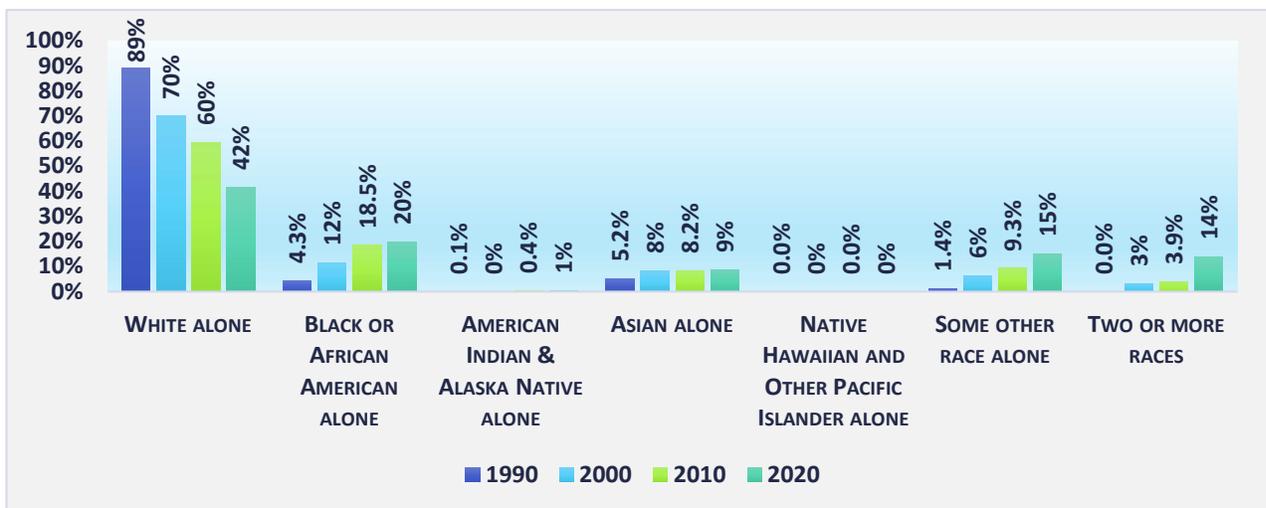
The Township’s population growth has led to a corresponding increase in Bloomfield’s racial and ethnic diversity. With respect to racial distribution, in 2020, 20 percent of Bloomfield identified as African American alone which is up from 4.3 percent in 1990 and 12 percent in 2000; 9 percent as Asian which is up from 5.2 percent in 1990 and 8 percent in 2000; and 42 percent as White alone which is down from 70 percent in 2000 and 89 percent in 1990. Regarding ethnic makeup, 30 percent of Bloomfield residents identified as Hispanic or Latino, which is up from 5 percent in 1990 and 14 percent in 2000. See Table 2-2 and Table 2-3.

Table 2-1: Population, 1900-2020

Year	Bloomfield	% Change
1900	9,668	
1910	15,070	+56%
1920	22,019	+46%
1930	38,077	+73%
1940	41,263	+8%
1950	49,307	+20%
1960	51,867	+5%
1970	52,029	+0.3%
1980	47,792	-8%
1990	45,061	-6%
2000	47,683	+6%
2010	47,315	-0.8%
2020	53,105	+12%

Source: U.S. Census Bureau, Decennial Census

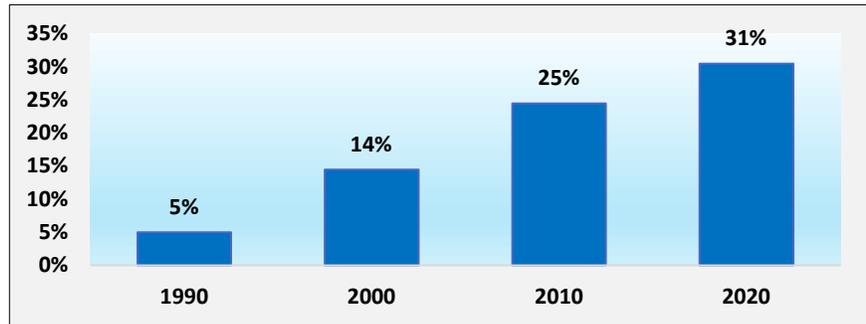
Table 2-2: Population by Race, 1990-2020



Note: There was no data available for "Two or more races" for the year 1990.

Source: U.S. Census Bureau, Decennial Census

Table 2-3: Population By Hispanic Ethnicity, 1990-2020



Source: U.S. Census Bureau, Decennial Census

Table 2-4: Nativity by Percent of Total Population, 1980-2020

	1980	1990	2000	2010	2020
PERCENT OF POPULATION THAT ARE NATIVE BORN	90%	87%	77%	74%	76%
PERCENT OF POPULATION THAT ARE FOREIGN BORN	10%	13%	23%	26%	24%

Source: U.S. Census Bureau, Decennial Census and American Community Survey.

Table 2-5: Language Spoken at Home by Percent of Population 5 Years and Older, 1980-2020

	1980	1990	2000	2010	2020
PERCENT OF POPULATION, 5 YEARS AND OVER THAT SPEAKS ENGLISH ONLY AT HOME	85%	81%	70%	64%	64%
MOST COMMON LANGUAGE SPOKEN AT HOME AFTER ENGLISH	ITALIAN	ITALIAN	SPANISH	SPANISH	SPANISH

Source: U.S. Census Bureau, Decennial Census and American Community Survey.

As the population has grown more racially and ethnically diverse, the number of residents that are foreign born has increased over the last several decades and the number of residents that speak English only at home has decreased. For example, the percentage of the population aged 5 years and older that are foreign born rose from 10 percent in 1980 to 26 percent in 2010 before dipping slightly to 24 percent in 2020. Correspondingly, 90 percent of the population in 1980 was native born whereas the number dropped to 74 percent in 2010 before rising slightly to 76 percent in 2020.

Relatedly, the percentage of the population aged 5 years and older that speaks English only at home has dropped from 85 percent in 1980 to 64 percent in 2010 where it remained in 2020. Reflecting the increase in the Township’s Hispanic population, Spanish is the language most commonly spoken at home aside from English. In the 1980 and 1990 Decennial Census the most commonly spoken language spoken at home aside from English was Italian. See Table 2-4 and Table 2-5.

Table 2-6: Age Cohorts as Percentage of Population, 2000, 2010, and 2020

AGE GROUP	2000		2010		2020	
	PERSONS	% OF POPULATION	PERSONS	% OF POPULATION	PERSONS	% OF POPULATION
UNDER 5 YEARS	2,693	6%	3,006	6%	3,021	6%
5-9	2,871	6%	2,657	6%	2,742	5%
10-14	2,829	6%	2,645	6%	2,892	5%
15-19	2,580	5%	2,935	6%	2,929	6%
20-24	3,037	6%	3,070	7%	3,536	7%
25-34	7,513	16%	7,441	16%	9,114	17%
35-49	12,160	26%	10,761	23%	11,241	21%
50-64	7,197	15%	9,135	19%	10,214	19%
65-74	3,311	7%	2,842	6%	4,527	9%
75+	3,492	7%	2,823	6%	2,889	5%
TOTAL POPULATION	47,683	100%	47,315	100%	53,105	100%

Source: U.S. Census Bureau, Decennial Census 2000, 2010, and 2020.

2.4.3 Age

The percentage of residents between the ages of 50 and 74 has risen greater than any other age cohort and the percentage of residents between the ages of 35 and 49 has decreased more than any other age cohort. In 2000, 22 percent of residents were aged 50-74. The percentage of population in that age cohort rose to 28 percent in 2020. In 2000, 26 percent of residents were aged 35-49, whereas in 2020 the percentage declined to 21 percent. The percentage of population in the other age cohorts remained relatively stable. See Table 2-6.

The median age of Bloomfield has risen slightly but stayed relatively consistent over time. The median age of Bloomfield has risen just 6 percent between 1980 and 2020 from 36 years to 38 years. This is much lower than the percent change for Essex County (19 percent); New Jersey (29 percent); or the country (30 percent). This relatively low percentage change is, in part, due to the fact that the median age in 1980 (36 years old) was higher than for the County (31 years old); State (31 years old); and county (30 years old). In 2020 the median age was much closer to the median ages of the County, State, and country, i.e., 37, 40, 39 years old, respectively. See Table 2-7.

Table 2-7: Median Age at Municipal, County, State, and Country Levels; 1980-2020

						% CHANGE
	1980	1990	2000	2010	2020	1980-2020
BLOOMFIELD	36	37	37	38	38	6%
ESSEX COUNTY	31	35	35	36	37	19%
NEW JERSEY	31	34	37	39	40	29%
UNITED STATES	30	33	35	37	39	30%

Source: U.S. Census Bureau, Decennial Census.

2.4.4 Household Characteristics

The U.S. Census Bureau defines a “household” as all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. There are two major categories of households, “family” and “nonfamily.” A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home only

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with people to whom he/she is not related (e.g., a roommate).

The number of households in Bloomfield increased by 9 percent between 2000 and 2020. The percentage of family households and nonfamily households including householders living alone remained relatively constant between 2000 and 2020. However, the percentage of family households consisting of married couples declined by 5 percent during that time period. In 2000, 47 percent of all households consisted of married couple families. In 2020, 42 percent of all households consisted of married couple families. See Table 2-8.

The average household size in Bloomfield decreased 17 percent between 1970 and 1990 from 2.9 persons per household to 2.4 persons per household. However, the average household rose back to 2.5 persons per household in 2000 and has remained at that number through 2020. The average household size in Essex County and the State of New Jersey also decreased during the same time frame and remains slightly larger than the Bloomfield average. See Table 2-9.

2.4.5 Public School Enrollment

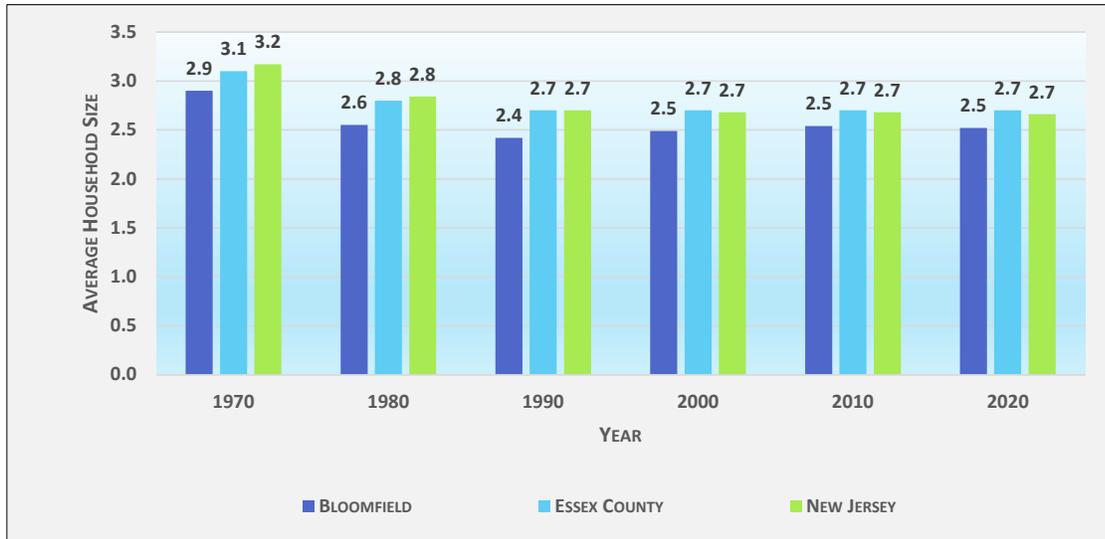
The number of school children has decreased slightly in the years since the last Master Plan Reexamination Report in 2014. Per the State New Jersey Department of Education Performance Reports, many of the Township’s elementary schools experienced declining enrollment between the 2014–2015 school year and 2021–2022 school year, which is the latest year for which reports are available. Elementary schools in each of the three wards showed double digit declines on a percentage basis including Fairview School in the First Ward (a decline of 16 percent); Brookdale School in the Second Ward (a decline of 13 percent); and Carteret School in the Third Ward (a decline of 17 percent). Conversely, Bloomfield Middle Schools saw an enrollment increase of 5 percent between 2014–2022 and the High School also saw an increase in enrollment, albeit of less than one percent. See Table 2-10.

Table 2-8: Number of Households by Type, 1990-2020

	2000	% OF TOTAL	2010	% OF TOTAL	2020	% OF TOTAL
NUMBER OF HOUSEHOLDS	19,017	100%	18,387	100%	20,810	100%
HOUSEHOLDS WITH INDIVIDUALS UNDER 18 YEARS	5,796	31%	5,784	31%	6,223	30%
HOUSEHOLDS WITH INDIVIDUALS 65 YEARS AND OVER	5,034	27%	3,658	20%	5,558	27%
NUMBER OF FAMILY HOUSEHOLDS	12,069	63%	11,765	64%	13,295	64%
WITH OWN CHILDREN UNDER 18 YEARS	5,355	28%	5,207	28%	6,160	30%
WITH NO OWN CHILDREN UNDER 18 YEARS	6,734	35%	6,558	36%	7,135	34%
MARRIED COUPLE FAMILY HOUSEHOLDS	8,889	47%	8,126	44%	8,787	42%
WITH OWN CHILDREN UNDER 18 YEARS	4,054	21%	3,627	20%	3,657	18%
WITH NO OWN CHILDREN UNDER 18 YEARS	4,835	25%	4,499	24%	5,130	25%
NUMBER OF NONFAMILY HOUSEHOLDS	6,948	37%	6,622	36%	7,515	36%
LIVING ALONE	5,789	30%	5,416	29%	6,053	29%
HOUSEHOLDER 65 YEARS AND OVER	2,015	11%	1,665	9%	1,894	9%

Source: U.S. Census Bureau, Decennial Census (1990-2020). Note: A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. As a subset of households, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household.

Table 2-9: Average Household Size, Bloomfield, NJ; 1970-2020



Source: U.S. Census Bureau, Decennial Census (1970-2020).

Table 2-10: School Enrollment in Bloomfield Public Schools; 2014-2022

	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	% CHANGE 2014-2022
PRE-KINDERGARTEN AND KINDERGARTEN									
EARLY CHILDHOOD CENTER @ FOREST GLEN	0	178	196	213	211	202	139	182	2.2%
ELEMENTARY SCHOOLS									
BERKELEY SCHOOL	441	439	436	444	445	453	435	447	1.4%
BROOKDALE SCHOOL	368	358	349	330	352	355	308	321	-12.8%
CARTERET SCHOOL	452	435	432	405	386	393	363	377	-16.6%
DEMAREST SCHOOL	516	527	523	517	508	491	469	482	-6.6%
FAIRVIEW SCHOOL	534	557	563	558	539	513	452	451	-15.5%
FRANKLIN SCHOOL	337	335	339	353	365	361	342	333	-1.2%
OAK VIEW SCHOOL	372	370	374	385	364	356	331	319	-14.2%
WATSESSING SCHOOL	290	308	324	325	313	291	268	276	-4.8%
TOTAL	3,310	3,329	3,340	3,317	3,272	3,213	2,968	3,006	-9.2%
MIDDLE SCHOOL (GRADES 7-8)									
BLOOMFIELD MIDDLE SCHOOL	928	905	927	952	993	1,009	1,007	974	5.0%
HIGH SCHOOL (GRADES 9-12)									
BLOOMFIELD HIGH SCHOOL	1,937	1,990	1,950	1,946	1,929	1,869	1,898	1,951	0.7%
TOTAL ENROLLMENT									
BLOOMFIELD PUBLIC SCHOOLS	6,175	6,402	6,413	6,428	6,405	6,293	6,012	6,113	-1.0%

SOURCE: NJ DEPARTMENT OF EDUCATION, NEW JERSEY SCHOOL PERFORMANCE REPORTS.

Table 2-11: Total Housing Units by Tenure, 1990-2022

	1990	% OF TOTAL	2000	% OF TOTAL	2010	% OF TOTAL	2022	% OF TOTAL
ALL HOUSING UNITS	19,293		19,508		19,470		21,484	
OCCUPIED HOUSING UNITS	18,455	96%	19,017	97%	18,387	94%	20,590	96%
OWNER-OCCUPIED	10,117	55%	10,150	53%	9,926	54%	10,600	51%
RENTER OCCUPIED	8,338	45%	8,867	47%	8,461	46%	9,990	49%
VACANT HOUSING UNITS	838	4%	491	3%	1083	6%	894	4%
AVERAGE HOUSEHOLD SIZE OF OWNER-OCCUPIED UNITS	2.81		2.86		2.86		2.93	
AVERAGE HOUSEHOLD SIZE OF RENTER-OCCUPIED UNITS	1.94		2.05		2.17		2.09	

Source: US Census Bureau, Decennial Census (1990-2010), ACS 2022 5-Year Estimate

2.5 Housing Stock

2.5.1 Housing Tenure

Between 1990 and 2022, the housing stock in Bloomfield increased by over 2,000 units with the greatest increases occurring post 2010 which is consistent with the recent redevelopment projects in the Township, particularly in the Downtown Center. The share of renter occupied housing units increased from 45 to 49 percent from 1990 to 2022 to be almost in equal balance with the share of owner occupied housing units (51 percent). After spiking slightly in 2010, the percentage of vacant units remains close to the percentage of vacant units in 1990. Between 1990 and 2022 the average household size of owner occupied housing units was consistently higher than the average household size of renter occupied units. However, the average size of renter occupied units has increased by almost 8 percent since 1990 from 1.94 persons to 2.09 persons. See Table 2-11.

2.5.2 Housing Types

The plurality of Bloomfield’s housing stock consists of single-family detached dwellings. On a percentage basis, Bloomfield has a larger share of single-family detached housing units than Essex County as a whole, i.e., 41 percent and 33 percent respectively. Approximately 28 percent of Bloomfield’s housing units are in buildings with 2-4 housing units which is similar to the County’s where 29 percent of housing units are in 2-4 unit buildings. The housing type with the third greatest percentage of total units are buildings with 20 or more units which makes up

approximately 19 percent of Bloomfield’s housing units and 19 percent of the County’s housing units. The Township trails the County in percentage of single-family attached housing units (3.9 percent in Bloomfield and 7.6 percent in the County) and housing units in buildings with 5-9 units (2.9 percent in Bloomfield and 5.7 percent in the County). See Table 2-12.

2.5.3 Age of Housing

The plurality of Bloomfield’s extant housing units were constructed prior to World War 2 (i.e., approximately 40 percent). Much of the remaining housing stock (i.e., 38 percent) was constructed in the decades following the war (i.e., the late 1940s, 1950s, and 1960s). Less than 15 percent of the extant housing stock was constructed between 1970 and 2000. Since 2000, approximately 11 percent of the existing housing stock was constructed. See Table 2-13.

2.5.4 Housing Value

Between 2012-2017, the median value of owner-occupied housing units in Bloomfield underwent a notable decline of approximately 8.5% from \$346,100 to \$316,800. The mean value of owner-occupied housing units in Essex County also decreased during this time but to a lesser extent of 3.9 percent. Subsequently, the median value of owner-occupied housing units in Bloomfield between 2017-2022 rose by 34.2 percent which was greater than that of the County which rose by 28.8 percent during that time period. See Table 2-14.

Table 2-12: Housing Units by Type, 2022

UNIT TYPES	BLOOMFIELD TWP		ESSEX COUNTY
	TOTAL UNITS	% OF UNITS	% OF UNITS
1, DETACHED	8,726	40.6%	32.7%
1, ATTACHED	840	3.9%	7.6%
2	2,920	13.6%	14.7%
3 OR 4	3,053	14.2%	14.4%
5 TO 9	617	2.9%	5.7%
10 TO 19	1,269	5.9%	5.6%
20 OR MORE	4,047	18.8%	19.1%
MOBILE HOME	12	0.1%	0.1%
OTHER	0	0.0%	0.0%
TOTAL	21,484	100.0%	100.0%

Source: US Census Bureau, ACS 2022 5-Year Estimates.

Table 2-13: Age of Construction of Housing Units, 2022



Source: US Census Bureau, ACS 2022 5-Year Estimates.

Table 2-14: Median Home Value in Bloomfield Township and Essex County (Owner Occupied Units), 2012, 2017, and 2022



Source: U.S. Census Bureau, ACS 5-Year Estimates for 2012, 2017, and 2022.

The largest segment of the owner-occupied housing units in Bloomfield are valued between \$300,000 to \$499,999, i.e., approximately 57 percent. Close to 26 percent are valued between \$500,000 and \$999,999; and close to 12 percent are valued between \$200,000 and \$299,000. Less than 5 percent of owner-occupied housing units are valued at less than \$200,000 or

greater than \$1,000,000. Essex County has a greater percentage of owner-occupied homes than Bloomfield valued at less than \$200,000, i.e., 7.3 percent; and at \$1,000,000 or more, i.e., 11.4 percent. See Table 2-15. Bloomfield is densely developed in terms of population density and housing density per acre relative to Essex County and the State of New Jersey. See Table 2-16.

2.5.5 Length of Residency

Over 60 percent of Bloomfield residents moved into their housing units since 2010 which is consistent with the percentages for Essex County. However, it is over 6 percentage points higher than for the State in which 55 percent of residents moved into their residence since 2010. Twenty percent of Bloomfield residents moved into their home prior to 2000 which is also consistent with the County, whereas 25 percent of residents of the State moved into their home prior to 2000. See Table 2-17.

2.6 Income Characteristics of Bloomfield Residents

2.6.1 Annual Income

Married couples families report the highest annual incomes in Bloomfield. Approximately 70 percent of married couples report an income of \$100,000 or greater compared to 60 percent for families, 24 percent for nonfamily households, and 47 percent for households in general. The median annual household income in Bloomfield is over \$92,000 per year which is close to \$20,000 higher than the median annual household income for the County and approximately \$5,000 less than the median annual household income for the State. However, the average (mean) annual household income for Bloomfield is \$118,953 which less than that of the County (\$122,134) and the State (\$135,170). See Table 2-18 and Table 2-19. In addition, a lesser number of Bloomfield residents live below the poverty line as compared to the County and the State. See Table 2-20.

2.7 Education Attainment Level

Of Bloomfield's population aged 25 years old and above, over 92 percent have a high school degree or higher and 48 percent have a bachelor's degree or higher. These percentages are higher than for the County, i.e., 87 percent and 34 percent respectively; and for the State, i.e., 91 percent and 42 percent respectively. See Table 2-21.

Table 2-15: Housing Value in Bloomfield Twp and Essex County (Owner Occupied Units), 2022

HOUSING VALUE	BLOOMFIELD TOWNSHIP		ESSEX COUNTY	
	TOTAL UNITS	% OF UNITS	TOTAL UNITS	% OF UNITS
LESS THAN \$50,000	204	1.9%	5,043	3.4%
\$50,000 TO \$99,999	24	0.2%	957	0.6%
\$100,000 TO \$149,999	48	0.5%	2,072	1.4%
\$150,000 TO \$199,999	320	3.0%	2,833	1.9%
\$200,000 TO \$299,999	1,244	11.7%	15,737	10.6%
\$300,000 TO \$499,999	6,002	56.6%	48,747	32.9%
\$500,000 TO \$999,999	2,726	25.7%	55,907	37.7%
\$1,000,000 OR MORE	32	0.3%	16,836	11.4%
	10,600	100.0%	148,132	99.9%

Source: U.S. Census Bureau, ACS 2022 5-Year Estimates

Table 2-16: Population Density & Housing Density, 2020

	BLOOMFIELD TWP	ESSEX COUNTY	NEW JERSEY
LAND AREA (ACRES)	3,418	80,704	4,705,856
TOTAL POPULATION	53,105	863,728	9,288,994
TOTAL HOUSING UNITS	21,714	334,896	3,761,229
PERSONS PER ACRE	15.5	10.7	2.0
HOUSING UNITS PER ACRE	6.35	4.15	0.80

Source: US Census Bureau, Decennial Census 2020

Table 2-17: Length Of Residency by Percentage of Occupied Housing Units in Bloomfield Township, Essex County, State of New Jersey, 2022

DATE MOVED IN	BLOOMFIELD TOWNSHIP	ESSEX COUNTY	STATE OF NEW JERSEY
	PERCENT	PERCENT	PERCENT
2021 OR LATER	6%	4%	4%
2018 TO 2020	19%	20%	18%
2010 TO 2017	36%	37%	33%
2000 TO 2009	19%	19%	21%
1990 TO 1999	10%	10%	12%
1989 AND EARLIER	10%	10%	13%

Source: ACS 2022 5-Year Estimates

Table 2-18: Income in the Last 12 Months by Household Type, Bloomfield Township, 2022

INCOME IN THE LAST 12 MONTHS	MARRIED			NONFAMILY
	HOUSEHOLDS	FAMILIES	COUPLE FAMILIES	HOUSEHOLDS
LESS THAN \$10,000	3.7%	2.2%	1.2%	6.2%
\$10,000 TO \$14,999	2.4%	1.0%	0.0%	4.9%
\$15,000 TO \$24,999	5.7%	2.9%	2.3%	10.8%
\$25,000 TO \$34,999	4.5%	2.8%	1.5%	8.0%
\$35,000 TO \$49,999	7.8%	6.0%	4.2%	10.8%
\$50,000 TO \$74,999	15.6%	12.9%	10.2%	19.9%
\$75,000 TO \$99,999	13.6%	13.0%	11.5%	15.2%
\$100,000 TO \$149,999	19.1%	23.8%	26.1%	12.5%
\$150,000 TO \$199,999	13.4%	15.5%	18.6%	8.0%
\$200,000 OR MORE	14.1%	19.9%	24.5%	3.7%

Source: ACS 2022, 5 Year Estimates. Note: A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. As a subset of households, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household.

2.8 Employment Characteristics of Bloomfield Residents

2.8.1 Employment Status

The percentage of Bloomfield residents that are in the work force has increased over the last two decades. Between 2000 and 2020, the population of Bloomfield aged 16 years and older grew by 4 percent but the percentage of that population in the work force increased by 12 percent. Additionally, the percentage of residents 16 and over not in the labor force decreased by 13 percent¹. The number and percentage of residents in the labor force that are unemployed increased over the past two decades. The increase between the 2000 and 2010 Census could be attributed to the 2008 financial crisis triggering the Great Recession. The increase between 2010 and 2022 could be attributed to the impacts that the COVID-19 pandemic had on the national and world economies. See Table 2-22.

1. Not in labor force includes all people 16 years old and over who are not classified as members of the labor force. This category consists mainly of students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week).

Table 2-19: Mean & Median Household Income in the Last 12 Months for Bloomfield Township, Essex County, and the State of New Jersey, 2022

	BLOOMFIELD TOWNSHIP	ESSEX COUNTY	STATE OF NEW JERSEY
MEDIAN HOUSEHOLD INCOME (DOLLARS)	\$92,233	\$73,785	\$97,126
MEAN HOUSEHOLD INCOME (DOLLARS)	\$118,953	\$122,134	\$135,170

Source: ACS 2022, 5 Year Estimates

Table 2-20: Percentage of Population Living Below the Poverty Line for Bloomfield Township, Essex County, and the State of New Jersey, 2022

	BLOOMFIELD TOWNSHIP	ESSEX COUNTY	STATE OF NEW JERSEY
Percentage of Population Living Below the Poverty Level	8.5%	15.0%	9.7%
Under 18 years	9.9%	20.4%	13.3%
18 to 64 years	7.9%	13.1%	8.6%
60 years and over	7.9%	13.7%	8.7%
65 years and over	9.8%	14.5%	9.1%
Male	8.2%	13.2%	8.6%
Female	8.9%	16.7%	10.7%

Source: ACS 2022, 5 Year Estimates

Table 2-21: Educational Attainment Age 25 and Above, 2022

LEVEL OF EDUCATION	BLOOMFIELD	ESSEX	NEW JERSEY
	TOWNSHIP	COUNTY	
	PERCENT	PERCENT	PERCENT
LESS THAN 9TH GRADE	3.8%	6.9%	4.6%
9TH TO 12TH GRADE, NO DIPLOMA	3.8%	6.1%	4.7%
HIGH SCHOOL GRADUATE	23.0%	27.8%	26.1%
SOME COLLEGE, NO DEGREE	14.4%	15.7%	15.6%
ASSOCIATE'S DEGREE	7.1%	6.0%	6.7%
BACHELOR'S DEGREE	31.4%	21.7%	25.5%
GRADUATE OR PROFESSIONAL DEGREE	16.4%	15.7%	16.8%
TOTAL	100%	100%	100%
HIGH SCHOOL GRADUATE OR HIGHER	92.4%	86.9%	90.6%
BACHELOR'S DEGREE OR HIGHER	47.8%	37.4%	42.3%

Source: U.S. Census Bureau, ACS 2022, 5 Year Estimates

Table 2-22: Employment Status, 2000-2022²

	2000	2010	2022
Population 16 years and older	38,842	38,627	40,311
Labor force	26,098	26,207	29,243
% of Population 16 years and Older in Labor Force	67%	68%	73%
Civilian labor force	26,092	26,174	29,231
% of Labor Force in Civilian Labor Force	100%	100%	100%
Employed	24,770	24,718	27,244
% Of Civilian Labor Force Employed	95%	94%	93%
Unemployed	1,322	1,456	1,987
% Of Civilian Labor Force Unemployed	5%	6%	7%
Armed forces	6	33	12
	.02%	.09%	.03%
Number Not in labor force	12,744	12,420	11,068
% of Population 16 years and Older Not in Labor Force	33%	32%	27%

2.8.2 Industry Groups of Bloomfield Resident Civilian Work Force

Approximately 20 percent of Bloomfield residents aged 16 years and over are employed in management, business, and financial occupations. Approximately 18 percent are employed in sales and related occupations, as well as office and administrative support operations. Approximately 17 percent are employed in education, legal, community service, arts, design, entertainment, sports, and media occupations. Approximately 17 percent are employed in service occupations which includes healthcare support; protective services like firefighting and law enforcement; food preparation and serving; building and grounds cleaning and maintenance; and personal care occupations. The remainder of employed residents work in production; transportation; and material moving occupations; healthcare diagnosing, treating, and technologist occupations; computer science, architecture, and engineering and life, physical and social science occupations; and construction, installation, maintenance and repair occupations. See Table 2-23.

2.8.3 Employers Located in Bloomfield

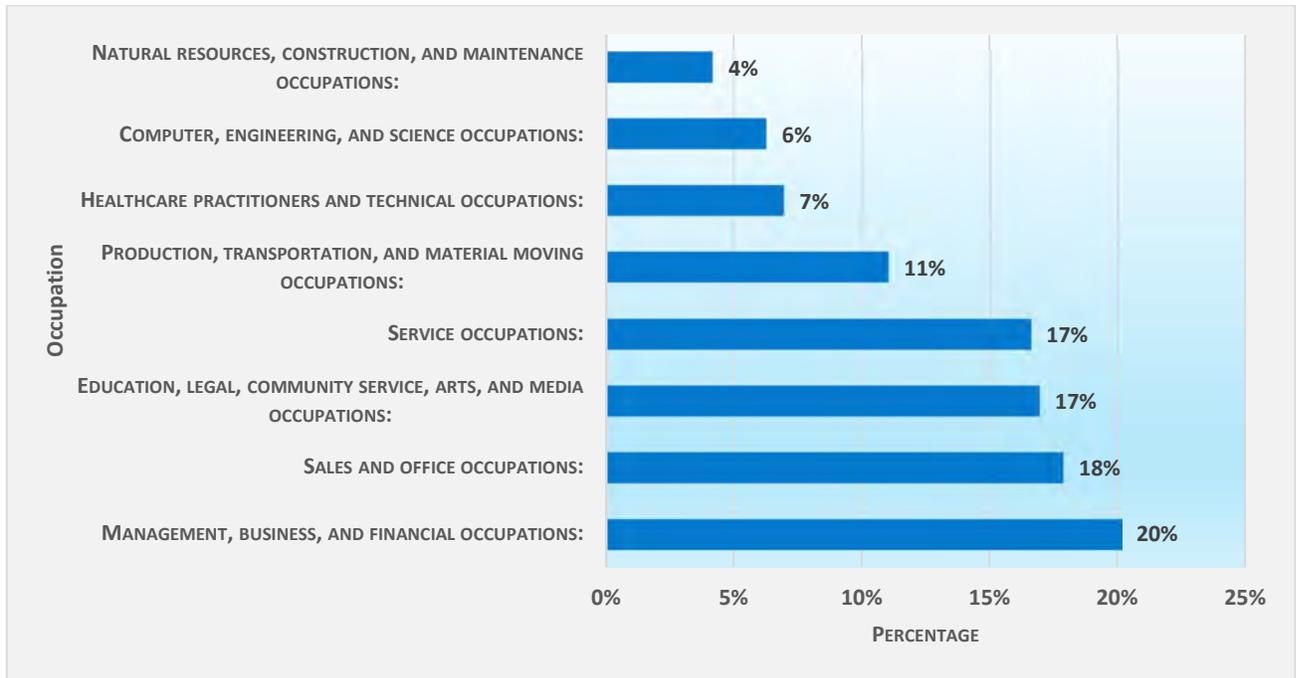
According to the US Census Bureau, in 2021 there were approximately 13,000 jobs in Bloomfield. The majority of those jobs were in healthcare and social assistance (i.e., 20 percent) and retail trade (i.e., 18 percent). Approximately 13 percent of jobs were in education followed by professional, scientific, and technical services (i.e., 9.2 percent); administration and support, waste management and remediation (i.e., 7.7 percent); and accommodation and food services (i.e., 6.7 percent). See Table 2-24.

2.8.4 Commutes to Work

A total of just over 24,500 Bloomfield residents are employed outside the Township. Of all employed Bloomfield residents, approximately 14% commute to Manhattan and 9 percent to Newark. 57 percent

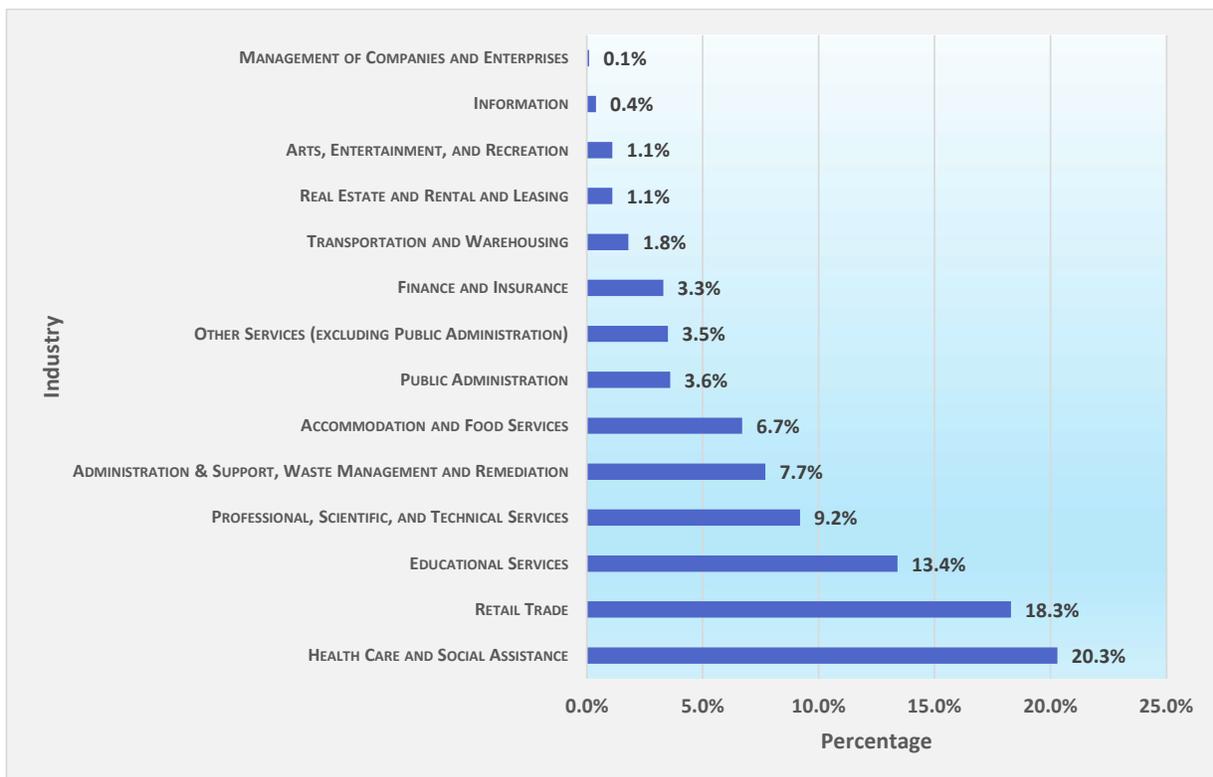
2. The labor force includes all people classified in the civilian labor force (non-institutionalized civilians), plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed.

Table 2-23: Percent of Civilian Employed Population 16 years and Over in Various Occupations



Source: US Census Bureau, American Community Survey, 2022 Five-Year Estimates.

Table 2-24: Job Counts by NAICS Industry Sector in Bloomfield Township, 2021



Source: United States Census Bureau, On the Map, 2021.

2

of residents commute to offices elsewhere. Approximately 1,550 Bloomfield residents (i.e., 6 percent) also work in the Township.

Approximately 11,600 workers commute from outside of Bloomfield to work in Bloomfield. Of all people employed in Bloomfield, 12 percent reside in Bloomfield and 8 percent live in remaining 80 percent commute to the Township from elsewhere. See Table 2-25 and Table 2-26.

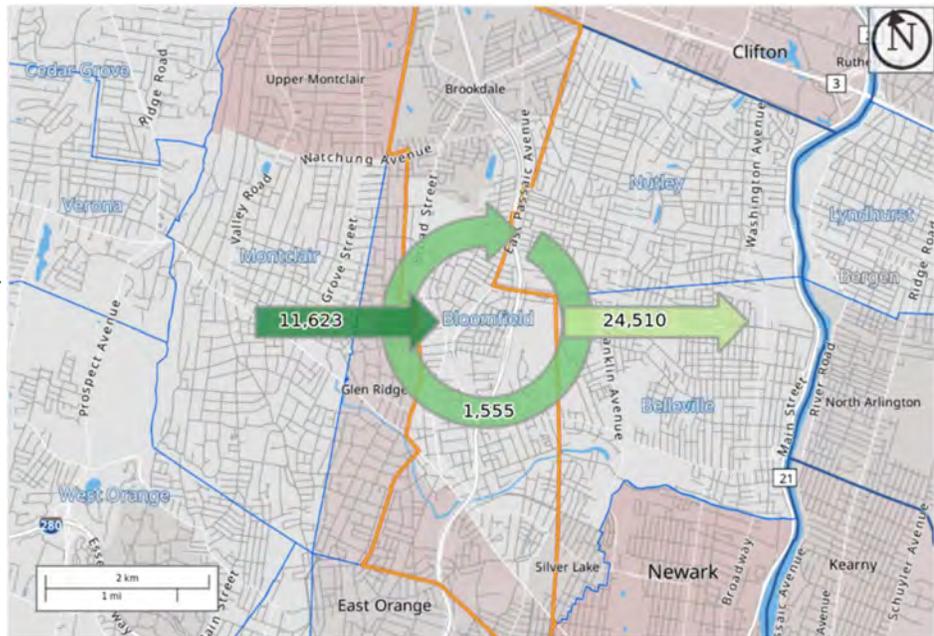
2.8.5 Means of Travel to Work

The majority of Bloomfield Township residents drive alone to work. This has been consistent over the last two decades.

However, it should be noted that the percentage of workers driving alone has dropped from 73 percent in 2000 to 59 percent in 2022. Approximately 14 percent of workers took public transportation to work which is an increase from 12 percent in 2000. The percentage of workers working from home in 2022 (i.e., 15 percent) represents a significant increase over 2000 (i.e., 2 percent). This could be attributed to advances in technology which permits many office workers whose jobs do not require a daily on-site presence to work remotely at least part of the work week. The 2022 numbers could also reflect residual impacts from the COVID-19 pandemic which forced many people to work remotely. See Table 2-27.

The following subsections provide an overview of recent land use-related legislation and policies enacted at the State and local level since the last Master Plan reexamination report in 2014.

Table 2-25: Inflow/Outflow of Jobs in Bloomfield, 2021



Source: "On the Map" U.S. Census, LEHD, 2021

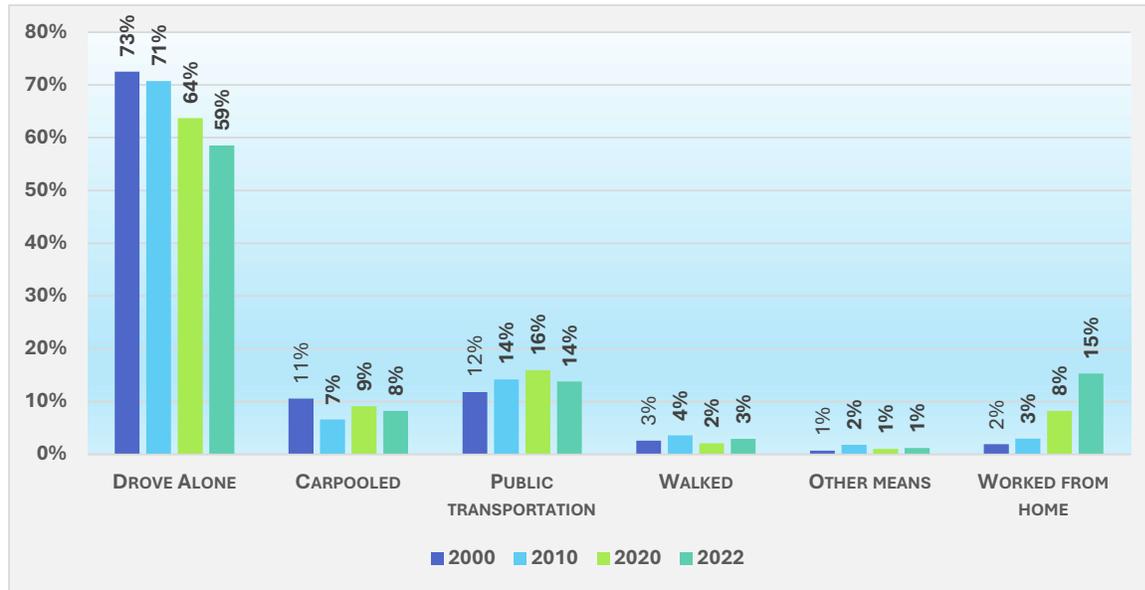


Table 2-26: Job Inflow/Outflow Profile, 2021

Bloomfield Residents			People Working in Bloomfield		
Place of Employment	Count	Share	Place of Residence	Count	Share
Manhattan Borough (NY)	3,654	14.0%	Bloomfield Township (NJ)	1,555	11.8%
Newark City (NJ)	2,215	8.5%	Newark City (NJ)	1,027	7.8%
Bloomfield Township (NJ)	1,555	6.0%	Belleville Township (NJ)	422	3.2%
Montclair Township (NJ)	919	3.5%	Clifton City (NJ)	395	3.0%
Jersey City (NJ)	723	2.8%	East Orange City (NJ)	379	2.9%
Clifton City (NJ)	593	2.3%	Nutley Township	310	2.4%
Paterson City (NJ)	472	1.8%	Paterson City (NJ)	295	2.2%
Parsippany-Troy Hills Township (NJ)	447	1.7%	Jersey City (NJ)	236	1.8%
Belleville Township (NJ)	376	1.4%	Wayne Township (NJ)	202	1.5%
Paramus Borough (NJ)	373	1.4%	Montclair Township (NJ)	195	1.5%
Others	14,738	56.5%	Others	8,162	61.9%
Total	26,065	100.0%	Total	13,178	100.0%

Source: "On the Map" Census Data, LEHD, 2021

Table 2-27: Means of Travel to Work, 2000-2022



Source: U.S. Census Bureau Decennial Census, (2000-2020), ACS 2022 5 Year Estimates

Table 2-28: Recent Development Projects, Bloomfield, NJ

NAME OF PROJECT	ADDRESS	BLOCK/LOT	ZONING/ REDEVELOPMENT PLAN	NUMBER OF UNITS	SF OF NON-RESIDENTIAL SPACE
20 MacArthur Avenue	20 MacArthur Avenue (former Westinghouse Electric Corporation site)	96/1	Redevelopment Plan for Former Westinghouse Plant Site and Related Lands	25 units (conversion)	
34 Cross Street	34 Cross Street/144 Orange	98/33	B-2	14 units (conversion)	
44 Park Street	44 Park Street	244/19	Bloomfield Center Redevelopment Plan Phase II	50 units	1,850 square feet or retail
72 Boroughs Place	72 Boroughs Place	302/38	Bloomfield Center Redevelopment Plan Phase II	8 units (conversion)	Ground floor non-residential space
110 Washington	128 Washington	220/26	Bloomfield Station Redevelopment Plan	170 units	
223 Broad Street	223-227 Broad Street	516/1	POR Zone	21 units	
Bloomfield Manor/Bloomfield Electric	656-662 Bloomfield Avenue (former Bloomfield Electric Supply Company site)	226/15, 30-31	Bloomfield Center Redevelopment Plan Phase II	21 units	1,423 square feet of retail
Bloomfield College Franklin Street Residence Hall	460 Franklin Street	241/32-33 & 35	Bloomfield Center Redevelopment Plan Phase II	234 beds in 36 student dorm suites.	7,000 square feet of retail
Court Manor	2-4 Bland Court/32	126/23	R-2B	17 units (NJHMFA Choice Program)	
Glenwood Village & Bloomfield Parking Deck	300 Glenwood Avenue & 1 Municipal Plaza	228/t, 228/1.01	Redevelopment Plan for Block 228 and Block 220, Lot 40	224 units	60,000 square feet of retail/restaurant and a 2-story ground floor parking garage
The Green at Bloomfield	38-60 Broad Street (former site of Annie Sez)	243/32	Block 243 Redevelopment Plan	140 units	11,530 square feet of retail/restaurants
The Grove at Bloomfield	216-244 Bloomfield Avenue	64/4	M-1 and Hartz Mountain Redevelopment Plan		38,649 square foot shopping center
The Grove at One92	192-208 Bloomfield Avenue (former Hartz Mountain Pet Food Company site)	64/1 & 4	Hartz Mountain Redevelopment Plan	336 units	22,260 square feet of non-residential
The Grove at Watsessing	55-95 Arlington Avenue (former Westinghouse Electric Corporation site)	97/1; 97/55 and 62/1	Redevelopment Plan for Former Westinghouse Plant Site and Related Lands	344 units	
Heritage Village	390 Franklin Street	311/13	Bloomfield Center Redevelopment Plan Phase II	82 senior affordable units	
Oakes Pond at Bloomfield	100-440 Memorial Parkway	544/40 & 61	Oakes Pond Redevelopment	332 units	
Parkside at Bloomfield	78-88 Locust Avenue	129/70	M-1	44 units	
Parkway Lofts- Phase I	5 Lawrence Street (Site of former General Electric factory.)	61/1	Commuter Oriented Residential District and amended the CORD regulations t	88 of 361 units In Bloomfield. The remaining are in East Orange	
Parkway Lofts Phase II	13-17 Lawrence Street	94/44	Commuter Oriented Residential District and amended the CORD regulations t	168 stacked townhomes	

NAME OF PROJECT	ADDRESS	BLOCK/LOT	ZONING/ REDEVELOPMENT PLAN	NUMBER OF UNITS	SF OF NON-RESIDENTIAL SPACE
The Royal Bloomfield	656-662 Washington Street; 6-24 Ward Street; and 5-17 Farrand Street	226/15 227/24	Bloomfield Center Redevelopment Plan Phases I and II	210 units 15 townhomes	7,283 square feet of retail 311 spaces
Six Points at Bloomfield Station/ Lackawanna Station Apartments	2-34 Farrand Station	225/1	Bloomfield Center Redevelopment Plan Phase I	176 units	67 (94) of 314 parking spaces open to public
Silk Mill Lofts	110 North Fulton Street (formerly Interstate Hosiery Mills, Inc. Mill Building)	197/8	RH	48 units	
Watsessing Manor	7 Myrtle Street	134/63	B-2	12 units (NJHMFA Choice Program)	
Willow Manor	92 Willow Manor	126/108	R-2B	12 units (NJHMFA Choice Program)	



2.9 Changes In Local, State, and Federal Legislation, Actions And Policies

2.9.1 Bloomfield College Merger with Montclair State University

The institution that came to be known as Bloomfield College (the “College”) has been located on Franklin Street in Bloomfield Center since 1872. The College’s buildings are generally located between Franklin Street to the west, Spruce Street to the east, Monroe Place to the north, and Fremont Street to the south. Campus buildings include residence

halls, a gymnasium, a library, and academic and administrative buildings. Some historic buildings include the Westminster Arts Center constructed circa 1900, Seibert Hall constructed 1807 with expansions in 1866, and Knox Hall constructed in 1914. More recently, the mixed-use Franklin Street Residence Hall at the junction of Broad and Franklin Streets was completed in 2016. In recent years the College faced financial difficulties which led to it becoming a part of Montclair State University in summer 2023. Plans, if any, for changes to Bloomfield’s campus as a result of the merger have not been made public.

2.9.2 Recent Development Projects

Over the last two decades, Bloomfield has utilized conventional zoning and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) to spur redevelopment and revitalization of Bloomfield’s underutilized and dormant sites, particularly properties that were once home to industries which left the Township leaving behind buildings and lands that were often contaminated. The redevelopment projects brought new residents, new businesses, and a renewed vitality to the Township, particularly its southern end of the Township adjacent to Bloomfield

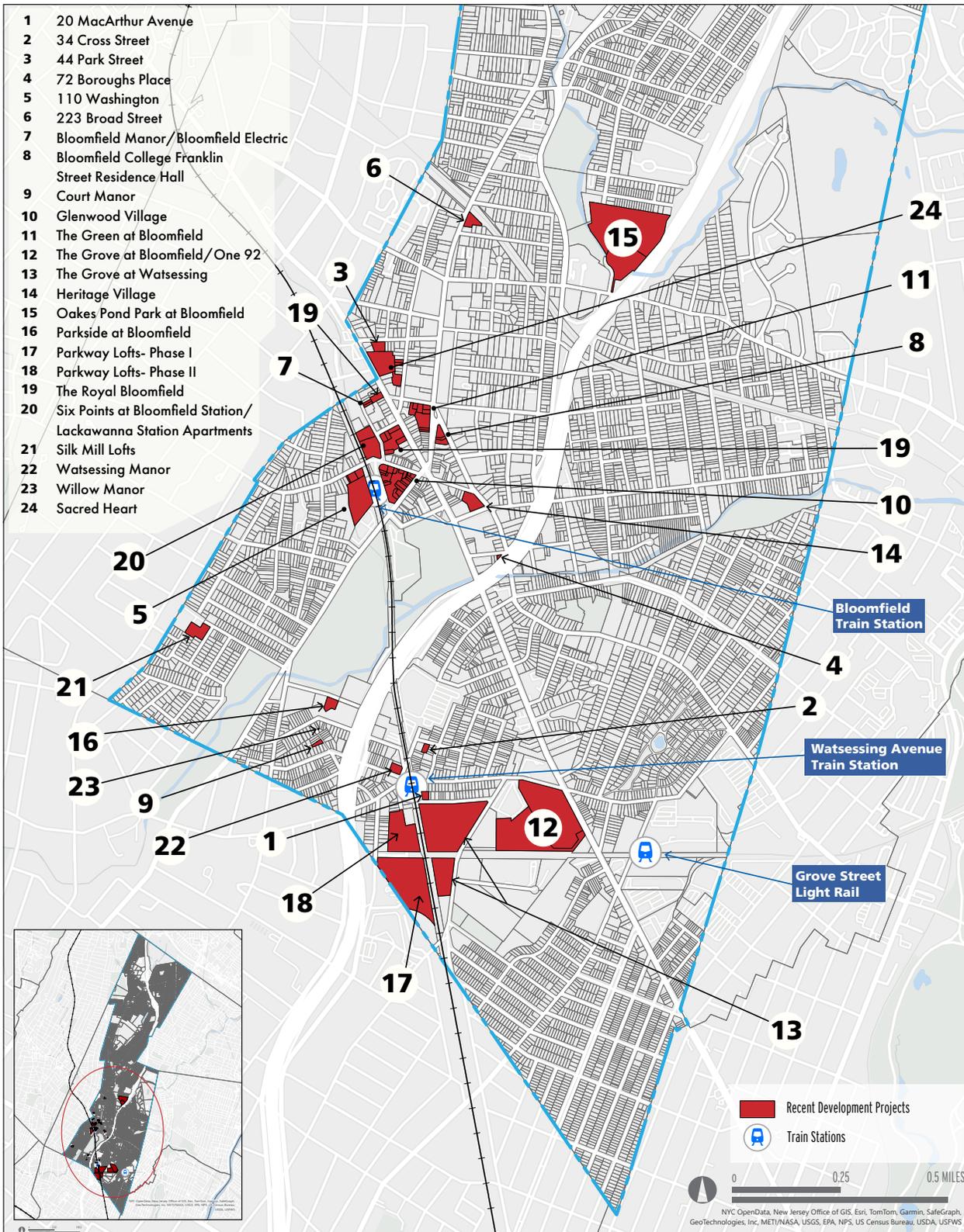


FIGURE 2-1 | RECENT DEVELOPMENT PROJECTS



Station and Watsessing Avenue Station. The most prominent redevelopment projects are listed in Table 2-28 and shown in Figure 2-1.

2.9.3 Lion Gate Park and the Urban Wetland Floodplain Creation Project

In addition to the development projects listed above, in June 2021 the Township opened Lion Gate Park on what was once the site of a dye factory and former thermometer manufacturer. The land was designated for townhouses and parking. However, through bonding and grant money, the Township acquired the 18-acre property in 2018. The property sits in a floodplain and incorporates recreation facilities and ecological restoration including a freshwater wetlands complex. The recreation facilities include



a multi-use synthetic turf for soccer, flag football, ultimate frisbee and other sports. There are bleachers for spectators, play areas for children from 2 to 12 years old, fitness stations, pedestrian and bike paths, benches, picnic areas and a drinking fountain with spigots for children, adults, water bottle filling, and pets. The 950-square-foot field house has a garage for maintenance equipment and extra storage. It also contains restrooms, and a concession area with service windows near the sports fields and walking trails. The freshwater wetlands complex is 4 acres that hydrologically connects the Third River (a flood prone tributary to the Passaic River), Spring Brook and a former floodplain. Up to 10 million gallons of floodwater is stored and slowly released, creating aquatic, terrestrial and riparian habitats. The land's capacity for absorption helps to prevent some of the flooding which often takes place as the result of storms, and cleanup of the area has contributed to cleaner water entering the adjacent Passaic River. Because the Passaic River is a superfund-designated waterway, the interventions made at Lion Gate Park have helped to mitigate the toxicity of the river. New Jersey Future awarded Lion Gate Park and the Urban Wetland Floodplain Creation Project as one of the Smart Growth Award winners for 2022.



2.9.4 Legalization of Cannabis Distribution (2021)

In 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age. The voters of Bloomfield approved Public Question No. 1 by a margin of 71% in favor. In February 2021 Governor Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-31 et seq. (i.e., “CREAMM Act”) which legalized and regulated cannabis use and possession for adults 21 years and older and decriminalized marijuana and hashish possession. In light of Bloomfield residents’ support of the State law, on August 16, 2021, the Mayor and Council of the Township of Bloomfield adopted an Ordinance allowing and regulating one or more classes of cannabis business within Bloomfield, finding it to be in the best interest of the health, safety and welfare of Bloomfield’s residents and members of the public who visit, travel, or conduct business in the Township, and amending the Township of Bloomfield’s zoning regulations to permit those cannabis-related activities, including land use and development, within certain

geographic boundaries within Bloomfield.

The Township’s Ordinance allows a total of eight Class 5 Cannabis Retailers to be conditionally permitted in specified zones throughout the Township, with no more than four permitted in the Northern Sector of the Township; no more than four permitted in the Central Sector; and no more than four permitted in the Southern Sector. Authorized Class 5 Cannabis Retailers may operate within Bloomfield subject to the requirements of the New Jersey State law, Cannabis Regulatory Commission (CRC) regulations, the Township Ordinance and site plan review.

2.9.5 COVID-19 Global Pandemic

The internet and smartphones have revolutionized the way people work, shop, order food, bank, and manage healthcare. The 2020 onset of the COVID-19 pandemic did not cause these cultural shifts but did accelerate their adoption and implementation, and they are not likely to reverse even though the pandemic has ended. Some of the implications on land use planning which were taken into consideration in preparation of this Master Plan are described below.



- **Retail space needs:** Society has turned increasingly to the choice, efficiency, and convenience offered via e-commerce. Many retailers no longer have a demand for square footage, particularly depth of retail space, that they formerly did because inventory is not necessarily kept onsite but is delivered from a warehouse to the store for the customer to pick-up, or is simply shipped directly to the customer's home.
 - **Increase in retail vacancies.** The vacant storefronts which exist throughout Bloomfield's commercial areas are the most visible consequence of the shift of consumers to e-commerce. Vacant storefronts, particularly multiple vacant storefronts, detract from a commercial area's vibrancy, adversely impact the Township's tax ratable base, are not aesthetically pleasing, and can feel unsafe for pedestrians.
 - **Parking space needs:** Retailers and restaurants have adapted to consumer preferences related to safety and convenience. Many retailers and restaurants would like to offer curbside pick-up and/or indoor pick-up areas to customers who order by phone, a website, or smartphone app.
- This has implications for land use in terms of surface parking layout as some businesses have designated surface parking spaces for short-term parking. These spaces are typically located in close proximity to the front door of the establishment and turn over quickly.
- **Increased demand for drive-thru windows:** In years past, municipalities often prohibited drive-thru's for a variety of reasons, including to discourage fast-food restaurants and to limit noise from outdoor ordering systems. Today, many national restaurants (even those not classified as fast-food restaurants) desire drive-thru lanes as they allow the establishment to do a higher volume of business more efficiently and allow customer transaction to occur without the customer leaving their vehicle. Additionally, the outdoor ordering systems have been augmented, or even replaced, by ordering on a digital pad at the order kiosk or pre-ordering on a smartphone app.
 - **Decline in Need for Small-Branch Banking.** Customers can now do much of their banking online and pay for many items without exchanging cash resulting in limited visits to brick-and-mortar banks. As a result, many banks have closed local, small branches and have consolidated services into larger regional locations. As a result, bank buildings are vacant throughout the region. Many of these bank properties are in prominent locations with good roadway access and drive-thru windows that may be attractive for reuse by other land uses.
 - **Decline in Traditional Office Market.** In recent decades, the New Jersey office market has been in decline, in part because of oversaturation of the market, and in part due to the relocation and/or consolidation of large corporations. This trend, coupled with the fact that the pandemic resulted in many office workers working remotely for at least part of the work week, has resulted in a weak market for office space. In the wake of the pandemic, many companies are "downsizing" their office spaces as they no longer need to accommodate their full work force five days a week. Throughout New Jersey, older office space is being



converted or redeveloped to other uses, including residential and warehouses.

- **Decline in Transit Ridership.** The increased number of people working from home for at least part of the work week has impacted transit ridership. One direct result of the pandemic was the closure of the Decamp Bus Service from Bloomfield to New York City in April 2023. NJ Transit expanded its bus service in Bloomfield to compensate for some of the loss of bus service experienced by Bloomfield residents. This Master Plan takes into account changes in ridership and any anticipated impacts on land use and zoning in the vicinity of Bloomfield’s transit stations.
- **Increased Demand for Warehousing Space.** The rise in e-commerce and increased consumer expectations for same-day delivery services has resulted in unprecedented demand in New Jersey from online retailers and e-commerce driven businesses desperate for warehousing and “last mile” distribution facilities.

2.9.6 Affordable Housing Compliance (2015 and 2024)

The 2002 Bloomfield Master Plan did not include a Housing Element or corresponding Fair Share Plan. The last Fair Housing Plan was prepared in 1996. The

Township received substantive certification on June 7, 1995, which has expired. According to the 2008 Master Plan Reexamination Report, the Township prepared a Housing Element and Fair Share Plan for the Third Round, which, in 2008, required revisions to address the Third Round Rules which had, at the time, been recently adopted on June 2, 2008.

The 2014 Master Plan Reexamination Report noted that the Third Round Rules adopted in 2008 were invalidated in 2010 by the Appellate Division, a decision that was affirmed by the Supreme Court. The Supreme Court required that Council of Affordable Housing (COAH) adopt new Third Round rules. After the adoption of the 2014 Master Plan Reexamination, COAH failed to adopt Third Round rules. Due to failure of COAH to adopt Third Round Substantive and Procedural Rules, in March 2015 the New Jersey Supreme Court issued its decision that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In doing so, the Supreme Court established a transitional process for municipalities to file a declaratory judgment action with the trial courts seeking to declare their Housing Element and Fair Share Plans

as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH.

Bloomfield is a “Qualified Urban Aid” municipality as designated by the New Jersey Redevelopment Authority and the Departments of Community Affairs, Transportation, and Environmental Protection. The designation is used by these State entities in determining eligibility for certain grant and technical assistance programs. As a designated Urban Aid Municipality, pursuant to the New Jersey Fair Housing Act (N.J.S.A. 52:27D-178 et seq.), the Township is not assigned a prospective need number of affordable units required to be constructed. However, the Township is required to address its Rehabilitation obligation which is generally defined as deficient housing units occupied by low- and moderate-income households within a municipality. A “deficient housing unit” is a housing unit with health and safety code violations that require the repair or replacement of a major system such as weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems.

In March 2024, an amended Fair Housing Act was signed into law. The bill codifies a formula to help municipalities calculate their respective affordable housing obligations. In fall 2024, the state Department of Community Affairs (“DCA”) published obligation numbers for towns to consider based on a March 2018 decision from Judge Mary C. Jacobson of the Mercer County Superior Court. The numbers included in the 2018 Jacobson decision indicated that Bloomfield had a Rehabilitation obligation of 483 units.

Bloomfield intends to address its obligation to rehabilitate existing housing in the Township in a Housing Element and Fair Share Plan which will be prepared and adopted in a separate process from this Master Plan but is incorporated into this Master Plan

by reference.

2.9.7 Stormwater Regulations (2019 and 2021)

In December 2018, the New Jersey Department of Environmental Protection (“NJDEP”) proposed changes to the state’s stormwater management rules (N.J.A.C. 7:8), requiring developers to utilize green infrastructure to meet the minimum standards for stormwater management, standards for water quality, groundwater recharge, and stormwater volume control as part of any major development. These rules took effect in March 2021. In March 2019, the Clean Stormwater and Flood Reduction Act, also referred to as the Stormwater Utility Law, was signed into law, which gives municipalities and counties the option to establish “stormwater utilities.” Stormwater utilities are a tool to fund maintenance, construction, and operation of stormwater management systems through the assessment of fees on certain impervious surfaces that contribute into the stormwater system.

2.9.8 Inland Flood Protection Rule (2023)

In July 2023, the State promulgated the Inland Flood Protection Rule (“IFPR”). The IFPR updates New Jersey’s existing flood hazard and stormwater regulations by replacing outdated precipitation estimates with data that accounts for recently observed and projected increases in rainfall. Previously, precipitation amounts relied upon data obtained through 1999 and did not accurately reflect current precipitation intensity conditions. According to NJDEP, extreme precipitation amounts are 1 percent to 15 percent higher today than decades prior in 1999, inferring that 1999 data is outdated. Further, NJDEP estimates that precipitation during the 100-year storm is likely to continue increasing over the rest of this century by 23 percent to 50 percent above the 1999 baseline as we approach the year 2100. The updated standards will impose additional design constraints on new and substantially reconstructed developments in inland riverine areas that are subject to flooding, but they do not prohibit development in these flood hazard areas. Additionally, the rules do not apply to existing developments or developments

that were wholly located outside of the prior flood hazard areas and which have already received local approval under the Municipal Land Use Law. Under the primary components of the rule:

- The Flood Hazard Area expands significantly, now encumbering more land than previously during the 100-year storm. So much so that the increased intensity and volume of rainfall during the new 100-year flood is approximate to the prior 500-year flood frequency. Meaning the depth of flooding has increased.
- This correlates to the new 100-year design flood elevation being two (2) feet higher than currently indicated on NJDEP State flood maps and three (3) feet higher than indicated on FEMA maps.
- Unchanged is the requirement that habitable first floors be designed a minimum one (1) foot above the 100-year design flood elevation. However, since flood elevation increased as much as three (3) feet on FEMA maps, the habitable first floor elevation has also increased as much as three (3) feet respectively.

Applications for NJDEP permits under the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13) and all Major Developments required to demonstrate compliance with the Stormwater Management Rules (N.J.A.C. 7:8) must utilize County-specific New Jersey precipitation data for both current and future year 2100 projections when calculating peak flow runoff rates.

2.9.9 Amendments to Local Redevelopment and Housing Law (LRHL) (2013 and 2019)

In 2013, the State Legislature amended the LRHL to permit the option of designating a redevelopment area with or without condemnation powers. Specifically, the amendment notes that when the governing body resolution authorizing the Planning Board to conduct an “area in need of redevelopment” investigative study shall state whether the redevelopment area determination shall authorize the municipality to use eminent domain (“Condemnation Redevelopment Area”) or not (“Non-Condemnation

Redevelopment Area”). The LRHL amendment also established additional notice requirements when designating an area in need of redevelopment, provides guidelines regarding challenges to condemnation redevelopment designations, and allows for additional options for designating an area in need of rehabilitation.

In 2019, the State Legislature again amended the LRHL to specify that a municipality may determine an area to be in need of redevelopment if the area contains buildings that are used as, or were previously used as, a shopping mall, shopping plaza, or a professional office park. Certain buildings with significant vacancies for a period of at least two (2) consecutive years were also included. Specifically, Criterion “b” was amended to read as follows:

“The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.”

2.9.10 State Required Standards for Electric Vehicle Charging Parking Spaces (2021)

On July 9, 2021, Murphy signed into law S3223, which amended the Municipal Land Use Law (“MLUL”) by establishing numerical standards and zoning standards for installation of electric vehicle charging stations (“EVCS”) and “Make-Ready” parking spaces in new multifamily and non-residential developments. “Make-Ready” means prewiring of electrical infrastructure at a parking space or a set of parking spaces to facilitate easy and cost-efficient future installation of electric vehicle supply or service equipment. Make-Ready parking spaces includes expenses related to service panels, junction boxes, conduit, wiring and other components necessary to make a particular location able to accommodate electric vehicle supply or service equipment on a “plug

and play” basis. The law states that for an existing building, EVCS or Make Ready parking spaces do not require site plan approval and shall be approved through the issuance of a zoning permit, provided the application meets certain conditions. Pursuant to the law, the commissioner of the Department of Community Affairs (DCA) published a model EVSE ordinance which became effective in each municipality and now applies to land use applications in the Township.

2.9.11 Amendments to the Municipal Land Use Law (“MLUL”)

2.9.11.1 Exemption of Solar Panels in Calculation of Impervious Surface (2014)

The MLUL was amended in 2014 to specify that an ordinance requiring approval by the planning board of either subdivision, site plans, or both, shall not include solar panels in any calculation of impervious surface or impervious cover.

2.9.11.2 Statement of Smart Growth Strategy (2018)

The MLUL was amended in 2018 to require the adoption of any subsequent Land Use Element to include a “statement of strategy” concerning with (1) smart growth with consideration to potential locations for the installation of electric vehicle charging stations, (2) storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and (3) environmental sustainability.

2.9.11.3 Performance Guarantees (2018)

The MLUL was amended in 2018 to provide for an update to performance and maintenance guarantee regulatory controls. The amendment stipulates that municipalities may only require developers to post performance guarantees that cover improvements being dedicated to a public entity. However, municipalities may require a performance guarantee for privately owned perimeter buffer landscaping. The list of improvements referenced in the law are now limited to: streets, pavement, gutters, curbs, sidewalks, street lighting, street trees, surveyor’s monuments, water mains, community septic

systems, drainage structures, public improvements of open space, and any grading necessitated by the preceding improvements. The several types of improvements that were previously subject to performance guarantees but have since been exempted include culverts, storm sewers, erosion control and sedimentation control devices and landscaping, among other on-site improvements.

2.9.11.4 Electric Vehicle Locations in Master Plan Reexamination Reports (2019)

The MLUL was amended in 2019 to require that master plan reexamination reports include recommendations concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

2.9.11.5 Requirement of Climate Change-Related Hazard Vulnerability Assessment (2021)

The MLUL was amended in 2021 requiring municipalities to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element. This change is discussed more fully in the Land Use Element of this Master Plan.

2.9.12 New Jersey Energy Master Plan (2020)

In January 2020, Governor Phil Murphy released the state’s Energy Master Plan (“EMP”), which outlines key strategies to reach the Administration’s goal of 100 percent clean energy by 2050. The EMP defines 100 percent clean energy by 2050 as 100 percent carbon-neutral electricity generation and maximum electrification of the transportation and building sectors, which are the greatest carbon emission producing sectors in the State.

2.9.13 **Reed v. Town of Gilbert (2015)**

In 2015, the US Supreme Court ruled in Reed v. Town of Gilbert that a sign ordinance must be “content-neutral” and not “content-based.” In short, the Court ruled that any sign code provision that considers the message on a sign to determine how it will be regulated is content-based. Generally speaking, sign ordinances which regulate size, materials, location, type, lighting, moving parts, etc. are likely to be upheld because these types of regulations do not discriminate based on topic or subject.

2.9.14 **Wireless Telecommunication Facilities (2012-2023)**

Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 states that “a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.” “Eligible facilities request” is defined as “[a]ny request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving: (i) Collocation of new transmission equipment; (ii) Removal of transmission equipment; or (iii) Replacement of transmission equipment.”

In 2014, the FCC adopted an order (“FCC 2014 Order”) which clarified the criteria for determining whether a modification “substantially changes” the physical dimensions of a tower or base station.

In July 2023, the U.S. Court of Appeals for the Third Circuit issued a decision in Cellco Partnership v. White Deer Township Zoning Hearing Board that expands the scope of the type of “need” a carrier can use to challenge a land use denial under the Federal Telecommunications Act (TCA) of 1996. The TCA dictates that no state or local regulation or statute may prohibit or “effectively prohibit” the ability of any entity to provide telecommunications service. Prior to the White Deer Township decision, in order to prove that denial of a wireless service application

constituted an unlawful prohibition of service, the carrier had to prove there was a significant gap in wireless service and demonstrate that it proposed to fill the coverage gap. In the White Deer Township decision, the Court ruled that a state or local regulation constitutes an effective prohibition under the TCA if it “materially limits or inhibits” the carrier’s ability to engage in any of a variety of activities related to its provision of personal wireless service. The “materially limits or inhibits” standard is a lower threshold than the “significant gap” test in that now, rather than having to prove a “significant gap,” a carrier need only show that it seeks to densify a wireless network, introduce new services or otherwise improve service capabilities and that other options would “materially inhibit” its ability to do so.

3 Public Outreach Process



3.1 Introduction

As noted in Chapter 1, this Master Plan was developed over the time frame of approximately 2 years. The planning process involved close collaboration with Township administration and staff, and incorporated input from residents, the governing body, various municipal departments, advisory committees and commissions, and community groups within the Township.

3.2 Preliminary Collection of Data and Information

The initial phases of the Master Plan process began when the Planning Board formed a Master Plan Subcommittee consisting of the Planning Board's attorney, engineer, and planners. Starting in September 2022, the Subcommittee met weekly over Zoom regularly through December 2022. The purpose of the meetings was to identify land use and zoning issues in the Township which should be addressed in the Plan. This included a

MASTER PLAN KICKOFF WORKSHOP

The Township of Bloomfield invites you to participate in two public workshops focused on the Township’s Master Plan. Bloomfield is developing a comprehensive Master Plan for the first time in 20 years. Our goal is to create a community supported vision and identify strategies to guide the future of the Township. We invite all interested residents, business owners, and stakeholders to attend the public sessions and lend their voices and share their ideas for the future of Bloomfield. This kickoff workshops will be the first of several public outreach forums, through which we hope to engage the community at various stages of the Master Plan process.

We need your help to ensure the vision for Bloomfield is representative of all of you!

The Bloomfield Master Plan is a document describing what our town is like now and what we want it to be in the future. It gives us a long-range view of where we are, where we are going, and helps to guide decisions that our town will make about the future of land use and development. The Master Plan will cover diverse topics related to the natural and built environments of the town, ranging from future land use and traffic circulation to community facilities and natural resource conservation. The Master Plan is adopted by the Planning Board but community input is extremely important to a successful Master Planning process. After all, the plan is supposed to reflect the interests and needs of the community.



Please join us on one or both days and tell your friends to do the same!

Workshop Dates: **Saturday, May 13, 2023, 10:00 AM- Noon** in the Council Chambers on the second floor of the Municipal Building, 1 Municipal Plaza, Bloomfield, New Jersey

ZOOM Workshop Date: **Wednesday, May 17, 2023, 7:00 PM - 9:00 PM**

Link: <https://tinyurl.com/MasterPlanCommunityMeeting>

[PLEASE RSVP FOR ZOOM WORKSHOP AT BloomfieldMasterPlan2023@gmail.com](mailto:BloomfieldMasterPlan2023@gmail.com)

Can't make it to the public workshops? We still want your input! Please fill out a community survey at: <https://tinyurl.com/BloomfieldMasterPlan2023>
The survey will be open until June 30, 2023.

QUESTIONS?

Please direct questions regarding the Comprehensive Plan to bloomfieldmasterplan2023@gmail.com

THANK YOU FOR YOUR PARTICIPATION!

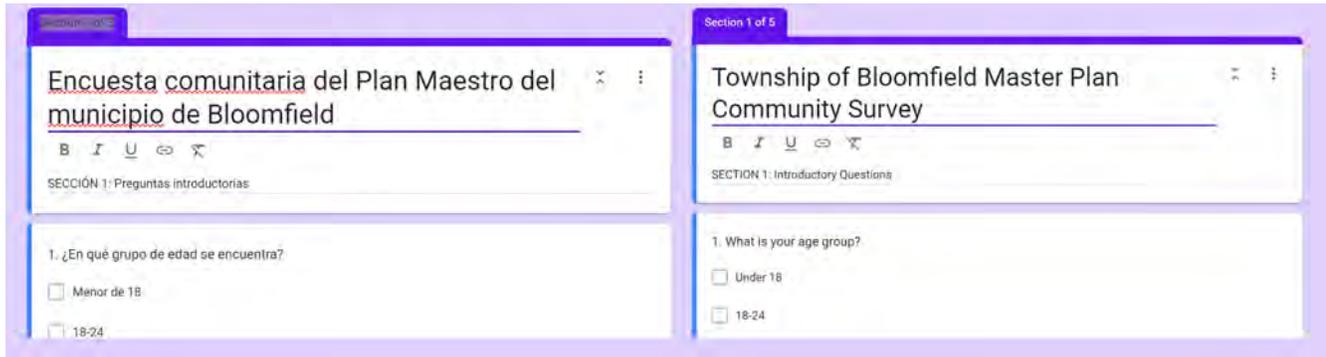
3.4 Public Workshops

The Master Plan’s public process was officially kicked off via two community workshops in May 2023. The first took place on May 13, 2023 in the Council chambers in Bloomfield’s municipal building. The second took place via Zoom on May 17, 2023. The purpose of the workshops was to introduce the community to the new Master Plan development process, and to provide a public forum for residents to provide suggestions and feedback to help guide the development of the Master Plan. At the meeting, residents were asked to participate in breakout groups and discuss 5 questions for 5-7 minutes each:

1. What are Bloomfield’s Greatest Assets and Strengths?
2. What are The Most Pressing Issues Bloomfield Faces Now?
3. What might be the biggest challenges in the next 5-10 years?
4. In the next 5-10 years, my vision for Bloomfield is...? I want Bloomfield to have...?
5. Any additional topics that you would like to bring to the Township’s attention?

Each group’s responses were recorded and shared with all participants at a report back session. Each question and a summary of answers from both public sessions is provided in Appendix A.

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3.5 Community Wide Survey

In May 2023, a community-wide survey was made available online in both English and Spanish. The survey was open for approximately two months during May and June 2023, and received 363 responses total. Summaries of the responses received at the public workshop and the community survey were published online on the Township website for public viewing. The results of each survey question are provided in Appendix B.

3.6 Informational Interviews

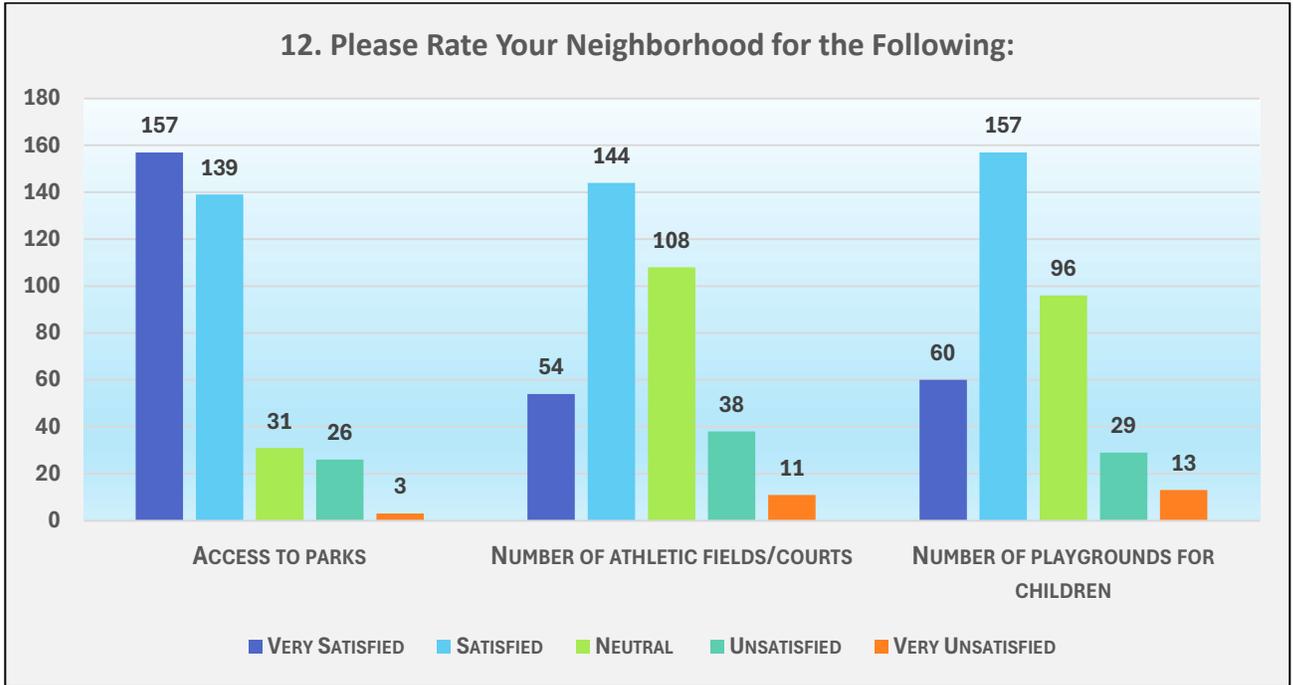
In the summer of 2023, informational interviews with representatives of various Township departments and commissions were conducted to obtain additional insight regarding the existing conditions of the Township and potential future needs. Specifically, interviews were conducted with the Chair of the Historic Preservation Commission; the Chair of the Environmental Commission; the Director of Parks, Recreation & Cultural Affairs; the Chair of the Open Space Trust Committee; Senior Service representative; Bloomfield College representative; the Chief of Police; a Parking Utility representative; the Township Engineer; the Chief of the Fire Department; representatives from the Office of Emergency Management; and the Public Works Director & Risk Control Coordinator.

3.7 Key Findings from the Community Survey

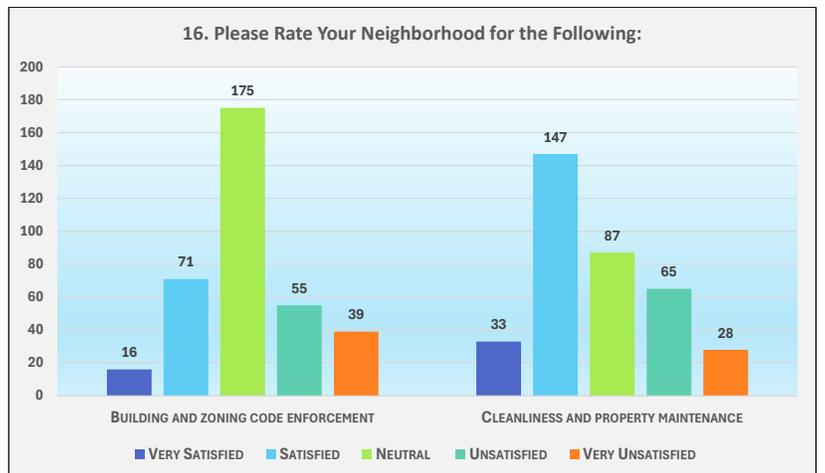
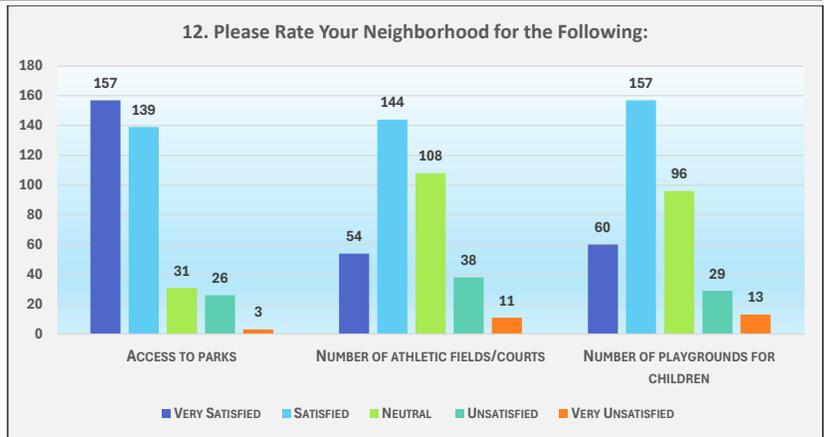
The below summary discusses the general trends and issues raised by public meeting participants and respondents to the community survey which should be addressed in the Master Plan.

Bloomfield residents take pride in the population diversity—racially, ethnically, and economically—and consider this quality one of the Township’s greatest assets. People also like that many residents have deep roots and ties to Bloomfield and that the Township has a rich history and identity. Many residents appreciate the Township’s great location near New York City, Newark, and Newark International Airport. Location and availability of mass transit options was the primary answer given in the community survey as to what most influenced the respondent’s decision to live in Bloomfield. Walkability; Bloomfield Center; distinct residential neighborhoods; the library; and extensive park system were also brought up repeatedly by residents in the public sessions and survey as reasons they love Bloomfield. Some residents noted that the Township provides a good balance between urban and suburban areas.

However, in the community outreach process, residents identified concerns, insights, challenges, and opportunities currently facing Bloomfield and/or expected to face the Township over the next five to ten years. These included the following:



- Many residents expressed a need for more **diverse and affordable housing options**, specifically for young adult long term residents wishing to remain in Bloomfield; renters looking to purchase a home; and seniors who would like to age in place.
- Residents are concerned about the **quality, capacity, and age of Bloomfield’s water, sewer, and stormwater management systems**. Specifically, the ability for these systems to handle future storms, climate change, and population increases. A modernized infrastructure system; utilization of green infrastructure; promotion of renewable energy sources; encouragement of green building and landscaped design; and composting were all recommended to help the Township mitigate and adapt to climate change.



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- **Commercial vacancies, unattractive aesthetics, lack of parking, and lack of public amenities** in Bloomfield’s commercial areas, particularly Bloomfield Center in the vicinity of the train station, discourage many residents from visiting Bloomfield Center. Residents noted that the Township should undertake one or more of the following: improve the regional **branding of Bloomfield** as a unique destination with a distinct identity in order to attract more visitors; be more proactive in **tenant recruitment**, specifically locally-owned businesses; provide additional downtown **amenities** such as spaces for visual and performing arts, as well as open spaces, and other gathering areas; and enhance the overall architectural and streetscape **aesthetics** of Bloomfield Center.
- Some residents are apprehensive about the potential community impacts of **existing and future redevelopment projects** on infrastructure, schools, existing neighborhoods, and streetscape aesthetics. Specific concern for the future of the vacant **South Junior High School** was mentioned. As a result, some residents expressed anxiety about existing vacant and underutilized properties which may be ripe for redevelopment. Relatedly, questions about the future of **Bloomfield College** were raised and what would happen to the college’s buildings if the college were to close and a related wish to **preserve the character of the campus neighborhood**. Residents advised that **future redevelopment** should take into account residents’ desire for Bloomfield to have greater housing choice diversity including affordable housing; **reduced tax burden**; improved architectural **aesthetics** of new construction; additional public **open spaces** and parks; as well as attractions such as a theater and or live performance venue.
- Residents would also like to further **safeguard Bloomfield’s historic resources** and districts.
- **Traffic congestion** is an issue throughout the community and has the negative externality

of encouraging motorists to use bypass streets through residential neighborhoods impacting resident quality of life. Relatedly, residents noted that the Township’s roadways often feel **unsafe to both pedestrians and cyclists** with particular concerns raised regarding safe routes to school and ADA accessibility. Furthermore, residents stated that efforts towards improving traffic circulation should not come at the expense of the safety of pedestrians and cyclists.

- Residents noted that there is a scarcity of **street trees** in the Township and the trees that do exist are in poor condition.
- Residents indicated that there is **uneven code enforcement** throughout the Township to address **quality of life concerns** such as illegal overcrowded living situations, particularly in southeast section of the Township; littering; street cleaning; and pest control.
- Residents would like **more open space** throughout the Township with several noting the importance of incorporating the **Essex County Greenway** into the Township’s existing system of parks and open space.
- A desire for **greater communication** between the Township and residents to facilitate greater **civic engagement** was mentioned in both the community survey and public meetings.
- Residents in the public sessions described a perceived separation between the **North Side and South Side** of Bloomfield in terms of quality of life enforcement, resource allocation, etc. whereby the north side is given more favorable treatment by Township leadership. Residents voiced a desire to reduce or eliminate that perception.

The issues raised during the public outreach process form the basis and foundation of the vision, goals and objectives of this Master Plan which are detailed in the next chapter. The recommendations embedded in each Master Plan element are intended to achieve the vision, goals and objectives.

4 Community Vision, Goals and Objectives



4.1 Community Vision

The goals, objectives and recommendations in this Master Plan were crafted to achieve a Bloomfield with the following characteristics:

- **Vibrant, attractive commercial areas** that incorporate a distinct Township brand and identity; are walkable and bicycle friendly; offer a variety of activities and amenities including spaces for visual and performing arts; include appealing open space and gathering areas; a diversity of modern retail, restaurants, and other commercial establishments including more locally owned businesses; and convenient and adequately supplied parking.

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- **A variety of housing options that suit the needs of different age groups, lifestyles, and income levels.** Development and redevelopment of residential projects should include housing choices specifically for young adult long term residents wishing to remain in Bloomfield; renters looking to purchase a home; and seniors who would like to age in place.
- **Modern water, sewer, and stormwater infrastructure** designed to handle the anticipated greater frequency and intensity of major storm events, as well as increases in population from new development.
- **A model of sustainability** which utilizes green infrastructure and other innovative techniques to reduce impacts from major storm events and reliance on vehicular travel; minimizes solid waste removal through recycling, composting, and upcycling; promotes the use of renewable energy sources by the Township, local businesses, and residents; encourages green building and low impact landscaped design; maintains and augments an extensive street tree canopy; among other sustainability measures.
- **Attractive and welcoming gateways into Bloomfield from the railroad and Garden State Parkway** through landscaping, signage; and attractive architecture.
- **A bicycle and pedestrian friendly Town-wide circulation network** including ADA accessibility and safe routes to school through roadway enhancements that prioritize pedestrians and cyclists thereby providing alternatives to driving around the Township.
- **Minimized traffic congestion and improved roadway conditions** to provide safe vehicular circulation throughout the Township but not at the expense of pedestrians and cyclists.
- **Ample and conveniently located parking for visitors to Bloomfield's commercial areas** to encourage visitors to these areas on a regular basis.
- **Preserved historic buildings and districts** that safeguard architectural and historic resources; highlight Bloomfield's rich past; and allow for adaptive reuse that provide historic buildings a modern use and relevance.
- **Enhanced redevelopment projects which balance a variety of community priorities.** These priorities include improved architectural and streetscape aesthetics; more diverse and affordable housing options; additional public open spaces and gathering areas; environmental impacts; and economic development that helps offset residents' tax burdens.
- **Effective code enforcement** to combat quality of life concerns such as illegal living situations, particularly in southeast section of the Township; littering; street cleaning; and pest control.
- **Expanded open spaces** for active and passive recreation including the integration of the Essex County Greenway.
- **Local government that emphasizes civic engagement, accessibility, and transparency** through use of technologies so Bloomfield residents can stay up to date and engaged with local policies and regulation.
- **A unified community.**

4.2 Goals and Objectives of this Master Plan

Land Use Plan Element

<p>GOAL 1. Provide a balanced land use pattern that protects the character of residential neighborhoods in the Township and promotes the growth of a diversified economic base that increases tax ratables.</p>	<p>OBJECTIVES:</p> <ul style="list-style-type: none"> a. Ensure that future land use and development is at an appropriate scale and density compatible with and sensitive to established surrounding neighborhoods. b. Ensure that any future redevelopment of large non-residential/ mixed-use properties generates community benefit and is compatible with surrounding neighborhoods in size, scale, and aesthetics. c. Provide a range of housing options, available to a range of income levels, in appropriate locations to satisfy diverse housing needs in the Township.
<p>GOAL 2. Strengthen the vitality and aesthetics of commercial areas.</p>	<p>OBJECTIVES:</p> <ul style="list-style-type: none"> a. Support the development of desirable and economically viable uses in the Township’s commercial areas through supportive zoning and development regulations. b. Undertake branding, tenant recruitment and other marketing initiatives to draw businesses and patrons to Bloomfield’s commercial areas. a. Maximize the opportunities for improved economic development adjacent to the Township’s transit stations. b. Boost the aesthetics of commercial areas through creative placemaking techniques. c. Identify opportunities for public gathering spaces in the commercial areas. d. Create attractive gateways at the principal entrances to the Township through upgraded land uses, streetscape improvements and signage. e. Promote programs for the visual and performing arts. f. Recognize the unique character of each commercial area and promote development that will strengthen and reinforce market niches. g. Capitalize on the Township’s competitive advantages for economic development purposes including its location in the center of the northern New Jersey/New York City region, extensive transportation and utility infrastructure, land available for redevelopment, and quality of life.
<p>GOAL 3. Address quality of life issues resulting from land use conflicts, increases in residential density from illegal conversions, vacant or underutilized parcels, and limited parking in residential and commercial districts.</p>	<p>OBJECTIVES:</p> <ul style="list-style-type: none"> a. Protect and preserve established residential character through zoning enforcement, inspections of multi-family dwellings and rehabilitation, where necessary. b. Provide for adequate parking in existing residential neighborhoods and commercial areas and incorporate adequate parking into new developments
<p>GOAL 4. Mitigate vulnerability to natural hazards and climate-change related impacts and make the safety of residents, visitors, and property during natural disasters an essential part of the planning process.</p>	<p>OBJECTIVES:</p> <ul style="list-style-type: none"> a. Adopt an integrated hazard mitigation approach that coordinates efforts and strategies across local, county, State, and federal jurisdictions. b. Encourage development that is consistent with the natural capacity of the land and the availability of water and infrastructure of the Township. c. Improve critical facilities and infrastructure to prepare for and withstand natural hazards.

4

Open Space, Parks, and Recreation Plan Element

GOAL 1.

Protect and Enhance Natural Resources, Active Recreational Facilities, and Open Spaces for the Enjoyment of Township Residents of All Ages and Abilities.

OBJECTIVES:

- a. Make improvements to existing open space and recreational facilities.
- b. Evaluate and maximize opportunities for the creation of additional open space, parks, and recreational areas in the Township.
- c. Diversify recreational opportunities to satisfy unmet needs.
- d. Develop open space accessibility and recreational opportunities.
- e. Explore the development of a Greenway network along stream corridors linking residential neighborhoods to parks and major activity centers.

Historic Preservation Plan Element

GOAL 1.

Promote the History of the Township and Preserve Its Remaining Historic Resources.

OBJECTIVES

- a. Acknowledge the importance of historic resources in providing a link to the past, preserving the Township's unique character, enhancing the visual appearance of neighborhoods and promoting economic development.

Circulation Plan Element

GOAL 1.

Make the Township More Walkable and Bicycle-Friendly and Less Reliant on Automobile Travel

OBJECTIVES

- a. Increase bicycle and pedestrian safety and accessibility throughout the Township by utilizing traffic calming measures; reconfiguring street design and pedestrian crossings; and providing pedestrian and bike networks that connect activity centers throughout the Township.
- b. Coordinate land uses with transportation facilities to facilitate access and encourage alternatives to driving.
- c. Promote mass transit use by maximizing access to NJ Transit commuter rail and bus service.
- d. Improving walkability, bicycle facilities, and aesthetics of train stations including Bloomfield, Watsessing and Grove Street stations

GOAL 2.

Address Existing Vehicular Traffic Circulation Issues.

OBJECTIVES:

- a. Improve mobility and visitor experience in Bloomfield Center for all modes of transportation.
- b. Provide way-finding signage on major roads and at gateway locations to facilitate circulation and identify the route to key activity centers and destinations in the Township.
- c. Improve vehicular safety at key areas of concern.
- d. Enhance emergency access and ease of vehicular circulation.
- e. Improve conditions of roadways.
- f. Optimize usage of existing parking capacity, particularly in Bloomfield Center, through timing, pricing and shared parking strategies and evaluate and explore opportunities to increase existing parking supply.

Conservation Element

<p>GOAL 1. Protect And Preserve Environmentally Sensitive Natural Features Through Sound Planning And Land Use Regulations.</p>	<p>OBJECTIVES</p> <ul style="list-style-type: none"> a. Encourage the remediation of contaminated sites and brownfield redevelopment to enhance the local environment and return vacant sites to productive use.
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Green Building and Sustainability Plan Element

<p>GOAL 1. Make Bloomfield a Model Sustainable Community</p>	<p>OBJECTIVES</p> <ul style="list-style-type: none"> a. Promote use of renewable energy sources. b. Identify and facilitate appropriate locations for electric vehicle charging stations. c. Minimize waste, including the generation of solid waste, wastewater, and by-products of all utility services and municipal operations. d. Eliminate contributions to climate change through management of greenhouse gas emissions and activities that accelerate the effects of climate change. e. Implement sustainable and green-building practices at municipal community facilities. f. Reduce the threats to natural landscapes from pests, disease, and non-native and invasive species.
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Utility Plan Element

<p>GOAL 1. Maintain and upgrade the Township’s existing utility infrastructure including public water, wastewater treatment, sanitary sewers and stormwater management.</p>	<p>OBJECTIVES:</p> <ul style="list-style-type: none"> a. Plan and implement state-of-the-art utility infrastructure, including green infrastructure, to replace aging and obsolete systems where possible. b. Ensure the proper management of the various utility systems within the Township. c. Protect the integrity of the public water supply including storage, treatment and distribution systems. d. Mitigate Flooding. e. Reduce sedimentation in stormwater runoff. f. Improve groundwater recharge. g. Reduced wastewater treatment costs.
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Community Facilities Plan Element

<p>GOAL 1. Ensure the Township has Modern Community Facilities and Equipment.</p>	<p>OBJECTIVES:</p> <ul style="list-style-type: none"> a. Maintain and upgrade existing community facilities, where necessary, and provide new community facilities to serve anticipated population growth. b. Maintain and upgrade existing emergency service facilities, especially those facilities which are aging or obsolete. c. Plan for and provide new facilities to serve planned growth and changing demographics.
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5 Land Use Plan Element



5.1 Introduction

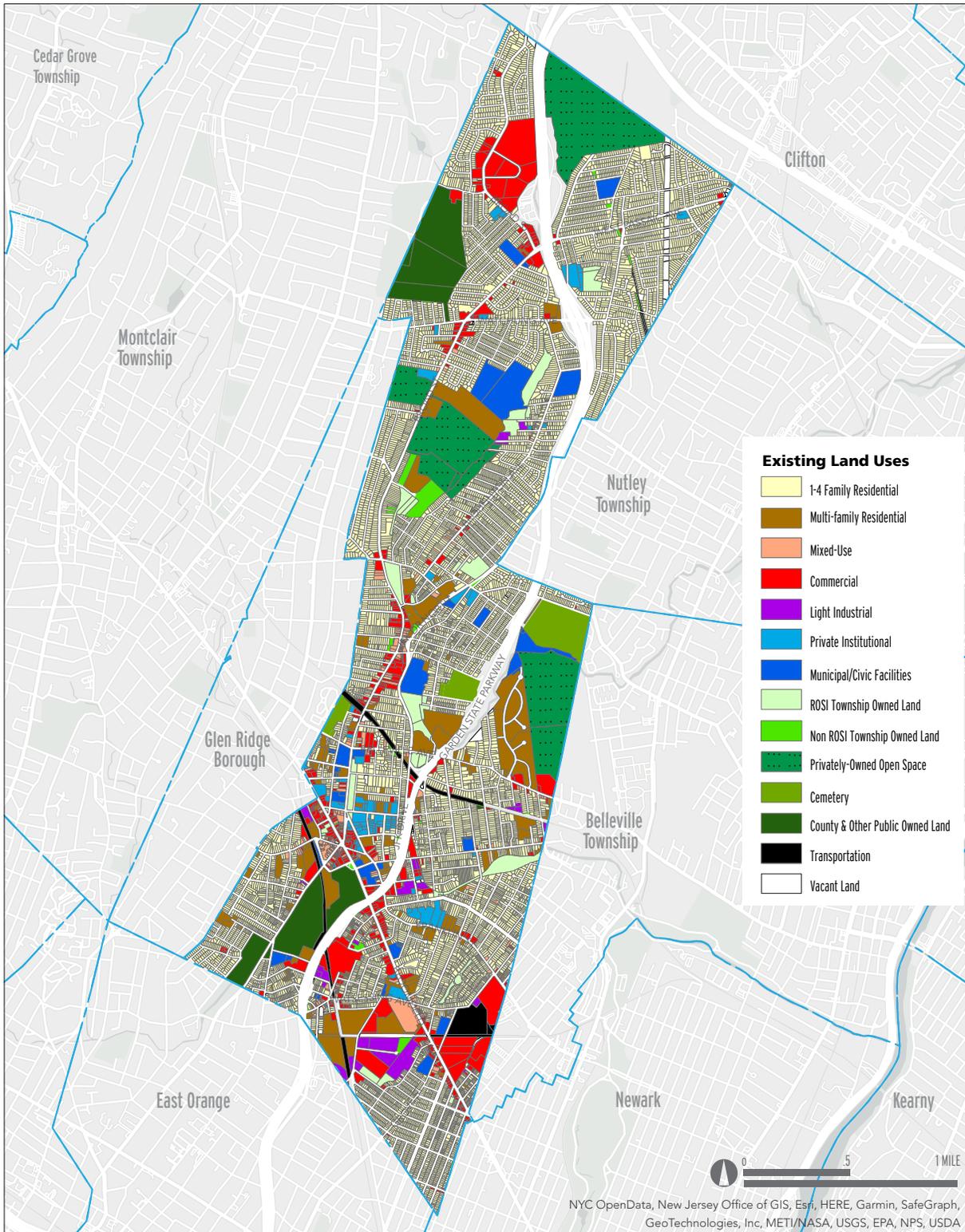
The Municipal Land Use Law (“MLUL”) requires that every municipal Master Plan include a Land Use Plan Element. The Land Use Plan Element indicates the location, extent, and intensity of the existing and proposed development in the municipality and is intended to guide future development in the Township over the next 10-year period. The Land Use Plan serves as the basis for the Township’s land use ordinance including any proposed revisions or amendments to the ordinance. The Land Use Plan provides an overview of preferred land use types and locations consistent with Long Hill’s overarching planning goals.

Since 2021, the MLUL has required that the Land Use Plan Element include a climate change-related hazard vulnerability assessment which analyzes current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards such as increased temperatures, drought, flooding, hurricanes, and sea-level rise. The assessment is designed to identify areas subject to potential impacts, and the development of policies and strategies for preparedness for and mitigation of potential impacts.

The sections below focus on the land uses and zones in the Township including a description of existing conditions, an assessment of the existing conditions, and implementable action items. The final section is devoted to a hazard vulnerability assessment.

5.2 Existing Land Use and Zoning Maps

The below subsections include a description of each existing land use/zone along with an assessment of these existing conditions, as well as implementable action items. Please see Figure 5-1 Existing Land Use Map and Figure 5-2 Existing Zoning Map. The 2002 Land Use Element proposed numerous recommendations that addressed different categories of land use and zoning, which are detailed below accordingly. The 2014 Master Plan Reexamination also proposed various rezoning and regulatory changes, several of which have been implemented to best reflect existing uses and on-the-ground changes.



Note: Existing land uses in Bloomfield depicted as of April 2024.

FIGURE 5-1 | EXISTING LAND USE

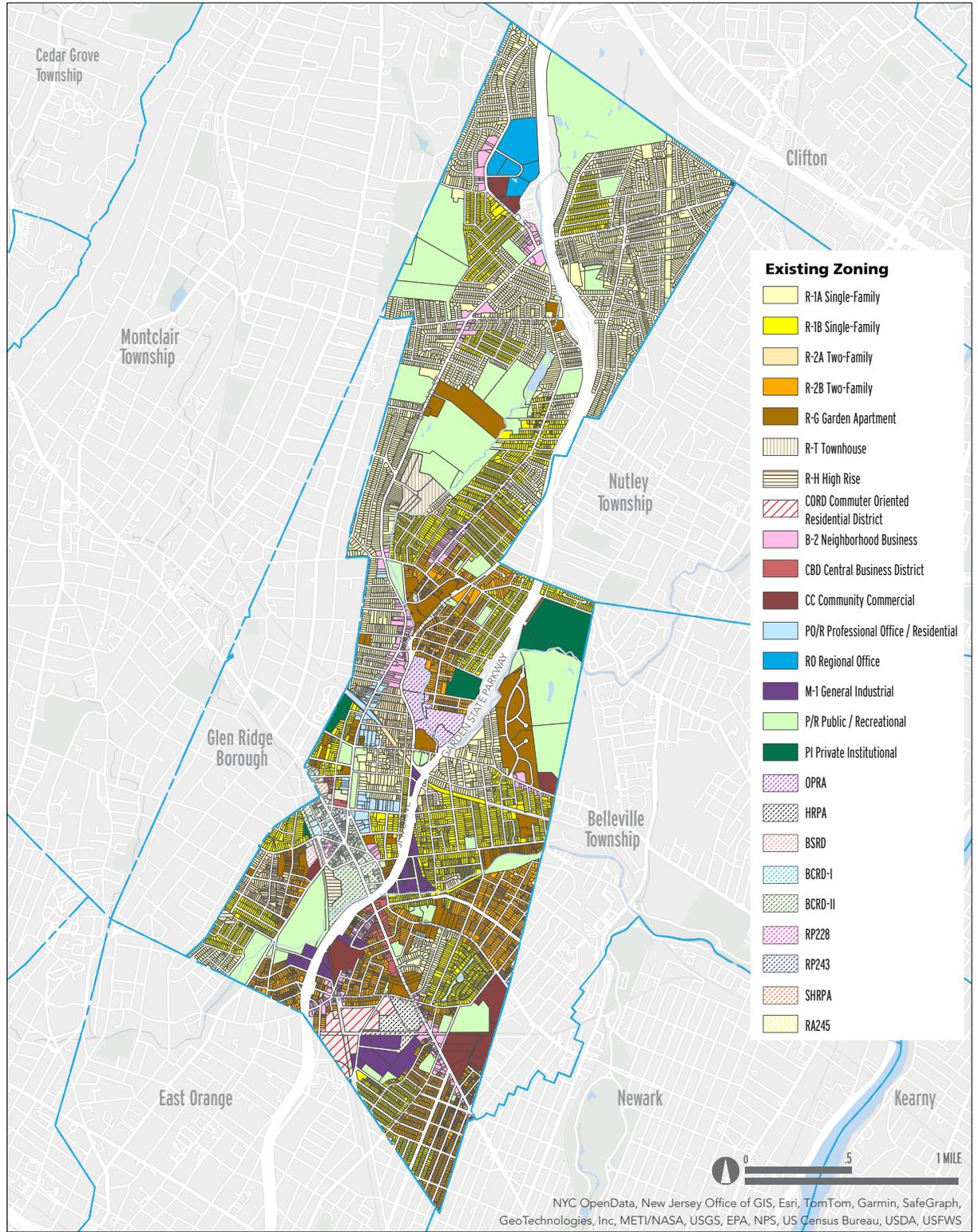


FIGURE 5-2 | EXISTING ZONING

5.3 Recommendation Common to All Land Use Districts

5.3.1 Address Flooding

Bloomfield has experienced flooding during major storms over the last two decades, with significant cost to residents, owners of commercial establishments, and government facilities. The surface water within Bloomfield Township is comprised of three streams including the Wigwam Brook, Second River, and Third River. The Township also contains Clarks Pond, tributaries of the Second and Third rivers, and private ponds. The surface water within Bloomfield Township is located within the Passaic River Lower Basin Watershed. The Northern part of Bloomfield is located within the Third River Sub-watershed while the Southern part is located within the Second River Sub-watershed.

The Township is subject to flooding from the Third River and the Second River. Most of the lands adjacent to the rivers in the Township are affected by flooding. There are several other areas throughout the Township that experience flooding. As such, it is a concerted priority of the Township to address flooding as a primary component of its planning initiatives. The Township continues to be burdened by far greater regional impacts of climate change exemplified by continued escalation in the severity and frequency of flooding. Most notably, recognized by the State's recent promulgation of the Inland Flood Protection Rule (IFPR), which affirms extreme precipitation amounts are 1 to 15 percent higher today than in 1999. Further, NJDEP estimates that precipitation during the 100-year storm event is likely to continue increasing over the remainder of this century by 23 to 50 percent above the 1999 baseline as we approach the year 2100. To this end, the Township acknowledges the necessity to escalate their planning initiatives through a multi-pronged approach of congruent local and regional efforts and to constantly evolve its approach to stormwater management including the following:

1. Regulate, if permissible, any new construction in the floodplain except for that which has the potential to reduce flood damage.
2. Investigate and actively seek all available federal, state and county funding to buy flood impacted properties.
3. Continue to install gabion walls to prevent bank erosion along the Third River as has been done between Baldwin Street and Hoover Avenue to prevent continuous erosion along the private properties that face Broad Street.
4. Stabilize the stream bank long the Second and Third Rivers and Wigwam Brook.
5. Perform a feasibility study on storm sewer system to determine the best solution to reduce or alleviate flooding in Ampere Parkway east to Newark border. There is a high-water table in this area; many homes have sump pumps that are constantly running; and the Township is currently cleaning out the existing sewer on a routine basis.
6. Conduct outreach to property owners in flood-prone areas that are repeatedly impacted by flood waters in order to provide information on mitigation measures.
7. Develop a debris management plan to implement a pre-storm planning process that will provide information on debris clearing and collection, location of where materials will be stored, and a health and safety plan.
8. Continue river de-snagging and maintenance with local, County and State resources.
9. Adopt an amended Flood Damage Prevention Ordinance ("FDPO") consistent with NJDEP's model ordinance. The FDPO applies to development in the "special flood hazard area" which is the FEMA 100-year floodplain. Without a FDPO in place, the Township cannot participate in the National Flood Insurance Program (NFIP) and residents are not eligible to obtain flood insurance.
10. Update the Township Floodplain Map to reflect promulgated Inland Flood Protection Rules and develop a GIS inventory of all properties



encumbered by the floodplain. Provide certified mail notice to all property owners within the floodplain so that they are aware of any risk and/or mitigation strategies. The Township should develop educational program to inform residents of public health and safety risks associated with flooding as well as where it occurs in Township.

11. Develop Flood Risk Assessment and Mitigation Study to identify areas of greatest risk and benefit from both local and regional mitigation projects.
12. Routinely review and re-adopt the Township's Stormwater Control Ordinance (SCO) to assure NJDEP BMP Manual Appendix D model ordinance revisions are locally adopted for immediate Major Development compliance with all future amendments to N.J.A.C. 7:8.
13. Develop Asset Management Study for existing municipal storm sewer capacity, including municipal infrastructure capital improvement plan to reduce anticipated flood impacts and support future planned development.
14. Continue to implement strategies identified in the Essex County All Municipalities Hazard Mitigation Plan by seeking Grant opportunities

to implement the identified strategies.

15. Support NJPDES MS4 Tier A Permit planning effort compliance with routine review and revision of the Municipal Stormwater Management Plan (MSWMP) as part of all Master Plan updates and/or Reexaminations
16. Develop a Stormwater Mitigation Plan in accordance with N.J.A.C. 7:8-4.2(c)11 that identifies what measures are necessary, potential mitigation projects, and/or criteria to evaluate mitigation projects that can be used to offset the deficit created by granting a variance in accordance with N.J.A.C. 7:8-4.6.
17. Routinely review and adoption of NJDEP's New Jersey Model Code Coordinated Ordinances to ensure continued compliance with the National Flood Insurance Program (NFIP) requirements.
18. Investigate Meadowbrook Sewer located and operated by three municipalities: Bloomfield, Newark, and Belleville, to ensure it is functioning properly.

Additionally, the Township aims to escalate its local planning initiatives by identifying regional coordination efforts to promote improvements to floodplain management including:

1. Initiating discussions with neighboring communities of Glen Ridge and Montclair, to address regional flood mitigation projects and water quality issues within Watershed Management Area 4 (WMA 4) to establish a regional partnership to implement stormwater mitigation measures in areas where drainage zones overlap. WMA 4 consists of the Lower Passaic River and its tributaries, including the Saddle River.
2. Supporting NJPDES MS4 Tier A Permit planning effort compliance through development of a Watershed Improvement Plan (WIP).

5.3.2 Review, Rationalize, and Update Zoning Districts and Regulations

Changes in uses and development patterns within zones have taken place within Bloomfield over the decades. The intent of this Land Use Element is to create more rational zoning that will increase the percentage of conforming lots within their respective zones to more closely align with the Purposes of Zoning in Municipal Land Use Law, N.J.S.A 44:55D-2. These changes will significantly reduce the necessity for owners to get variance approval to improve their properties. Specific zone recommendations are provided in the subsequent sections.

Overall recommendations for every zone in the Township include:

1. **Adjust zone boundaries and bulk requirements** to conform to the existing character of neighborhoods.
2. **Define new zoning districts** that more closely align existing uses with desired future uses, notably the intent to foster walkable mixed use residential and commercial neighborhoods.
3. **Redraw zone lines to remove any split lot conditions.** A number of lots throughout the township are split between two zones. Split lots should be incorporated into the most conforming adjacent zone, based on lot size and/or use.
4. **Establish measurable and reasonable conditional use standards for all conditional uses.** Each conditional use in the Zoning Ordinance shall have measurable standards. Vague criteria is not permissible and a conditional use ordinance must have enough certainty and definiteness to allow an applicant to know the limit and extent of the conditions.
5. **Regulate the location and require screening of outdoor accessory mechanical equipment.** Emergency generators, HVAC equipment, and other mechanical equipment (including satellite dishes) should be limited to side and rear yards, with adequate setbacks from buildings and lot lines, and be shielded from public rights-of-way through landscaping and/or architectural screening.
6. **Examine all land use standards and make any necessary “housekeeping” amendments.** The ordinance should be reviewed and any standards that are conflicting, unenforceable, unlawful, unclear, or repetitive should be removed. The annual reports of the Zoning Board of Adjustment provides examples of issues that repeatedly come before the Board as well as consideration of changes to the land development ordinance as appropriate. For example, reviewing provisions for “home occupations” and “home professional offices” in all Districts where they are permitted or conditionally permitted to clarify distinctions between them and correct existing ambiguities; and clarifying regulations governing pools and pool decks.
7. **Improve the efficiency and transparency of the Land Use code and application process** by providing both in online and hard copy formats informational materials, clear checklists, templates, and timelines to be used by both Township staff, Board Professionals, and applicants.

5.3.3 Adopt A Renewable Energy Ordinance

The Township should adopt a renewable energy ordinance permitting and placing bulk restrictions on renewable energy facilities in the Township. Specifically, the ordinance should address solar panels including ground-mounted, roof-mounted, building-integrated, and parking lot canopies. The Township's ordinances should also be updated to reflect Municipal Land Use Rules regulations regarding renewable energy systems.

5.3.4 Incorporate Green Building Checklists into Redevelopment Plans

Buildings are a leading source of carbon dioxide emissions, waste output, and electricity consumption in the United States. A Green Development Checklist lists various green design strategies that can be incorporated into a Redevelopment Plan as part of the Site Plan and Subdivision process. The checklist is for data collection purposes and is not mandatory but enables green design strategies to be part of the development application review process.

5.3.5 Adopt EV Ordinance and Encourage EV Spaces at Public Venues

The MLUL requires that the Land Use Element consider potential locations for the installation of electric vehicle ("EV") charging stations. The Township has installed EV charging stations in Township-owned parking areas including in Lot E (i.e., Glenwood Garage) and Lot G (i.e., municipal building lot) and should continue to expand the number of EV charging stations at Township owned facilities.

A number of private developments in the Township have EV charging stations available to tenants and customers. There are also charging stations at rest areas in Bloomfield for the Garden State Parkway. In recent years, the Township acquired four new electric vehicles, along with grants for two more, for municipal department use. This resulted in a total municipal fleet of 10 electric vehicles, demonstrating the Township's commitment to investing in

sustainable forms of transportation that reduce the community's carbon footprint. Additionally, Bloomfield should consider implementing the following:

1. Amend the zoning ordinance to reflect State mandates requiring EV charging stations in new multi-family residential and non-residential projects.
2. Partner with private companies to provide EV charging stations on municipal property such as the municipal building, and the municipally-owned parking lots at the train stations.
3. Encourage the installation of EV stations on privately owned lots with expansive parking lots.

5.4 Single- and Two-Family Residential Districts

5.4.1 Introduction

The intent of the single- and two-family residential districts is to preserve the integrity of existing residential areas by preventing the intrusion of nonresidential uses into residential neighborhoods and by maintaining existing development intensity and population density consistent with residential neighborhood patterns and the specified one- or two-family densities for each particular zone.

5.4.2 Description

5.4.2.1 R-1A Single Family Low-Density Residential

The Single Family Low-Density Residential category is the largest residential district in Bloomfield and is located predominantly in the northern and central portions of the Township, as well as in certain areas of the Third Ward. Neighborhoods in the single-family residential low-density category include the Brookdale and North End neighborhoods as well as portions of the Brookside, Clark's Pond, Historic Green and Watsessing Heights neighborhoods. The purpose of this land use category is to recognize the relatively large lot single-family detached residential development located throughout these areas that is suburban residential in character. The implementing zoning mechanism for this category is the **R-1A**



Zone. The minimum lot size is 5,000 square feet and the minimum lot width is 50 feet. The maximum height is 2.5 stories and 40 feet. Current bulk regulations in the District provide for modest yards based upon a minimum front yard setback of 25 feet, rear yard setback of 25 feet, an individual side yard setback of 6 feet, and combined side yard setback of 14 feet. The maximum permitted building coverage is 20 percent; lot coverage is 45 percent; and floor area ratio (F.A.R.) is 0.5. The District also permits compatible non-residential uses such as public buildings, utilities and parks. Most lots in the District are sufficiently large to accommodate garages and adequate off-street parking.

5.4.2.2 R-1B Single Family Medium-Density Residential

The Single-Family Medium-Density Residential category is located in areas throughout the Township and is similar in character and housing stock to the

Single-Family Residential Low-Density District. The purpose of the category is to recognize the medium density single-family residential development within moderately sized lots that now exists within these areas. Neighborhoods in the single-family residential medium-density category include Halcyon Park neighborhood as well as portions of the Ampere, Brookside, Clark’s Pond, Historic Green and Watsessing Heights neighborhoods. This category corresponds with the **R-1B Zone** district of the Township. The minimum lot size is 4,000 square feet and the minimum lot width is 40 feet. The maximum height is 2.5 stories and 40 feet. Current bulk regulations in the District provide for modest yards based upon a minimum front yard setback of 20 feet, rear yard setback of 25 feet and side yard setback of 6 feet. The maximum permitted building coverage is 25 percent; lot coverage is 60 percent; and floor area ratio (F.A.R.) is 0.5. The District also permits compatible non-residential uses such as public buildings, utilities and parks. Most lots in the District are sufficiently large to accommodate garages and adequate off-street parking. The District also permits compatible non-residential uses such as public buildings, utilities and parks.

5.4.2.3 R-2A Two Family Lower-Density Residential

The Two-Family Lower-Density Residential category is located predominantly in areas south of Ward 2. The purpose of this land use category is to provide detached two-family residential medium density development on both larger and smaller lots that contribute to the housing stock diversity in Bloomfield. The **R-2A Zone** is the implementing zoning mechanisms of this land use. The minimum lot size for R-2A is 5,000 square feet with a minimum lot width of 50 feet. The maximum height is 40 feet. Current bulk regulations in the District provide for modest yards based upon a minimum front yard setback of 20 feet, rear yard setback of 25 feet and side yard setback of 6 feet. The maximum permitted building coverage is 25 percent; lot coverage is 60 percent; and floor area ratio (F.A.R.) is 0.5. The District also permits compatible non-residential uses such as public buildings, utilities and parks. Most lots in the District are large enough to provide limited off-street parking in a detached garage or side yard driveway.

5.4.2.4 R-2B Two Family Higher-Density Residential

The Two-Family Higher-Density Residential category is located in the southern end of Ward 2; the northern and southeastern end of Ward 1; and throughout Ward 3. The purpose of this land use category is to provide detached two-family residential medium density development on both larger and smaller lots that contribute to the housing stock diversity in Bloomfield. The **R-2B Zone** district is the implementing zoning mechanisms of this land use. The minimum lot size for R-2B is 4,000 square feet with a minimum lot width of 40 feet. The maximum height is 40 feet. Current bulk regulations in the District provide for modest yards based upon a minimum front yard setback of 20 feet, rear yard setback of 25 feet and side yard setback of 6 feet. The maximum permitted building coverage is 25 percent; lot coverage is 60 percent; and floor area ratio (F.A.R.) is 0.5. Most lots in the District are large enough to provide limited off-street parking in a detached garage or side yard driveway.

5.4.3 Assessment

The one- and two-family residential districts are considered to be among the more stable residential neighborhoods in the Township. Anticipated future activity includes subdivision and infill development. Residents in the Master Plan outreach process stressed the importance that infill development and renovations in established one- and two-family neighborhoods be compatible with and sensitive to neighboring properties in terms of scale, architectural style, and intensity in order to preserve the suburban character and integrity of these established areas.

Many issues identified in the 2002 Master Plan regarding the one- and two-family districts remain today. The 2002 Master Plan noted that the R-1A and R-1B zones were experiencing illegal conversions of single-family homes to two-family and multi-family dwellings the R-2A and R-2B were experiencing illegal conversions of two-family homes to multi-family dwellings. The prevalence of illegal conversions in these zones continues throughout the Township but predominantly in the Third Ward. The de facto rezoning of certain neighborhoods from one to two family homes to multi-family homes has resulted in quality of life problems such as overcrowded housing, safety hazards, parking demand outpacing supply, haphazard building alterations, and the proliferation of littering and trash. Additionally, per the zoning ordinance, in residential zones, no required parking shall be permitted in any front yard except in a driveway leading to a garage and for one- and two-family dwellings, the required parking must be on the same lot. Illegal conversions has led to an excessive number of resident cars parked on individual lots which impacts overall neighborhood aesthetics and a dearth of available on-street parking as residents of the illegal conversions are forced to find alternative parking when onsite parking is unavailable.

Illegal conversions are primarily a zoning enforcement issue, however consideration should be

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given to zoning mechanisms that might reduce or mitigate the impact of such conversions.

Relatedly, the Zoning Board annual reports indicate that the zoning ordinance requirement for new or expanded one- and two-family dwellings to provide two parking spaces per dwelling unit with at least one within an enclosed garage has resulted in construction of dwellings where garages become the most prominent architectural feature on a lot compromising the overall attractiveness of a neighborhood. Other aesthetic concerns were raised regarding the screening of outdoor accessory mechanical equipment including generators, HVAC equipment, and satellite dishes.

Finally, there is a high frequency of applications to the municipal reviewing boards involving deviations from requirements for minimum building coverage, lot coverage, and FAR in the R-2A and R-2B zones, where the minimum lot areas are 5,000 square feet and 4,000 square feet, respectively.

5.4.4 Recommended Actions

The following are recommended actions regarding the one- and two-family residential districts:

1. Develop design guidelines to encourage new development and renovations be consistent with the architectural character of the neighborhood where the property is located.
2. Enact design standards regulating the aesthetics of garages with doors facing the public right-of way. Encourage creative designs for dwellings without garages or detached garages constructed in the rear yard. The goal is to eliminate the construction of dwellings where garages are the prominent feature visible from the street.
3. Add a requirement to the application checklists that applicants must include a rendering of the proposed development and photos of adjacent buildings, so that the reviewing Board can evaluate the compatibility of the project with neighboring structures.
4. The Mayor and Council should consider



strategies to improve enforcement of zoning violations and to ensure compliance with conditions of approval enumerated in resolutions adopted by the Zoning Board of Adjustment and the Planning Board.

5. Require that no construction permit, including a demolition permit, should be issued by the construction official unless and until a zoning permit has first been issued with exception made for emergency demolition pursuant to an order of the Township Construction Official.
6. Examine existing non-conforming lots in one- and two-family zones and consider zoning changes to bring them into compliance.

5.5 Higher Density Residential Districts

5.5.1 Introduction

The higher density residential zone districts in the Township consist of three different categories: multi-family apartment residential, single-family townhouse residential, and high-rise residential. Details of the land use categories and zoning are provided below.

5.5.2 Description

5.5.2.1 R-G Multi-Family Apartment Residential

The Multi-Family Apartment Residential category is scattered throughout the Township, mostly in the central and southern areas. The purpose of this land use category is to recognize medium density multi-family residential use in low- and mid-rise development on large lots that contribute to Bloomfield's broad range of housing choices and diverse residential neighborhoods.



The implementing zoning mechanism for this land use is the **R-G Garden Apartment Zone**, with the stated intent of permitting residential garden apartments and mid-rise apartment buildings adjacent to major roadways, commercial services, and public facilities. Included in this land use category are the Skyview Estates, Brookview Estates, Brookdale Gardens, and Fairway Gardens in the Second Ward; Brookside Apartments, Whitestone Gardens, Brookside Manor, and Forest Hill apartments in the First Ward; and Washington Heights, Glenwood Gardens, Ashland Apartments; and Franklin Towers in the Third Ward.

Other permitted uses include public parks and playgrounds, institutional uses, and houses of worship on parcels of 10,000 square feet or more. Permitted conditional uses include continuing care retirement homes, home occupations, and wireless communication facilities. The Job Haines (250 Bloomfield Avenue), an assisted living facility and nursing home is in the R-G zone, as is Kinder Towers (400 Hoover Avenue), affordable independent living units for seniors. There are also 2-4 family homes in the district, as well as ground floor commercial buildings with upper story apartments. Some single-family homes on Thomas Street in the Third Ward are zoned R-G.

The minimum lot area is 40,000 square feet and the minimum lot width is 100 feet. The maximum height is two stories for garden apartments and six stories for mid-rise apartment buildings. The maximum permitted density in the R-G zone is 25 dwelling

units per acre for garden apartments and 50 dwelling units per acre for mid-rise apartments. The maximum building coverage is 30 percent, lot coverage is 80 percent, and a minimum of 20 percent of the site area shall consist of landscaped open area, exclusive of building area, parking areas, and driveways. A minimum of 10 percent of the site area shall be common open space for residents, which may be part of the aforementioned 20 percent open space set aside. Not more than 75 percent of the units shall have more than one bedroom. Mid-rise apartment buildings may utilize ground floor parking but only if enclosed in a manner that renders it as inconspicuous as possible through architectural design of the building.

The Multi-Family Apartment District incorporates established and fully developed areas of low- to mid-rise multi-family housing. Consistent with the 2002 Master Plan, the focus of this district should be on preserving the integrity of the district, maintaining the generally high quality of existing multi-family housing, addressing site plan issues such as parking and buffering/screening in order to maintain the generally high quality of housing and protect adjacent residential neighborhoods.

Pursuant to a recommendation in the 2002 Master Plan, offices were removed from the list of permitted uses in the zone in order to preserve the integrity of the district by protecting against the intrusion of commercial and other non-residential uses deemed incompatible with the residential character of the District and that had the potential to dilute its

attractiveness as a housing option.

The former South Junior High School was subject to the regulations of the R-G zone prior to its designation in 2015 by the Mayor and Council (i.e., Block 335, Lot 26 a.k.a. 177 Franklin Street) as a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1, and the subsequent adoption of a Redevelopment Plan for the 3.6-acre site. In 2020, the Planning Board approved a site plan application for the redevelopment of South Junior High School to renovate the existing structure and construct a 20,000 square foot addition to provide 122 residential units, art studio/gallery space, amenity space, and space to be utilized for performing/visual arts and community events. This is the third proposal since the school closed in 1986. One redevelopment, approved in 2006, failed to break ground.

In 2023, the Township acquired from Essex County 209 Franklin Street (i.e., Block 335, Lot 21) for use as a recreational/athletic facility, open space, and related public uses including the improvement and enhancement of stormwater mitigation in the area. The lot is currently improved with a vacant building that was formerly used as the Essex County Bloomfield Technical High School which closed in 2018.

5.5.2.2 R-T Single-Family Townhouse Residential

The Single-Family Townhouse Residential district is located in the northern central portion of the Township just south of the Glen Ridge Country Club. Clark Avenue is to the south, the Third River to the east, and Broad Street to the west. The district encompasses the former Scientific Glass manufacturing complex. The implementing zoning mechanism for this land use is the **R-T Residential Townhouse Zone**, with the stated intent of permitting single-family townhouses. More than one principal building may be constructed on a lot.

The district permits detached single-family dwellings, townhouses that have a common party wall between



adjacent units, and public parks. The district also permits continuing care retirement communities as a conditional use. The only townhouse development in the R-T zone is the Greenbrook Condominium development which consists of 68 townhomes. The lots adjacent to the Greenbrook development zoned R-T are now in Lions Gate Park, a permitted use in the zone, and will not be developed for townhomes. The minimum lot area is 43,560 square feet and the minimum width for a single townhouse unit is 20 feet. The maximum height is three stories and 45 feet, with a minimum number of two stories. The maximum density for townhouse units is 11 units per acre. Maximum building coverage is 40 percent; parking area and driveway coverage is 20 percent; and accessory buildings is 5 percent. Furthermore, in any group or groups of townhouses, common open space for outdoor active or passive recreation shall be provided in the amount of 1,200 square feet per individual townhouse unit. Such required recreational space shall not be less than 25 feet in its shortest dimension and shall not be located in the required front yard, nor within 10 feet of the side and rear property lines.



The 2002 Master Plan noted that the Residential Townhouse District was one of the largest remaining areas of vacant land in Bloomfield and was likely to experience development pressure. The district is located along the Third River corridor, which extends more than four miles through the Township from the northern border with Clifton to the eastern border with Belleville. Due to its proximity to the river, the district contains sensitive environmental features such as floodplains and wetlands and experiences flooding during severe rain events. The 2002 Master Plan proposed the exploration of a Third River Corridor Greenway to preserve remaining open space along the river, provide for improved flood control, and create additional passive recreational opportunities. The Plan advised that future residential development in the district had to be sensitively designed to buffer and protect existing natural features, improve flood control and stormwater management, and provide for the planned greenway. In light of the environmental constraints, the 2002 Master Plan recommended that the density of 11-13 dwelling units per acre be reduced to 4-8 dwelling units per acre; the lot coverage of 70 percent be reduced to 55 percent to encourage ground floor garages; 1,200 square feet of usable open space for passive recreation and

stormwater infiltration should be required; buffering and screening should be required; flood control improvements should be required; an ordinance prohibiting development on environmentally sensitive areas should be adopted; and public access by way of an easement to the proposed greenway along the Third River should be required. Finally, the 2002 Master Plan recommended that the Township consider preserving all or part of the District for recreation and open space if funding becomes available; and CCRCs should be eliminated as a permitted conditional use in the RT zone. Since adoption of the 2002 Land Use Element, the Township raised monies, including grant monies, to acquire the remainder of the undeveloped portion of the R-T zone for a community park incorporating a freshwater wetlands complex that hydrologically connects the Third River (a flood prone tributary to the Passaic River), Spring Brook and a former floodplain. Up to 10 million gallons of floodwater is stored and slowly released, creating aquatic, terrestrial and riparian habitats.

The Township also instituted zoning standards pursuant to the 2002 Master Plan recommendations including reducing the lot coverage to 55 percent and requiring 1,200 square feet of usable open space per townhouse unit. The maximum permitted density is 11 dwelling units per acre which is not as big of a reduction as recommended in the 2002 Master Plan. Additionally, CCRCs remain a permitted conditional use.

5.5.2.3 R-H High-Rise Residential

The High-Rise Residential category is located primarily in the southern part of the Township, namely in the developments Troy Towers (40 Congers Street), Felicity Tower (100 Llewellyn Avenue), and Silk Mill Lofts (110 North Fulton Street). The implementing zoning mechanism is the **R-H Residential, High-Rise Apartment Zone**. The stated intent of the R-H zone is to recognize the special problems and benefits of high-rise apartment dwellings, and to designate certain areas, to the

exclusion of other areas, where such structures may be constructed and to control such use so as to avoid adverse effects upon adjacent areas. High-rises of between six and 11 stories shall have a maximum residential density of 45 dwelling units per acre. High-rises of 12 or more stories shall have a maximum residential density of 60 dwelling units per acre.

Other permitted uses include single-family detached dwellings, places of worship, public uses, educational institutions, and hotels/lodging facilities. The zone also permits home occupations and wireless communication facilities as conditional uses. The minimum lot area is 40,000 square feet and the minimum lot width is 200 feet. The maximum height is 150 feet.

Troy Towers is a 356-unit building constructed in 1963. It consists of two towers each 15 stories in height and is set in 68 acres. Felicity Tower is a 148-unit building constructed in 1974. The 9-story building provides seniors with low- and moderate-income housing. Silk Mill Lofts is a 48-unit building in a 5-story renovated former silk stocking factory building.

At the time of the 2002 Master Plan, there were three developments in the R-H zone: Troy Towers, Felicity Tower, and Kinder Towers (400 Hoover Avenue) which is an 8-story, 100-unit building providing affordable housing for seniors on 3 acres of land. The 2002 Master Plan noted that these three projects were well-maintained and provided affordable, high-quality housing to senior citizens and other Bloomfield residents. However, these projects were “towers in the park” which is a form of residential development with large buildings surrounded by extensive yards and parking lots. As a result, the height and density of these projects were more characteristic of more urban pattern of development and are inconsistent with the relatively low-rise and medium density residential development. The 2002 Master Plan recommended that offices be

eliminated as a permitted use in the zone as it was incompatible with the residential use and that home occupations be permitted subject to conditions. The plan also recommended that the bulk regulations be examined, and design standards be implemented. Since adoption of the 2002 Land Use Element the following ordinance changes to the High-Rise Residential District have been implemented:

- Kinder Towers was rezoned to the R-G district.
- Offices were removed as a permitted use in the R-H zone.
- Home occupations are a permitted conditional use.
- The rear yard and side yard setbacks were amended from setbacks dependent on building height to a set number of feet, i.e., 30 feet and 10 feet, respectively.

There are currently three developments in the current R-H High-Rise Residential Zone: Troy Towers, Felicity Tower, and the Silk Mill Lofts.

5.5.3 Assessment

There are several Zoning ordinance definition consistency issues raised in the 2014 Master Plan Reexamination report that have yet to be reconciled including that in the ordinance, the R-G zone regulations permit mid-rise apartment buildings of “not more than six stories.” However, the definition of mid-rise apartment building in the ordinance limits such buildings to a maximum of 5 stories in height. Relatedly, the R-H zone permits “high-rise apartments (multiple-family dwellings over six stories)” when the ordinance definition for “high-rise multifamily dwelling” is a building of six or more stories.

Additionally, only three buildings are zoned R-H including Silk Mill Lofts. Silk Mill Lofts is only 5-stories which does not meet the ordinance definition for a “high-rise” development, i.e., 6 or more stories. At the same time, the 8-story Kinder Towers is now zoned R-G which does not permit buildings that high. Some of the Higher Density Residential zones permit

uses that are inconsistent with the respective zone's stated purposes. For example, the R-H zone permits single-family detached dwellings, places of worship, public uses, educational institutions, and hotels and extended stay lodging facilities. The limited number of properties in this zone do not fall into any of these additional permitted uses and the inclusion of some of these uses in the zone may no longer be sensible.

Relatedly, some areas are zoned for Higher Density Residential zones where the on-the-ground conditions do not match the zoning. For example, there are office buildings, single-family and two-family homes with the R-G zone which may be more appropriately zoned for those uses.

Additionally, the R-T Zone applies to only one area in the Township. That area consists of parcels that have either been fully developed with townhomes or improved as a Township-owned park. The bulk and design standards contained in the existing ordinance, as well as the permitted conditional use of a CCRC may no longer be relevant.

Recommendations in the 2002 Master Plan to consolidate zones in the Township may have unintentionally oversimplified the zones. For example, based on a recommendation from the 2002 Master Plan, the then garden and mid-rise apartments were consolidated into the R-G zone with maximum densities of 25 dwelling units per acre for garden apartments and 50 units per acre for mid-rise apartments. Combining garden apartments and mid-rise developments into one zone may have overly simplified the wide variety of multi-family dwellings that exist in Bloomfield. For example, Brookdale Gardens (935 Broad Street) is a garden apartment development from the 1950s consisting of 430 multiple residential buildings on a 20-acre lot, set in a leafy park-like setting with private roadways and garage buildings separate from the residential buildings and shared by multiple units. Meanwhile, the Ashland Apartments (180-190 Ashland), built in the 1920s, consists of 56 apartment units on a

less than one acre lot with minimal setbacks from street frontages. Both Brookdale Gardens and the Ashland Apartments are in the R-G zone although their lot sizes and setbacks from roadways and neighboring properties are vastly different. Site plan considerations and specifically impacts on neighboring properties in terms of building mass, architecture, buffers, screening, and parking will also be vastly different.

5.5.4 Recommended Actions

The following are recommended actions regarding the higher density residential districts:

1. Review the definitions and standards in the zoning ordinance for garden apartments, mid-rise apartments, high-rise apartments, and townhouses to ensure consistency across all zoning districts.
2. The Township might consider analyzing the various R-G areas throughout the Township to understand the different contexts and site plan considerations of the various buildings within the zone; and contemplate placing the various multifamily dwelling developments currently in the R-G zone in distinct zoning districts, including potentially new zoning districts, with regulations and standards suitable to their respective built conditions.
3. Examine the multifamily dwelling developments in the R-T and R-H zones to determine whether the zoning of these properties remains appropriate.
4. Review the permitted uses in each of the Higher Density Residential districts to determine whether the uses are consistent with the stated intent of each zone, e.g., consider removing single-family detached residential dwellings from the R-H zoning district.
5. Consider rezoning properties improved with uses inconsistent with the Higher-Density Residential District zoning to more applicable zones. For example, Lions Gate Park.



6. Rezone and map the former South Junior High School (i.e., Block 335, Lot 26 a.k.a. 177 Franklin Street) to reflect its status as an area in need of redevelopment subject to the South Junior High School Redevelopment Plan (SJRP).
7. Rezone the former Bloomfield Technical School building (i.e. Block 335, Lot 21, a.k.a. 209 Franklin Street) to the PR Public Recreation zone.

5.6 Commercial Business Districts and Redevelopment Areas

5.6.1 Introduction

The Township has four retail or mixed-use oriented business districts outside of areas designated as in need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A) which are described more fully in the sections below. The implementing zoning for these districts includes the B-2 Neighborhood Business District, the CBD Central Business District, the CORD Commuter-Oriented Residential District, and the CC Community Commercial Zone.

On August 19, 2002, the Mayor and Council adopted a Resolution designating all land within the municipal boundaries of the Township of Bloomfield as

an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. The Township has also designated Redevelopment Areas throughout Bloomfield. The Township has also adopted Redevelopment Plans for some of the areas designated for redevelopment and/or rehabilitation. Many of these plans include commercial components and are located in Bloomfield Center which is the Township's historic commercial hub. A description of the Township's Redevelopment Plans are discussed below. An assessment of all of Bloomfield's commercial areas both in and outside of designated redevelopment areas are assessed in this section with recommendations that apply to these areas.

5.6.2 Description of Commercial Business Districts Outside of Redevelopment Areas

5.6.2.1 B-2 Neighborhood Business District

The areas designated on the zone map as the **Neighborhood Business** district are scattered throughout the Township, especially along Broad Street and Bloomfield Avenue. The **B-2 Neighborhood Business District** is the

implementing zoning for the district. It is intended to establish an area where a wide diversity of uses are available to serve the neighborhood in which they are located. More than one use or building may occupy the same lot.

These include restaurants and fast food restaurants, both without drive thru services; bars; offices; personal services on the ground floor only, provided that not more than one establishment of the same type shall be permitted in the same block from side street to side street; retail sales and services; service clubs; banks which may offer drive-thru service; public parking areas; public uses; public utilities; educational institutions; public parks; and shopping centers, with a maximum of 50,000 square feet of gross leasable floor space. are permitted in shopping center type development with up to 50,000 square feet of leasable floor area. Accessory uses may include massage, bodywork, and somatic therapy as well as sidewalk cafes and outdoor dining. Conditional uses include multifamily dwellings, gasoline service stations, and cannabis retailers. There are no lot requirements for this zone. The maximum height is 40 feet.

There are 12 noncontiguous B-2 Zones established in the Township, Four B-2 Zones are located fully in the Second Ward, north of Bay Avenue; one B-2 Zone is bifurcated by Bay Avenue, with a portion north and a portion south of the Bay Avenue center line (i.e., First and Second Wards); four B-2 Zones are entirely in the First Ward; and three B-2 Zones are entirely in the Third Ward¹. Each section of the zone exhibits different characteristics. Some are more pedestrian oriented with buildings close to the side right-of-way, with minimal side yard setbacks, and limited off-street parking. Other areas are more auto oriented with extensive off-street parking lots some of which front

1. Please note that for distribution of the 8 maximum permitted cannabis retailers in Bloomfield, the zoning ordinance splits the Township into three sectors not along ward lines. The Northern Sector is the B-2 zone north of Bay Street; the Central Sector is the B-2 zone between Bay Street and the former Norfolk-Southern Railway Line/future Essex-Hudson Greenway; and the Southern Sector includes the B-2 and CBD zones, and Bloomfield Center Redevelopment Plans Phases I and II between the rail line/greenway and the Township's southern border. Each sector is permitted four cannabis retailers each.

the street. Still others are predominated by residential uses with little commercial activity. Each portion of the zone is outlined below.

1. **B-2 Zone on West Side of Broad Street North of Belleview Avenue.** This section of the zone contains lots of 0.5 acres and up. The buildings are mostly setback from the street line with a landscape buffer with off-street parking lots. The buildings are set far apart from one another. The architecture is heterogenous. The buildings are mostly one story.
2. **B-2 Zone on Broad Street in Vicinity of West Passaic Avenue.** This section of the zone has a range of sizes of lots from 5,000 square feet to 1.8 acres. The buildings are mostly set closer to the street right-of-way but many also offer parking in off-street lots. The buildings are also generally set far apart from one another. The architecture is heterogenous. The buildings are mostly one story.
3. **B-2 Zone on Broad Street in Vicinity of Watchung Avenue.** North of Watchung Avenue is a building on lot containing 9 stores with minimal setback from the street right-of-way and a parking lot to the rear. Three of the four corner lots have off-street parking, two of them are banks. South of the intersection are multi-tenant commercial buildings with minimal setback from the street right-of-way and parking to the rear. The architecture is heterogenous. The buildings are mostly single-story in height.
4. **B-2 Zone on Broughton Avenue Between Chapel and Elston Streets.** The majority of buildings in this section of the zone are used as 1- to 4-family residential units. There are some notable businesses including a banquet hall with an off-street parking lot; a car and truck repair shop; bakery; pizzeria; and smoke shop among other tenants. The buildings are mostly residential in character with pitched roofs, 2-3 stories in height, setback slightly from the street right-of-way which allows for a small lawn and/or landscaped area between the sidewalk and the building. Street trees are found along both

sides of the roadway. The buildings are all setback from each other and many have one-lane, residential-type driveways that lead to small parking areas to the rear of the buildings. Most of the buildings with commercial storefronts are vacant.

5. **B-2 Zone on Broad Street in the Vicinity of Bay Street.** The buildings in this section of the zone are primarily auto-oriented and include two gas stations, a 7-11, and a Dunkin'. These businesses are all setback from the road right-of-way offering ample off-street parking visible from the roadway. There is also a medical office building with off-street parking restricted to patients, and a garden center with no off-street parking and limited on-street parking.
6. **B-2 Zone on Broad Street Roughly Between Comley Place and Osborne Street.** This section of the zone is characterized by buildings 1 to 3 stories in height, set close to the street with minimal side setbacks. Several lots have off-street parking areas visible from the roadway but most buildings are served by on-street parking spaces and a municipal lot located between Baldwin and Pitt Street. The architecture is heterogeneous but the buildings mainly share a common scale and setback from the roadway and each other.
7. **B-2 Zone on Belleville Avenue in the Vicinity of the Bloomfield/Belleville Border.** This section of the zone includes the Belleville Plaza shopping center with ample off-street parking fronting Belleville Avenue; a gas station; a Dunkin' and other commercial buildings which appear to have been converted from residential use. The structures are setback from the street allowing for lawn areas. One section at the eastern side of the intersection with Willets Street consists of commercial buildings with no setback from the sidewalk right-of-way, store front windows, and minimal side yard setbacks. The overall character of this section of the B-2 Zone differs from other areas of Belleville Avenue to the west, which consist of low-density residential and garden apartment development. A mix of residential, commercial, and Municipal/public uses life further west along Belleville Avenue beyond the Garden State Parkway.
8. **B-2 Zone on Franklin Street North of Montgomery Street.** This section of the zone is characterized mainly by former residential structures converted to professional offices for lawyers, dentists, etc. The buildings are setback from the roadway offering large lawns. Parking is accessed from Franklin Street via single lane driveways to rear parking areas.
9. **B-2 Zone on Orange Street Roughly Between Bloomfield Avenue and Hill Street.** The majority of buildings in this section of the zone are used as 1- to 3-family residences. There is a multi-family condominium development at 110 Orange Street. There are some commercial uses interspersed what is predominantly a residential street.
10. **B-2 Zone on North Side of Franklin Street to the West of the Bloomfield/Belleville Boundary.** This is a small section of the B-2 zone consisting of buildings with minimal setbacks from the sidewalk right-of-way but side yard setbacks large enough to accommodate driveways to rear yard parking.
11. **B-2 Zone on Bloomfield Avenue Roughly Between Willard Avenue and the Bloomfield/Newark Boundary.** This section of the B-2 is a heterogeneous mix of building types and layouts. The southerly side of Bloomfield Avenue is characterized mainly by auto-oriented uses including gas stations, banks, fast food restaurants, convenience stores, and RISE Medical Marijuana. These uses are typically set back from the sidewalk right-of-way and offer parking in off-street lots. The easterly side of Bloomfield Avenue, aside from a fast food restaurant with drive-thru and an auto repair store, is characterized by buildings with minimal setbacks to the sidewalk right-of-way or each other. The lots are typically 25 to 50 in width and 100 feet in depth and are not large enough to accommodate driveways or off-street parking lots.



12. **B-2 Zone in Vicinity of Dodd Street and Watsessing Avenue.** This area of the zone surrounds the Watsessing Avenue train station. The lots are a heterogeneous mix of architectural styles, although many are situated close to the sidewalk right-of-way with minimal side yard setbacks. There is minimal off-street parking available.

5.6.2.2 CBD Central Business District

The area designated on the zone map as the **Central Business District** consists of three non-contiguous areas which are split up by the Bloomfield Center Redevelopment Districts (Phases I & II). The first two are in the First Ward in the vicinity of Park Street and State Street. The third area is in the Third Ward along Bloomfield Avenue east of the Garden State Parkway. The **CBD Central Business District** is the implementing zoning for the district. The zone is intended to establish an area where a wide diversity of services is provided. Permitted uses include eating and drinking establishments, personal service establishments and retail on the ground floor, offices, banks, service clubs, theaters, commercial recreational facilities, automobile sales, educational institutions, residential units above the ground floor in buildings up to six stories tall, places of worship, public parks, and multilevel and commercial parking facilities. Conditional uses include fast food restaurants with a drive-through, gasoline filling stations, cannabis retailers, wireless communications facilities, and multifamily dwellings. There are no lot requirements for this zone. The maximum height is 120 feet.

The portions of the CBD Zone in the First Ward



are characterized primarily by one-, two-, and three-family residences with a building occupied by a social services organization and Sacred Heart Roman Catholic Church. Residential dwelling units are only permitted in the zone on the second floor or above.

The portion of the CBD Zone along Bloomfield Avenue in the Third Ward is characterized by a mix of disparate uses. Currently, five separate sections of the zone with frontage on Bloomfield Avenue are improved with car dealerships including the entire block between JFK Drive North and Newark Avenue and the majority of the block fronting the easterly side of Bloomfield Avenue between Newark Avenue and Hill Street. These lots all contain significant surface parking areas for vehicles with the associated buildings for sales/leasing/repair taking a comparatively smaller portion of each lot. As a result of the uses, these parking fields interrupt any consistent street wall on both sides of Bloomfield Avenue in the CBD zone.

Interspersed with the car dealerships are buildings set close to the sidewalk and tenanted by mostly local restaurants, service retail uses, and offices. Additionally uses in this portion of the CBD include a multi-family apartment building with no commercial uses, an Elks Club, a medical office building with off-street parking, one- and two-family homes along Sherman Court, and building used by Verizon.

The street is lined on both sides with sidewalks but there is little landscaping or street furniture to make the area an inviting place to walk. On-street parking is available but there is no striping or accommodations for bike lanes.

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5.6.2.3 CC Community Commercial District

The **Community Commercial District** is primarily located in the Third Ward of the Township but includes developments in the First and Second Wards. The **CC Community Commercial Zone** is the implementing zoning for the district. The purpose of the CC zone is to accommodate large-scale shopping centers with an anchor retailer or supermarket and smaller commercial uses. Each shopping center property is permitted a maximum of 200,000 square feet of gross leasable floor area, of which 125,000 square feet is permitted for any one retailer. Permitted shopping center uses consist of restaurants and fast-food restaurants without drive-through services, bars, retail sales and services, personal services, offices, banks and fiduciary uses, theaters, health clubs, and garden centers. Other permitted uses in the CC district consist of hospitals, parking facilities, places of worship, public uses and utilities, public parks, and educational institutions. Specific accessory uses permitted in the CC zone include massage, bodywork, and somatic therapy uses as well as sidewalk cafes and outdoor dining. Wireless communication facilities are permitted as a conditional use. The minimum lot requirements are one (1) acre for lot area and 150 feet for lot width. The maximum height is 40 feet.

Existing developments in the CC zone include the Shop Rite at Brookdale shopping center in the Second Ward, Bloomfield Crossing shopping center in the First Ward, the Franklin Square shopping center in the Third Ward. Shopping centers along Bloomfield Avenue currently containing a Staples, Mavis Discount Tires, and Rite Aid in the Third Ward are also in the CC zone. Finally, the Home Depot and Glenwood Avenue Plaza shopping center both in the Third Ward are in the CC zone.

The physical layout of the developments in the zone typically includes buildings set far back from the roadway with large parking areas along the street



line. There is little landscaping and the developments cater to the automobile driver offering little to no pedestrian or bicyclist amenities within the centers or to those passing by.

The CC zone shopping centers are mostly anchored by national big-box retailers mixed with some smaller, local retailers.

5.6.2.4 CORD Commuter-Oriented Residential District

This area is located in the southern edge of the Township, bordering East Orange, and adjacent to the Watsessing Avenue Train Station. The **CORD Commuter-Oriented Residential** zone was created as a result of the 2002 Master Plan recommendation to create a new mixed-use district, replacing the former MC Major Commercial District and the M(1) District. The purpose of this zone is to provide for mixed-use development that benefits both the community and commuters to New York City, encourage transit ridership, and promote walkability and interaction with the surrounding uses of the district. The CORD zone permits mid-rise mixed-use development with multifamily dwellings for transit commuters as well as neighborhood-level retail sales and services to meet the needs of area residents. Permitted uses in the CORD zone consist of single-family and two-family stacked townhouses, mid-rise multifamily residential dwellings, conversion of existing buildings to multifamily residential use where height is greater than 55 feet; professional

offices and health clubs on upper floors; retail sales and services, restaurants and bars, and banks and financial institutions on the ground floor; low-impact public uses; and open space. Accessory uses and structures consist of ground floor parking garages in multifamily or mixed-use buildings when they are designed to be inconspicuous, surface parking areas in particular locations, sidewalks cafes and outdoor dining, and clubhouse and recreational facilities serving multifamily developments. Conditional uses include wireless communication facilities. A minimum lot area of two acres is required for development in the CORD zone. More than one principal building is permitted on each lot, but buildings must be oriented toward the street. The maximum building height for principal buildings is five stories or 55 feet, with a minimum height of three stories or 35 feet.

Existing recently constructed multifamily residential developments include The Grove at Watsessing and the portion of Parkway Lofts in Bloomfield. There is also an older retail site comprised of a 99 Cent and Discount Depot shopping center.

5.6.3 Description of Redevelopment Areas

5.6.3.1 Bloomfield Station Redevelopment District (BSRD)

In 2000, the Township designated Bloomfield Station and its surrounding area as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. and adopted the Bloomfield Station Redevelopment Plan to advance this area's revitalization in 2003. Existing development in the BSRD includes 110 Washington Street (Block 220, Lot 26) which includes 170 residential units and 238 parking spaces.

5.6.3.2 Bloomfield Center Redevelopment Plan District Phase I and II (BCRD-I and BCRD-II)

At the time of the 2002 Master Plan, Bloomfield's Central Business District was defined as a geographic area rather than a zoning district. The Plan referred to the Township's Central Business District as "Bloomfield Center" located in the southern section of Bloomfield in an area centered upon the

intersection of Bloomfield Avenue and Broad Street known as "Six Points." The area encompassed most of the Bloomfield Avenue and was bordered by the Historic Township Green to the north, Toney's Brook to the south, the vicinity of Berkeley Heights Park to the east and the municipal border with Glen Ridge to the west. The 2002 Master Plan identified the Central Business District as the historic center of the Township in recognition of its function as the business, civic and transportation focal point of the Township. Several zoning districts present in the Central Business District as per the 2002 Master Plan included the B-1 Central Business District, the B-2 Neighborhood Business District, the M-1 General Industrial, the P Public Use, and the RA-1 Redevelopment Area district.

The 2002 Master Plan noted the (then) recent designation of a 14-acre tract in the core area of the Central Business District as an "an area in need of redevelopment" and that a redevelopment plan was in the process of being prepared. The 2002 Master Plan anticipated that future revitalization of this area of the Township would occur through the statutory redevelopment process. Since the 2002 Master Plan much of the area identified as the Central Business District has been designated as in need of redevelopment pursuant to the Local Redevelopment and Housing Law.

In October 2008, the Township adopted the Bloomfield Center Redevelopment Plan Phase I (BCRP-I) and Bloomfield Center Redevelopment Plan Phase II (BCRP-II) in 2009 to reposition downtown as the thriving center of Bloomfield, specifically centered around the "Six Points" intersection at the confluence of Bloomfield Avenue, Broad Street, Glenwood Avenue, and Washington Street.

Phase I includes parcels on Blocks 220, 225, 227, 228, 242, 243 and 255. The BCRP-I replaced the Bloomfield Station Redevelopment Plan (BSRP), excluding Block 220, Lot 26, (inclusive of consolidated Lots 27, 30, and 35) which continues

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to be governed by the BSRP. The area governed by the Phase I Plan is known as the “Bloomfield Center Redevelopment District-Phase I” (“BCRD-I”).

Phase II expanded the Redevelopment Area to include Blocks 153, 225, 226, 241, 244, 253, 301, 302, and 311. In April 2023, certain properties in Block 241 were designated as a non-condemnation Area in Need of Redevelopment including: Block 241, Lots 45 and 46 (i.e., 11-13 Broad Street); Block 241, Lots 5, 6, 7, 21, 23 and 44 (i.e., 29-31 Washington Street) and 440 Franklin Street (surface parking lot); Block 241, Lot 37 (i.e., 31-35 Broad Street); Block 241, Lot 38 (i.e., 25-29 Broad Street); Block 241, Lot 41 (i.e., 23 Broad Street); Block 241, Lot 42 (i.e., 19-21 Broad Street); and Block 241, Lot 43 (i.e., 15-17 Broad Street). These additional lots were later consolidated to be known as Block 241, Lots 6, 7, 21, 23, 44, 45, and 46. The area governed by the Phase II Plan is known as the “Bloomfield Center Redevelopment District-Phase II” (“BCRD-II”).

The plan establishes four sub-zones, or “Place-Making Themes.” The Commercial Corridor subzone is located along both sides of Bloomfield Avenue surrounding Six Points and westward. It is intended to “remain as the traditional retail spine of the Downtown,” using larger floor plates and ceiling heights and allowing for a greater mix of uses on upper floors. The Washington Street South section is located south of Bloomfield Avenue to the rail line and includes Bloomfield Station. This subzone is intended as the focus of the Transit Village and permits the highest intensity land uses. The Main Street Campus is located to the north of Bloomfield Avenue and includes The Green. It is intended to encourage ‘college town’ uses such as medium-density residential buildings, student housing, and service-based retail, as well as professional office buildings and educational and cultural uses related to Bloomfield College. Lastly, the Civic District is located along Bloomfield Avenue to the east of Six Points, starting at the Post Office and encompassing the Town Hall and Watsessing Park. It is intended



to promote development that is compatible with existing civic amenities in the area by permitted mixed-use retail, office, and residential buildings on Bloomfield Avenue and exclusively residential uses on properties that do not have frontage on Bloomfield Avenue. It should be noted that BCRD-I (Phase I) of the redevelopment plan encompasses portions of the three former subzones including Six Points. The BCRD-I area is bound to the north by Liberty Street, to the south by the NJ Transit train tracks, to the east by Broad Street and Glenwood Avenue, and to the west by Ward Street and State Street.

In January 2022, the Township Council adopted an amendment to the BCRD-I permitting cannabis retail within the BCRD-I Commercial Corridor but limiting the number of cannabis retailers in the BCRD-I Plan Area to three. In April 2022, the Township Council adopted an amendment to the BCRD-II permitting cannabis retail within the BCRD-II Commercial Corridor.

Current development completed and/or improved in the BCRD-I include the following:

- **Six Points at Bloomfield Station** (Block 225, Lot 1) at 2-34 Farrand Street which includes 176 housing units and 314 parking spaces of which 220 will be reserved for residents and 94 are available for permit parking.
- **Royal Theater** (Block 226/Lot 15 and Block 227, Lot 24) between Farrand Street, Ward Street, and Bloomfield Avenue which includes 225 residential units, 7,283 square feet of commercial square footage, and 311 parking spaces.
- **Roxy Florist/326 Glenwood Avenue** (Block 227, Lot 13). The Township purchased the property at 326 Glenwood Avenue in 2022 which is a vacant and unimproved 5,556 square foot rectangular shaped lot. It is the location of the former Roxy Florist building. The Mayor and Council determined that it was in the interest of the Township to purchase the lot to create open space and an area of passive recreation for the residents and visitors of Bloomfield.

Current development completed and/or approved in the BCRD-II include the following:

- **44 Park Street** (Block 244, Lot 19) which includes 50 housing units, 1,850 square feet of commercial space, and 75 parking spaces.
- **72 Burroughs Place** (Block 302, Lot 38) which includes 8 residential units on second and third stories of existing building which were converted from office use.
- **Bloomfield College Franklin Street Residences** (Block 241, Lots 32, 33 & 35) at 37-59 Broad Street which includes 36 dorm rooms (234 beds), 7,000 square feet of commercial space, and 20 parking spaces.
- **Heritage Village** (Block 311, Lot 13) at 390 Franklin Street which includes 82 housing units reserved as affordable housing for seniors and 59 parking spaces.
- **Bloomfield Manor/Bloomfield Electric** (Block 226, Lots 15, 30 & 31) at 656-662 Bloomfield Avenue which includes 21 residential units and 1,423 square feet of ground floor commercial.
- **Block 241** (Block 241, Lots 37, 39, 41, 42, 44, and 45 f/k/a Lots 5, 6, 7, 21, 23, 44, 45, and 46) at 11-13 Broad Street, 19-21 Broad Street, 23 Broad Street, 25-27-29 Broad Street, and 31-33-35 Broad Street. In 2024, the Planning Board granted minor subdivision approval as well as preliminary and final major site plan approval related to the properties in Block 241 subject to the BCRD-II. The approval permits the demolition of the existing structures on the northerly half of Block 241 and the construction of a new 6-story building with 6,500 square feet of ground floor commercial space, 125 residential units and 227 parking spaces.
- **668 Bloomfield Avenue** (Block 226, Lot 18 and 28). Block 226, Lot 18 is at 666-668 Bloomfield Avenue and Block 134, Lot 28 is at 41-43 Farrand Street. In February 2024 granted preliminary and final site plan approval to permit a 6-story 30-unit residential units, 731 square feet of ground floor commercial space and 30 parking spaces.

5.6.3.3 Hartz Redevelopment Plan Area (HRPA).

The Hartz Redevelopment Plan refers to Block 64, Lots 1 & 4 and Block 63, Lot 77 located near the Watsessing Train Station. The Township Council adopted the plan on August 13, 2012. The plan envisions transforming the former Hartz Mountain manufacturing site into a mixed residential and neighborhood retail development to accommodate a growing residential population.

The site is now developed with a planned residential development, including several five-story multifamily buildings surrounding internal parking lots and open space/amenity uses, as well as shopping center and box-style retail development along Bloomfield Avenue and Watsessing Avenue. The total yield on the site is 336 housing units, 22,260 square foot of retail, and 630 parking spaces.

In 2021 the Township amended the Redevelopment Plan to permit microbreweries.

5.6.3.4 Oakes Pond Redevelopment Plan Area (OPRPA)

The Township Council designated Block 544, Lots 40 and 61 as an area in need of redevelopment on May 19, 2008 and adopted a redevelopment plan in September 2008 which was revised in February 2009. The redevelopment area is located along the western edge of the Garden State Parkway, generally south of Mt. Olivet Cemetery, and along the Third River. The site was formerly used for industrial purposes, historically including Oakes Mill, Pittsburgh Plate Glass, National Starch and Chemical Corporation, and Johnson Machinery. A rehabilitation area is also referenced in the plan, which encompasses Memorial Park and Foley Field to the northwest of the redevelopment area. The plan seeks to remediate contaminated land and provide a mix of land uses and open space that are compatible with the residential character of the surrounding neighborhoods. The site is now developed with the Oakes Pond at Bloomfield planned residential development, consisting of three five-story, multifamily buildings, shared parking, outdoor and amenity spaces, and

buffering along the Third River and the adjacent single-family residential neighborhood to the north. The total yield on the property is 332 housing units and 679 parking spaces.

5.6.3.5 Redevelopment Plan Block 228 (RP228)

In October 2010, the Township Council designated Block 228 and Block 220, Lot 40 as an area in need of redevelopment and subsequently adopted a redevelopment plan for the area in February 2011. The redevelopment area is in the heart of the downtown, adjacent to NJ Transit's Bloomfield Station. The area is bound by Glenwood Avenue to the southeast; Washington Street to the north and west; and the NJ Transit rail right-of-way to the west. Block 228 is triangular and Lot 40 of Block 220 adjoins the rail line. The purpose of the redevelopment plan is to enable a transit-oriented, high-density mixed-use project that takes advantage of the area's proximity to the Bloomfield Train Station.

The property is now developed with the Avalon at Bloomfield Station transit-oriented development, which offers ground-floor commercial activity along Glenwood Avenue, Washington Street, and Lackawanna Place; parking for residents, commuters, and shoppers; and four stories of multifamily residences above. The total yield is 224 housing units, 60,000 square feet of non-residential square footage, and 468 parking spaces.

In 2021, the Township amended the Redevelopment Plan to permit microbreweries.

5.6.3.6 Redevelopment Plan Block 243 (RP 243)

The Township Council designated Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37, and 38 as an area in need of redevelopment in November 2009 and a redevelopment plan was prepared in April 2012 to "accommodate high-quality new mixed-use buildings designed to encourage retail commercial activity at the street level and multi-family residential units on the upper floors." The plan also seeks to "connect the

reemergence of downtown Bloomfield to the historic Green, Bloomfield College, and points beyond.” The redevelopment area is located at the intersections of Franklin and Broad Street in the “Bloomfield Center” downtown area near Bloomfield Station.

The Redevelopment Area has since been developed with The Green at Bloomfield, a five-story transit-oriented development with high-end residences and amenities, ground floor commercial uses along Broad Street, and parking for residents and shoppers. The development yield includes 140 residential units, 11,530 square feet of non-residential square footage, and 140 parking spaces.

In 2021, the Township amended the Redevelopment Plan to permit microbreweries.

5.6.3.7 Westinghouse Redevelopment Plan (WRP)

After an investigation study, in 2018, the Bloomfield Township Council officially designated Block 62, Lot 1; Block 64, Lots 5, 8; Block 96, Lots 1, 4, 5, 7, 9, 10, and 11; Block 97, Lots 1, 55 and the rights-of-way of Westinghouse Plaza, MacArthur Avenue and Arlington Avenue between MacArthur Avenue and the southern boundary of Block 62, Lot 1 as “an area in need of redevelopment” and subsequently adopted the Westinghouse Redevelopment Plan for the area. The Redevelopment Area consists of approximately 17.5 acres in the Watsessing Center neighborhood of the Township and was the former location of the Westinghouse Lamp Plant, also known as the Westinghouse Electric Corporation.

The Westinghouse Redevelopment Area is envisioned as a key node of redevelopment activity within the vicinity of the Watsessing Avenue Station by providing additional new residential development and a limited commercial component, along with improvements to the streetscape and pedestrian accessibility, would help further the Township’s vision for an area within walking distance of a train station.

Sub-Area A in the Redevelopment (i.e., (Block 62, Lot 1; Block 97, Lots 1 and 55) is now developed with The Grove at Watsessing which consists of 344 residential units and 666 parking spaces. Sub-Area B (i.e., Block 96, Lots 1, 4, 6, 7, 9, 10 and 11) is improved with 25 residential units and 41 parking spaces.

5.6.3.8 South Junior High School Redevelopment Plan (SJRP)

In 2015, the Mayor and Council designated South Junior High School as a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 and subsequently adopted a Redevelopment Plan for the 3.6-acre site. In 2020, the Planning Board approved a site plan application for the redevelopment of South Junior High School to renovate the existing structure and construct a 20,000 square foot addition to provide 122 residential units, art studio/gallery space, amenity space, and space to be utilized for performing/visual arts and community events. This is the third proposal since the school closed in 1986, none of which have broken ground.

5.6.3.9 Sacred Heart School and Church Parish Hall (Nardiello Hall) Redevelopment Plan (SHRP)

The Township Council designated Block 244, Lots 10 and 15, i.e., 675-699 Bloomfield Avenue; and Block 244, Lots 41 and 42, i.e., 34-40 State Street; and Block 244, Lot 46, i.e., 14 State Street as a non-condemnation area in need of redevelopment in March 2022 for property owned by the Church of the Sacred Heart and improved with the former Sacred Heart School site, an adjacent single-family dwelling, and Nardiello Hall.

In October 2023, the Township Council adopted a redevelopment plan which could permit a 6-story building containing a maximum of 200 residential units and 4,000 square feet of event space reserved for use by Sacred Heart Church.

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5.6.3.10 Additional Designated Areas in Need of Redevelopment

At the time of this Master Plan, the following areas have been designated as Areas in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1, et seq. but no redevelopment plans have yet been adopted:

- **Civic Center/Library:** A Redevelopment Study was conducted for Block 245, Lots 4,7,10 and 31, of which Lots 4 and 7 were recommended for being designated as an “area in need of redevelopment” in 2020. The Township Council proceeded to adopt a resolution in January of 2021 designating Block 245, Lots 4 and 7 as a non-condemnation redevelopment area. The existing property consists of the Bloomfield Civic Center and the newer of the public libraries in Lot 4, and the older public library in lot 7.
- **71 Locust Avenue:** A Redevelopment Study was conducted for Block 152, Lot 10. The Township Planning Board recommended to the Mayor and Township Council that the lot be designated as an “area in need of redevelopment” in 2024. The governing body subsequently designated the area. The lot was formerly improved with industrial use but has been vacant since 2020.
- **Dodd/Myrtle:** A Redevelopment Study was conducted for Block 127, Lots 29, 30, 32, 33, 39, 40, 43 & 44. The Township Planning Board recommended to the Mayor and Township Council that all the properties be designated as an “area in need of redevelopment” in 2024. The governing body subsequently designated the area. Existing uses include mixed-use/commercial buildings between one and two and half stories in height, associated surface parking, and a commuter parking lot operated by the Bloomfield Parking Authority.

5.6.4 Assessment of All Commercial Business Districts

The 2002 Master Plan noted that Bloomfield was formerly one of the largest and busiest downtowns in Essex County but was currently in transition because of the loss of retail activity, outmoded



commercial space, limited parking, and private sector disinvestment. In the ensuing two decades, Bloomfield's commercial areas in the vicinity of the Bloomfield and Watsessing Train Stations have experienced large scale redevelopment projects as described above which have brought an influx of private investment, parking decks, new commercial spaces to that area, and residents wishing to live in a more walkable transit-oriented location. Many of these projects are mixed-use with residential units above ground floor commercial space. Often required in a Redevelopment Plan, the commercial uses are intended to activate the ground floor which creates an interesting and inviting pedestrian environment that promotes walkability, social interactions, and a sense of safety and security by providing "eyes on the streets." That said, the commercial uses both in and outside of designated Redevelopment Areas have continued to face challenges towards becoming vibrant, walkable, commercial hubs attracting both residents and visitors. Some issues found in the commercial areas include the following:

- Like many municipalities, Bloomfield's commercial corridors are littered with **vacant storefronts including Redevelopment Areas**. This is due to a variety of factors. Foremost, traditional brick-and-mortar retail has struggled to compete with the convenience and wide selection of goods available online. Additionally, the demand for retail square footage has decreased as stores (particularly chain stores) prefer to keep the bulk of their inventory off-site. Aside from retail uses, branch banks have also faced closures as more customers move towards online banking and cashless transactions and banks consolidate to fewer locations. As noted above, many of Bloomfield's redevelopment projects include commercial square footage. However, this new space is not immune to vacancies and some redevelopment projects have not been able to tenant the ground floors resulting in blocks that feel uninviting and even unsafe.
- Many of the commercial corridors in Bloomfield

display an **incongruous and heterogenous mix of architectural styles**; periods of construction; setbacks; building conditions and uses that inhibit an attractive and aesthetically cohesive commercial corridor. Participants in the public outreach process indicated that some of the redevelopment projects in Bloomfield Center are not aesthetically pleasing or inviting.

- Additionally, there is a **lack of consistent accessibility and style of street furniture**, i.e., benches, planters, lighting, wayfinding, information kiosks, bike racks, water fountains, banners, art and sculpture, etc. which can enhance the public realm and help tie an area together despite differences in building styles and massing.
- Relatedly, during the public outreach process many residents reported that Bloomfield's existing commercial areas **lack a coherent brand, distinct sense of place, or unique attraction** that will draw visitors into the community.
- **Lack of available parking** was another issue raised repeatedly by participants in the public outreach process. The real or perceived lack of parking was cited as a major deterrent from visiting some of Bloomfield's commercial areas.
- Relatedly, residents noted that there was **poor wayfinding signage** in commercial areas that could help direct visitors to parking lots.
- **Poor pedestrian circulation**. Bloomfield is a transit hub that has encouraged transit-oriented-development that allows for a density of residents and businesses in the vicinity of transit in order to discourage reliance on automobiles. However, many participants in the public outreach process stated that they felt unsafe walking and/or biking on many of Bloomfield's roadways. Pedestrian and cyclist improvements in commercial areas is complicated by the fact that many of these roadways are managed by the County. As a result, any improvements to pedestrian and bicyclist infrastructure along these corridors will have to be completed by Essex County.

5.6.5 Recommended Actions

The following are recommended actions regarding the commercial business districts both in and outside of Redevelopment Areas:

1. **Continue to work** to enhance Bloomfield Center.
2. **Consider creating a Township staff position** focused on Bloomfield’s Economic Development. This person could work on Bloomfield Center initiatives, and also oversee the strategic development, management, and revitalization of Bloomfield’s commercial business districts outside of Bloomfield Center. This person should undertake the following:
 - a. Act as the **primary liaison** between the Township, business owners, property owners, developers, and other stakeholders.
 - b. **Identify and recruit new businesses** including providing materials on how to open a business in Bloomfield.
 - c. Create a welcoming environment for new and existing businesses by assisting business owners **navigate the building and zoning permitting process**. This process should be streamlined to the extent practicable to encourage businesses looking to open or expand. Design guidelines, discussed further below, could help to formalize an approach and maintain design quality
 - d. **Maintain and regularly update an inventory of businesses**, business owners, property owners, and available space for business community assistance and outreach.
 - e. **Conduct outreach** to pinpoint issues and opportunities faced by local businesses and employers. Specific strategies may include periodic surveys and meetings with local businesses to understand issues and emerging needs faced by the business community. The Township should also use this communication channel to proactively provide updates to policies and regulations affecting the operations of a business, such as changes to zoning standards or new licensing requirements, and to solicit feedback and answer any questions from the business community regarding these changes.
 - f. **Promote Bloomfield** as an attractive place for all business owners, with a specific focus on small business owners, particularly those who live locally.
 - g. Facilitate a downtown **branding strategy** including new placemaking and directional signage and street furniture designed to highlight Bloomfield’s unique history and identity. The branding could also be in the form of plaques, information boards, banners, etc.
 - h. Help plan, design, and execute **downtown events and programming**, including festivals, markets, and other community events to attract visitors and promote Bloomfield as a desirable destination.
 - i. Oversee web based, print, and social media **marketing and advertising** for Bloomfield’s commercial districts.
 - j. **Celebrate and publicize** the opening of new businesses and successes of existing businesses.
3. **Create design standards for the commercial zoning districts outside of the designated redevelopment areas.** Creation of a desirable visual environment is one of the purposes of zoning as listed in the municipal land use law (N.J.S.A. 40:55D-2i), i.e., “the promotion of a desirable visual environment through creative development techniques and good civic design and arrangements.” Incorporating design standards into the zoning code can provide property and business owners with guidance as to what the Township is looking to achieve through new development and improvements to existing development. Design standards can regulate built elements such as building articulation and massing; roof form and screening of mechanicals; building entrance locations and design; external

materials and window treatments.

4. **Use the Local Redevelopment and Housing Law to Improve Aesthetics and Beautify Commercial Areas.** The entire Township was declared an Area in Need of Rehabilitation in 2002 pursuant to the Local Redevelopment and Housing Law (i.e., N.J.S.A. 40A:21-1 et seq.). Bloomfield can utilize the LRHL to prepare rehabilitation plans for the various commercial areas that includes design standards, and potentially a tax abatement program on improvements. This tool may be one method to encourage reconstruction, renovation, cohesive design, and improved aesthetics in the Township's commercial corridors. This would also allow the Township to tailor rehabilitation plans to the unique characteristics of the various commercial districts. The rehabilitation plans should be supplementary and more specific than the zoning design guidelines described above.
5. **Implement Streetscape Improvements.** Along with improvements to the built environment, there are certain intangibles that make commercial corridors inviting and welcoming places where people want to spend time. For example, adding streetscape elements such as street trees and lighting, a variety of seating options and gathering areas, trash receptacles, branding banners, benches, murals and sculpture, and additional amenities for pedestrians. This will create a consistent, cohesive, and inviting experience for all users of the transportation network. It also helps to define the commercial districts and provide a sense of arrival for those who may be visiting from outside Bloomfield. Streetscape improvements should be accessible to persons with disabilities and take into consideration users of all ages. Street trees should be planted or maintained to form a canopy along commercial corridors wherever possible.
6. **Holding open streets and other events and programming in Bloomfield's commercial areas** to attract positive attention and visitors to the commercial areas. This could include art/ food festivals; farmers' markets; flea markets; street fairs; art installations and performances; cultural events; and other community events. Closing off streets to automobile traffic presents the opportunity to create pedestrian only plazas, which can attract residents of all ages, as well as local businesses and organizations. This also creates a great atmosphere for locating outdoor dining, food trucks, and pop-up shops. The Township should engage with community members, local business owners/organizations, and other stakeholders to organize and market such events periodically.
7. **Enhance gateways** into Bloomfield from the Garden State Parkway and into Bloomfield Center. Gateways are typically entrance features or landmarks which act as markers to indicate an entrance to, or exit from a municipality, a commercial district, or other distinct location. These can include landmark buildings, signage, public art, landscaping or other signature visual element that is immediately recognizable as a local landmark. The Township should consider creating a major entry marker to Bloomfield from the Garden State Parkway, as well as to Bloomfield Center which helps establish Bloomfield's unique identity and character.
8. **Invest in wayfinding signage** to direct both pedestrians and vehicles to parking locations and amenities. Community members indicated a need for a cohesive wayfinding system to help residents and visitors navigate the Township, especially the Bloomfield Center. The wayfinding system should be consistent with Township's branding standards and complement gateway signage. The wayfinding package can be used to clearly identify public amenities (including parking lots), direct visitors to downtown attractions and businesses, and enhance the Township's image. Wayfinding signage can help unify the Township's identity by being consistent with its character, while also differentiating the Township from neighboring communities.

9. **Examine permitted uses in the downtown commercial districts and make zoning amendments as necessary.** Municipalities have had to reposition their downtowns to offer a variety of uses and activities that will draw visitors for experiences and events not available online. Bloomfield has been proactive about amending the zoning to allow commercial uses that were once illegal such as cannabis retailers and tattoo parlors, and for allowing relatively new uses such as microbreweries in certain redevelopment areas. However, despite these zoning amendments, property owners may still find it difficult to re-tenant all the currently vacant commercial space with uses permitted under the current zoning. The existing permitted uses in the commercial business districts should be reviewed to make sure that the permitted uses are up-to-date and economically viable.

For example, retailers are successfully combatting the challenge from e-commerce by adding **“experiential retail”** to their showrooms in an effort to attract customers to experience something in person that would not be possible online. “Experiential retail” uses can be far-reaching and include: instructional schools, art galleries, tutoring centers, indoor recreation areas, entertainment retail, micro-breweries, etc. It can also include permitting different types of activities at traditional retail stores including allowing private “friends and family” events, classes that demonstrate how to use a product sold in the store such as cooking classes in kitchen supply stores, etc.

Another strategy to tenant vacant storefronts, even on just a temporary basis, is to permit **“meanwhile uses.”** Meanwhile uses include a range of pop-up or temporary uses of empty property and land, before a more permanent use or tenant is found. Examples include small business incubators, “pop-up” shops or markets, art exhibits, performance space, etc.

In short, the Township should examine the permitted uses in the non-residential zones to ensure that a variety of retail and commercial uses are permitted, specifically uses that emphasize on-site experiences for customers of all ages.

10. **Consider permitting non-commercial uses on the ground floor.** As a historic commercial hub, Bloomfield has a significant amount of existing commercial square footage. The full tenancy of all of this space may no longer be realistic in a contemporary environment. Additionally, not all sites are conducive to commercial use. Many of the Redevelopment Plans and the commercial zoning, with the exception of the CORD zone, require ground floor commercial uses and place restrictions or prohibit residences, parking, and, in the case of the CORD zone, offices. These restrictions have the potential to discourage tenancing of vacant storefronts with uses that may be more viable. The ground floor can still serve to activate the streetscape and provide visual engagement and interest to pedestrians. For example, community spaces, courtyards, entries, or seating help to enliven the interaction between the building and public realm. Additionally, a building can contribute to the streetscape through color and pattern, illumination, views into a building or courtyard, and street plantings.
11. **Engage in tactical urbanism.** Tactical urbanism refers to the use of short-term, low-cost interventions to jumpstart long-term change. For example, pedestrian and cyclist improvements like reducing the width of vehicular travel lanes allowing for more room for bicycle pathways and wider sidewalks; implementing curb extensions which narrows the distance between two curbs; or installing high-visibility crosswalks could greatly increase the feeling of safety for pedestrians and cyclists. Before investing in permanent modifications, the Township could experiment by installing relatively low-cost temporary

improvements such as plastic barriers or striping delineating expanded sidewalks, curb bump outs, and bike lanes. Tactical urbanism is a way of determining whether such improvements will be successful and if the temporary interventions do not work as intended or are not well received by residents and business owners they are easily reversible, thus allowing for experimentation and flexibility. Another example are “parklets” which are parking spaces that can be converted to public space for outdoor dining, seating, plantings, performances, etc. at certain times of the day or week or year. This is a relatively low-cost approach towards providing additional outdoor space.

12. Identify additional opportunities for **outdoor and public art**. This can be done by utilizing short-term installations and/or creating spaces for permanent art installations within the streetscape that could be accompanied by an art walk and associated art and culture wayfinding.
13. **Work with the County to install pedestrian and cyclist safety improvements** throughout Bloomfield’s commercial corridors that are located on County roadways. This can include identifying appropriate locations for curb extensions, high visibility crosswalks, green infrastructure including rain gardens, bioswales, permeable pavement, and stormwater trees, bike lanes and/or green-back sharrows, among other improvements.
14. **Examine parking requirements in commercial areas**. Minimum parking requirements in Bloomfield are determined by particular use, using thresholds based on square footage and, in some instances, number of seats. The Township should review the existing standards to see if they reflect modern best management practices and consider any modifications as appropriate.

It should be noted that the needs for commercial parking continue to evolve as ordering online and by smartphone/table app has become more prevalent. Many retailers and restaurants would

like to offer curbside and/or indoor areas for fast pick-up by customers and delivery services. This has implications for land use in terms of how customer parking is allocated and designed. For example, some businesses now reserve surface parking spaces for short-term parking for pick-up orders. These spaces are typically located close to the establishment’s front door and turn over quickly. As more customers enjoy the convenience of online ordering rather than in restaurant dining, some national chain restaurants have decreased the number of indoor seats which impacts the overall parking requirement in Bloomfield related to the number of seats and square footage of eating area.

Bloomfield has already incorporated these trends in their conditional use standards for cannabis retailers. The ordinance requires that twenty percent of on-site parking spaces (but no more than 10 and no less than two) shall be devoted to parking for customers and delivery services picking up preordered product. Such spaces shall be signed accordingly, with a ten-minute parking limitation posted on the sign. The Township should examine if these standards would apply for other uses and in other zones in the Township.

15. Consider creation of a **performance art center or exhibition space** in Bloomfield Center which can attract both Bloomfield residents and visitors from other municipalities.
16. **Examine the appropriateness of current zoning in all commercial areas and make any necessary adjustments**. The commercial zoning outside of the designated Redevelopment Areas comprises four zones. However, the zoning is not always appropriate to the on-the-ground conditions. For example, single-family homes are found in certain areas of the CBD zone where such uses are not permitted. Additionally, different areas of a zone are characterized by very different built conditions, although they are governed by the same bulk standards. For example, existing buildings in certain areas of the B-2 zone have significant

setbacks from the public right-of-way while others have no setback. The Township may consider splitting these disparate areas into different zones, including creating some new zones, in order to better regulate existing and future development.

5.7 Office Districts

5.7.1 Introduction

There are two office-oriented districts in the Township: the PO/R Professional Office/Residential and the RO Regional Office. The two zones are quite different in intention and existing on-the-ground conditions as is discussed further below.

5.7.2 Description

5.7.2.1 PO/R Professional Office/Residential District

The Professional Office/Residential District is a mixed-use district. The implementing zoning is the **PO/R Professional Office/Residential** zone which, in addition to offices and professional offices, permits as a principal permitted use single-family and two-family detached residences and garden apartments. As well as other non-residential including banks, educational institutions, places of worship, public uses and utilities, public parks, and parking areas. Conditional uses include home professional offices, multifamily dwellings, and a mix of residential and non-residential uses. Minimum lot requirements for the PO/R district are 10,000 square feet for lot area and 100 feet for lot width. The maximum height is 40 feet.

The district is currently located in three noncontiguous areas all in the First Ward. The first is along Broad Street south of the B-2 zone roughly between Osborne Street and Belleville Avenue with some lots fronting on Belleville Avenue to the east of Broad Street.

The district contains mostly residential structures converted to office uses interspersed with multifamily buildings. The second area is on the west side of Broad Street between Park Street and the Civic Center. This portion of the zone is primarily residential structures which were converted to office and other commercial uses. The third portion of the zone is in the vicinity of Park Place, Liberty Street, Monroe Place, and

Austin Street. Included in this portion of the zone are structures related to Bloomfield College including Westminster Arts Center, Schweitzer Hall, Knox Hall, and Clee Hall.

5.7.2.2 RO-Regional Office

There is only one Regional Office district in the Township and it is located in Brookdale to the north of the Shop Rite at Brookdale close to the northern boundaries of the Township, along the western side of the Garden State Parkway and along Broad Street. The implementing zoning is the **RO Regional Office District**. The RO district is intended to accommodate large-scale office and research uses to avoid adverse impacts on surrounding properties. The district permits offices, research laboratories, educational institutions, public uses and utilities, and public parks. Wireless communications facilities are permitted as conditional uses. The district has a large lot area requirement of 3.5 acres, and a lot width of 250 feet. Maximum height is 55 feet.

Existing development in the zone include the Broadacres Office Park which is a four-building, 20-acre office park. Each building is approximately 94,000 square feet in size. Adjacent to Broadacres Office Park is Garden State Corporate Center consisting of two buildings, one of which is 156,000 square feet office building, and the other which is home to the Universal Technical Institute, an automotive, diesel, and welding trade school.

5.7.3 Assessment

The PO/R zone permits garden apartments but does not include any of the garden apartment supplementary zoning standards contained in the R-G Zone. Multifamily dwellings are permitted conditional uses in the PO/R. The definition for multifamily buildings includes garden apartments. The conditional use standards only permit garden apartments if the ground floor is commercial. The ordinance does not currently address this discrepancy that garden apartments may require a ground floor commercial use as a conditional use standard but not as permitted use. Also permitted as a conditional use



are one or more residential units combined with any permitted nonresidential use provided the conditional use standards for a multifamily building are met. The definition of a multifamily building is a building with three or more units, which seemingly conflicts with the conditional use standard. The conditional use standards in the P/OR zone should be clarified. The RO zone is home to large scale office buildings in corporate campus settings. In the last two decades, New Jersey experienced a stagnant and shrinking office market. Ensuring that these areas of Bloomfield continue to attract tenants is crucial for achieving a balanced land use mix. The Township should be attentive to emerging market trends and support efforts to attract new and retain existing businesses to ensure that Bloomfield continues to have a vibrant economic base in the future. While the retention of the existing non-residential land use and ratable base, should be a priority, the Township should also diligently monitor changes in market trends and proactively plan for potential redevelopment in the future.

5.7.4 Recommended Action

The following are recommended in the office districts:

1. The zoning ordinance should be amended to **clarify what standards apply to garden apartment and multifamily uses** in the PO/R zones.
2. The Township should **build relationships with local corporate tenants and employers** and proactively engage with them to understand pressing issues and concerns. By establishing rapport with these stakeholders, addressing their needs, and supporting their growth/expansion, the Township can facilitate retention of existing corporate tenants.
3. The Township should **revisit the regulations in RO zone** to ensure that they facilitate developments that are desired by the market today. For example, current Class A office buildings typically contain a wide variety of amenities on-site, such as fitness centers, dining facilities, and medical services like physical therapy. Use requirements in the Township's current office zones should be revisited to allow for high quality developments containing a mix of uses and amenities that are sought after in the market today.
4. **Account for new or emerging business models in zoning and development regulations.** With the prevalence of remote work, there has been an increase in market interest for flexible office spaces or workspaces, where employees or independent contractors can rent a space for flexible use. The Township's zoning and development regulations in its office and business zones should be revisited to allow for these new trends. The Township should continuously monitor trends in the market and ensure that its zoning standards remain up-to-date.
5. The Township should **establish a vision to guide potential future redevelopment**, if they occur, of major non-residential properties in the RO zone based on sound planning principles and community needs. As noted in previous sections, the primary focus of the Township is to retain its current corporate tenants and the underlying zoning to ensure the continued economic vitality of the Township's regional office district. However, the Township also recognizes that it should be diligent in responding to future changes in the market and should proactively plan for the event in the future that its major corporate tenants relocate or its major non-residential properties undergo redevelopment. In order to encourage development that benefits the public welfare while minimizing adverse impacts, the following planning principles are recommended to guide any future redevelopment, if they occur, of properties in the RO zone:
 - Incorporate attractive site and architectural designs that enhance the visual realm while complementing the aesthetic character of surrounding neighborhoods.
 - Include a mix of non-residential uses, including but not limited to retail sales and services, entertainment, office, and institutional uses, that

complement other non-residential districts while providing additional services and opportunities to improve residents' quality of life.

- If residential use is proposed, it should provide a variety of housing types to expand housing options for residents.
- Contribute to the ratable base of the Township and ensure that development does not negatively affect the Township's budgetary finances.
- Limit scales of development and residential density to the extent allowed by the capacity of public infrastructure, utilities, and services, including but not limited to the roadway network, water and sewer lines, emergency services, public safety, and schools.
- Deliver community benefits, such as public gathering spaces, recreational fields and amenities, and new community facilities.
- Provide substantial open space, minimize disturbance to critical environmental features, and utilize sustainable design and construction practices.

5.8 Other Zoning Districts

5.8.1 Introduction

The Township has several other zoning districts or overlays with distinct purposes, including the M-1 General Industrial District, P-I Private Institutional District, PR Public/Recreational District, the College District Overlay, and the Bloomfield Green Historic District Overlay.

5.8.2 Description

5.8.2.1 M-1 General Industrial District

This zone is scattered throughout the southern portion of the Township. The M1 Zone is the only industrial district in the Township, the purpose of which is to allow expansion of general industrial uses while controlling for adverse effects. Permitted uses include manufacturing, warehousing and self-storage, outdoor storage, automobile sales, research laboratories, offices, educational institutions, public buildings, public utilities, parks, and parking facilities. Conditional uses permitted in the M-1 Zone consist

of adult uses, gasoline service stations, automotive repair stations, and wireless communication facilities. A lot area of one acre and lot width of 150 feet are required for property within the M-1 Zone. Building height is limited to 60 feet in the M-1 Zone.

5.8.2.2 P-I Private Institutional District

This zone is scattered throughout the Township, mostly located south of Ward 2. The purpose of the P-I Zone is to permit institutional uses that respect the open land character of the zone in the context of an otherwise urbanized environment. Permitted uses include private schools and educational institutions, hospitals, houses of worship, cemeteries, and public utilities. The zone has the largest lot area and lot width requirements in the Township at 10 acres and 300 feet, which are intended to achieve the "open land character" of the zone. The maximum height is 40 feet.

Existing uses in the P-I zone include Glendale Cemetery, Mount Olivet Cemetery, Bloomfield Cemetery, and a PSE&G Substation adjacent to the Bloomfield Station.

5.8.2.3 CD College District Overlay

This overlay zone is located over Bloomfield College between Monroe and Fremont Streets, Park Place, Franklin Street, and Spruce Street. The CD Overlay Zone is intended to acknowledge and permit the continued use of lands within the Township of Bloomfield for Bloomfield College, while respecting and retaining the property rights of owners of other land uses in and around the Bloomfield College campus and recognizing the location of Bloomfield College within the Bloomfield Green Historic District. In the portions of the PO/R and R-1B Zones which are designated College District Overlay Zone on the Zoning Map, it is the intent of the Township to provide for the controlled growth and operation of Bloomfield College while ensuring its compatible relationship with, and the continuing viability of, the remaining residential, commercial and quasi-public land uses within the R-1B and

PO/R Zones in which the College is located, while preserving the historic nature of the Bloomfield Green area.

The CD Overlay supersedes the underlying zoning only on properties owned by Bloomfield College or used for its purposes. Lands that may be owned by or are part of the Bloomfield College campus but lie outside of the overlay zone identified on the Zoning Map shall not be subject to these special regulations and shall, instead, be governed by the underlying zoning. The zone permits educational buildings and structures, such as classrooms, studios, lecture halls, laboratories, and libraries; dormitories and student residences; social activity buildings including for Greek life or student centers; eating facilities; administrative or staff office space; indoor athletic facilities; theaters and performing arts studios; private recreational facilities; single-family dwellings; houses of worship; public buildings; and public parks, playgrounds, and accessory buildings. Various accessory uses to the college campus are permitted, including storage and maintenance buildings, private residential garages, signs, off-street parking areas and structures, gatehouses, kiosks and security structures with a floor area up to 50 square feet, electronic and public utility transmission and distribution equipment. The minimum lot standards in the CD zone are 5,000 square feet for lot area and 50 feet for lot width. The maximum height is 60 feet for lots of 10,000 or more square feet and 40 feet for lots less than 10,000 square feet.

5.8.2.4 H-D Bloomfield Green Historic District Overlay

The Bloomfield Green Historic District is designated as a historic district in the Township of Bloomfield. The H-D Bloomfield Green Historic District Overlay is intended to recognize and protect the historic focal point of the Township and protect those properties and buildings located within the district through the regulations within the Historic Preservation Ordinance.

This overlay zone is located to the northeast of Bloomfield Center in the vicinity of Bloomfield

Green. It is roughly bounded by Montgomery Street to the south, New Street to the north, Spruce Street to the east and State Street to the west. The CD College District Overlay is located entirely in the H-D Overlay zone. Where the underlying zoning district is the R-1A Zone, the minimum lot area is 6,000 square feet and lot width is 60 feet and the front yard setback shall not be less than the average of the front yard depths of the structures located adjacent to the lot in question. All other underlying zoning district regulations applicable to properties in the H-D Bloomfield Green Historic District shall govern development in the district. All development in the historic district are subject to review by the Historic Preservation Commission.

5.8.3 Assessment

These distinct zoning districts and overlays have experienced notable changes since the recommendations of 2002 Land Use Element. Bloomfield historically has exhibited a decline in manufacturing uses the last few decades, similar to the region. This has resulted in a continued consolidation of industrial spaces, a shift to limited light industrial use, and continued redevelopment of former industrial sites. The former Westinghouse site adjacent to Watsessing Avenue Train Station, for instance, has been redeveloped as the Grove Crossing residential apartments.

In line with previous 2002 recommendations, a College District overlay zone has been created to balance existing non-educational uses and limited future growth. Public linkages to Bloomfield College have also been incorporated as part of Phase I of the Bloomfield Center Redevelopment Plan, although a previous recommendation for a campus master plan requirement has not yet been established. Faced with financial difficulties, Bloomfield College became part of Montclair State University in summer 2023. Plans, if any, for changes to Bloomfield's campus as a result of the merger have not been made public.

The boundaries of the CD Overlay Zone coincide

with the Historic District Overlay, with similar goals of preserving existing uses while accommodating for future growth and intensification of activities. The Township has amended its Land Development and Historic District ordinances to protect the heritage and preserve the integrity of this district. Highlighting the Township's historic features and increasing both resident awareness and interaction with these features should be a key consideration in moving forward.

5.8.4 Recommended Action

The following are recommendations for the Other Zoning Districts:

1. The Township should continue to **communicate and work with Montclair State University** regarding future plans for Bloomfield College in order to work towards a future for the school that benefits the university community and the residents and businesses of Bloomfield.

5.9 Parks and Open Space

5.9.1 Introduction

This land use category is scattered throughout the entirety of the Township. The purpose of this land use is to recognize areas designated for parks, recreation, and open space. It is intended to preserve land for public and recreational use and to discourage their sale or development for incompatible uses.

5.9.2 Description

5.9.2.1 PR Public and Recreational Zone

The implementing zoning mechanism is the **PR Public and Recreational Zone**. Uses permitted in the PR Zone consist of public uses, public parks and open space, public and private recreation facilities, schools, libraries, senior citizen centers, post offices, and municipal parking facilities. Wireless communication facilities on public-use properties are permitted as a conditional use. There are no lot or bulk requirements for this zone.

5.9.3 Assessment

Exploration of new parks, recreational facilities, and open space remain as Township goals, along with the necessary maintenance of these features to support increased usage over the years. Funds from the 2001 Open Space Tax can be allocated for open space acquisitions. Recent additions to the park and recreation system include Lions Gate Park, the acquisition of 209 Franklin Street, and the planned future Essex Hudson Greenway.

5.9.4 Recommendations

The following are recommended in the PR Zone:

1. Rezone Lions Gate Park, 209 Franklin Street, and portions of the future Essex Hudson Greenway to the PR Zone.



5.10 Climate Change-Related Hazard Vulnerability Assessment

5.10.1 Introduction

The Municipal Land Use Law requires a climate change-related hazard vulnerability assessment in the Land Use Element of a Master Plan which shall analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise. The assessment shall:

- (i) Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
- (ii) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities related to that development;
- (iii) Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- (iv) Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
- (v) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- (vi) Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and

- (vii) Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

5.10.2 Municipal Context

Bloomfield is susceptible to climate change-related hazards, particularly from fluvial (riverine) flooding. Flooding is arguably the most pervasive natural hazard throughout the State, whether coastal, riverine, or flash flood types, and Bloomfield is no exception. Approximately 6.59% or 211 acres of land is within the 1% annual chance (100-year) flood hazard area, and 7.27% or 233 acres are within the 0.2% annual chance (500-year) flood hazard area. An additional 2.41% or 77 acres of land are within a regulatory floodway. As shown in Figures 5-3, flood hazard areas in Bloomfield closely follow Second River, Third River, and Wigwam Brook waterways and tributaries. Third River enters Bloomfield at the north end of Township and flows southward, crossing the Garden State Parkway, flowing through the center and western sides of the Township nearing Broad Street, down to Belleville Avenue, and then hooking northeast along the east side of the Garden State Parkway. Second River enters the Township a block west of Bloomfield Avenue and continues south to Watsessing Park, then turns east, crossing the Garden State Parkway just north of Newark Avenue, and continuing east until it reaches Belleville Township. Wigwam Brook enters Bloomfield at the southern end of the Township and Watsessing Park, flowing northward through Watsessing Park until it connects with Second River. These waterways constitute the major sources of flooding in Bloomfield. Other natural and man-made hazards are either related to flooding (e.g., severe weather/storms) or represent lesser threats.

5.10.3 Hazard Vulnerability

Before delving further into the climate hazard vulnerability assessment and its implications for Bloomfield, it is important to understand the relevant terms associated with an assessment as defined by

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FEMA. Risk refers to the potential impact of a hazard upon a community, and consists of three main components: hazard, vulnerability, and exposure. A hazard is any phenomenon which may produce harm (i.e., natural disasters, geological/meteorological events, human-caused events), which must be identified to discern which specific hazards threaten a certain area. Vulnerability generally represents the degree of susceptibility of a community to harm from identified hazards within a given area, relative to the existing community's assets and infrastructure. Exposure is defined as the people, property, systems, or functions that could be lost to a hazard.

Essex County's 2020 Hazard Mitigation Plan (HMP) Update completed a risk assessment of various hazards and identified the vulnerability ranking of the hazards for each municipality in the County. As defined by FEMA, a risk assessment refers to measuring the potential loss of life, personal injury, economic injury, and/or property damage resulting from hazards. In simple terms, a risk assessment encapsulates events that could negatively impact a community, and a hazard vulnerability assessment covers the extent of the impacts of each hazard. All the steps of this process are crucial as hazards, their potential impacts, and extent of impacts must be identified in order to formulate appropriate mitigation strategies.

The Essex County HMP ranked each of the identified hazards specific to Bloomfield, as each community within the County may experience a different degree of risk exposure and vulnerability. The ranking of each hazard was determined by considering the likelihood of occurrence for each hazard; its potential impacts on people, property, and the economy; and community capability and changing future climate conditions. It should also be noted that the Essex County HMP also identified the "certainty factor" of each identified hazard, which was the confidence level regarding the hazard risk, with high rankings

based on quantitative evidence, case scenarios, and a calculated probability, whereas a low ranking is based on an undefined scenario, uncertain probability, and a qualitative understanding of potential impacts.² The hazard risks for Bloomfield are described as follows, with priority for hazard mitigation strategies being given to those with the highest hazard ranking.

5.10.3.1 High Ranking

Severe Weather/Storm. This hazard has the potential to impact the entire population and building stock, depending on the scale of the weather event or storm, according to the HMP. Potential impacts would be similar to those of a coastal storm, such as wind and storm surge, as well as flooding. The certainty factor for this hazard is low.

Severe Winter Weather/Storm. This hazard has the potential to impact the entire population and building stock, depending on the scale of the winter weather event or storm, according to the HMP. The need to clear snow and ice and to repair roads would have economic impacts on municipal budgets. The certainty factor for this hazard is low.

Floods. The Essex County HMP gave a "low" risk ranking to flood hazards resulting from a 100-year and 500-year flood event. Despite the low ranking in the HMP, this assessment considers flood hazards to constitute a high risk and probability of occurrence. Floods could occur after severe weather/storms, which have a high risk ranking for Bloomfield. Therefore, the flood threat itself should be ranked high. Indeed, several flood hazard areas and regulatory floodways are located within the Township. The HMP notes that 2,312 people and 490 buildings are susceptible to 100-year flood risks, and 2,534 people and 545 buildings are vulnerable to 500-year flood risks. In addition, the economic losses resulting from a 100-year flood event are estimated close to \$66 million. Bloomfield has 27 Severe Repetitive Loss (SRL) properties, and there are 248

2. Essex County HMP 2020 Update, Volume II, Section 9.3.

3. NFIP Policy Information by State and Community, FEMA, dated June 30, 2023.

National Flood Insurance Program (NFIP) policies in the Township with coverage totaling \$67,170,000.³ As discussed later in this assessment, most mitigation measures being undertaken by the Township are intended to prevent flood risks. The certainty factor for flood hazards is high.

Utility Interruption. The HMP describes a utility interruption as a disruption to electric power resulting from an accident, natural hazard, equipment failure, or sabotage. Impacts to physical systems as well as to public health could be great and could be exacerbated by other hazards. For example, power disruptions would limit heating and cooling capabilities to keep people safe during an extreme temperature event. A utility interruption could also affect sump pumps or other utility functions that rely on power. The certainty factor for utility interruptions is low.

5.10.3.2 Medium Ranking

Drought. The HMP evaluated droughts as causing limited economic losses due to a lack of agricultural industry, and no direct damage to buildings is expected. As a mitigation, the HMP stated that the Bloomfield Water Department had purchased additional surface drinking water in the event that groundwater sources are depleted during a drought.⁴ The certainty factor for droughts is low.

Extreme Temperatures. The HMP identified 6,586 people over the age of 65 and 3,996 people below the poverty level that would be vulnerable to either extreme heat or cold temperatures. The HMP did not elaborate on the public health risks associated with extreme temperatures, but there are risks particularly for young children, elderly populations, unhoused persons, outdoor workers, people without access to heating or cooling, persons with low English proficiency, and any socially isolated populations. Physical impacts were described as limited, but economic losses could result from loss

of business function due to unexpected repairs or utility interruptions. The certainty factor for this risk was low. The risk ranking was identified as Medium in Table 4.4-7 of the HMP, but it later was ranked as Low in Table 9.3-14, though the reason for this discrepancy is unclear.

Economic Collapse. This threat encompasses economic recessions and depressions or other interruptions of economic conditions. The scale of impact on the population depends on the magnitude of the event, but economic losses can include loss of jobs, businesses, and tax revenues. Normal wear on buildings may persist or worsen if the economic situation prevents repairs. The certainty factor for economic collapse is low.

5.10.3.3 Low Ranking

Hazards that received a low ranking for Bloomfield included the following: coastal erosion/sea level rise, coastal storms, earthquakes, geologic hazards, wildfires, civil disorder, cyber attack, disease outbreak, hazardous substances, terrorism, and transportation failure. Most of these threats do not warrant further assessment.

5.10.4 Critical Resources

Bloomfield has various critical facilities and resources that help sustain quality of life in the case of a man-made or natural hazards, including evacuation shelters, schools, fire and police stations, and personnel resources (see Figure 5-3).

5.10.4.1 Evacuation Shelters

There are two emergency evacuation shelters located in Bloomfield:⁵

Bloomfield Civic Center. Located at 84 Broad Street, this shelter has an evacuation capacity of 500 persons. The Civic Center has also been used as a “cooling center” during heat waves.

4. Essex County HMP 2020 Update, Volume I, Table 4.3.3-4.

5. NJ FloodMapper webtool: National Shelter System, Office of Homeland Security, Homeland Infrastructure Foundation-Level Data (HIFLD) Working Group. 2023.

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Bloomfield Middle School. Located at 60 Huck Street, this shelter has an evacuation capacity of 2,000 persons.

Both shelters are associated with the Red Cross of Northern NJ. Although neither evacuation shelter is located within a flood hazard area, both are located between Third River and Second River and west of the Garden State Parkway. Therefore, if any of the regulatory floodways associated with these rivers were to become impassible in a flood event, populations residing east of Third River, south of Second River, or east of the Garden State Parkway could be prevented from accessing the shelters. It is recommended that the Township consider siting a third evacuation shelter, particularly south of Second River and east of the Garden State Parkway, which includes two nursing homes and comprises an area of high social vulnerability, as described later in this assessment. An evacuation shelter in this area would ensure shelter access to populations residing in this part of Bloomfield. There are three schools in this area that are outside of flood hazard areas that could be utilized as shelters.

5.10.4.2 Evacuation Routes

There are no hurricane evacuation routes in Bloomfield.²

5.10.4.3 Schools

Figure 5-3 shows 12 school campuses in Bloomfield, three of which are located within or adjacent to special flood hazard areas. Watsessing Elementary School, at 65 Prospect Street, is located directly south of Wigwam Brook and is within a 100-year flood hazard area. The Early Childhood Center at Forest Glen, at 280 Davey Street, is surrounded on its north, east, and west sides by 100-year and 500-year flood hazard areas from Third River. The recreational fields of Bloomfield Middle School, at 60 Clair Street, are partially located within 100-year and 500-year flood hazard areas associated with Third River and Clark's Pond. Bloomfield Middle School also serves as an evacuation shelter. Based on their

locations, the Watsessing Elementary School may require flood resiliency improvements, while the Early Childhood Center and Bloomfield Middle School are not anticipated to experience health and safety issues, considering that these school buildings and their access roads are located outside the flood hazard areas.

5.10.4.4 Fire Stations

There are four fire stations in Bloomfield, the locations of which appear to allow quick access to all parts of Bloomfield without impediment (e.g., flooded roadway) in the event of an emergency. All fire stations are located outside of flood hazard areas.

5.10.4.5 Police Stations

The municipal police headquarters is located near Bloomfield Center/Bloomfield Avenue at the Bloomfield Municipal Building. A New Jersey State Police station is located in the north end of the Township on the Garden State Parkway and near the Upper Montclair Country Club. The municipal police headquarters is located near Bloomfield Center/Bloomfield Avenue at the Bloomfield Municipal Building. The State police station is located within a 100-year and 500-year flood hazard area. Since this station is outside the jurisdiction of the Township, it does not have direct authority to mitigate the potential flood hazards.

5.10.4.6 Critical Personnel

The Essex County HMP Update of 2020 provided the names of the following professionals as participating in the preparation of the plan:

- Office of Emergency Management (OEM) Coordinator Frank Menzel
- Deputy OEM Coordinator Thomas Pelaia
- NFIP Floodplain Administrator and Township Engineer Paul Lasek
- OEM Representative Jason Bhulai
- OEM/Fire Representative Martin Lutz

Future hazard preparations and coordination should include these professionals. The municipal budget should continue to support these roles.

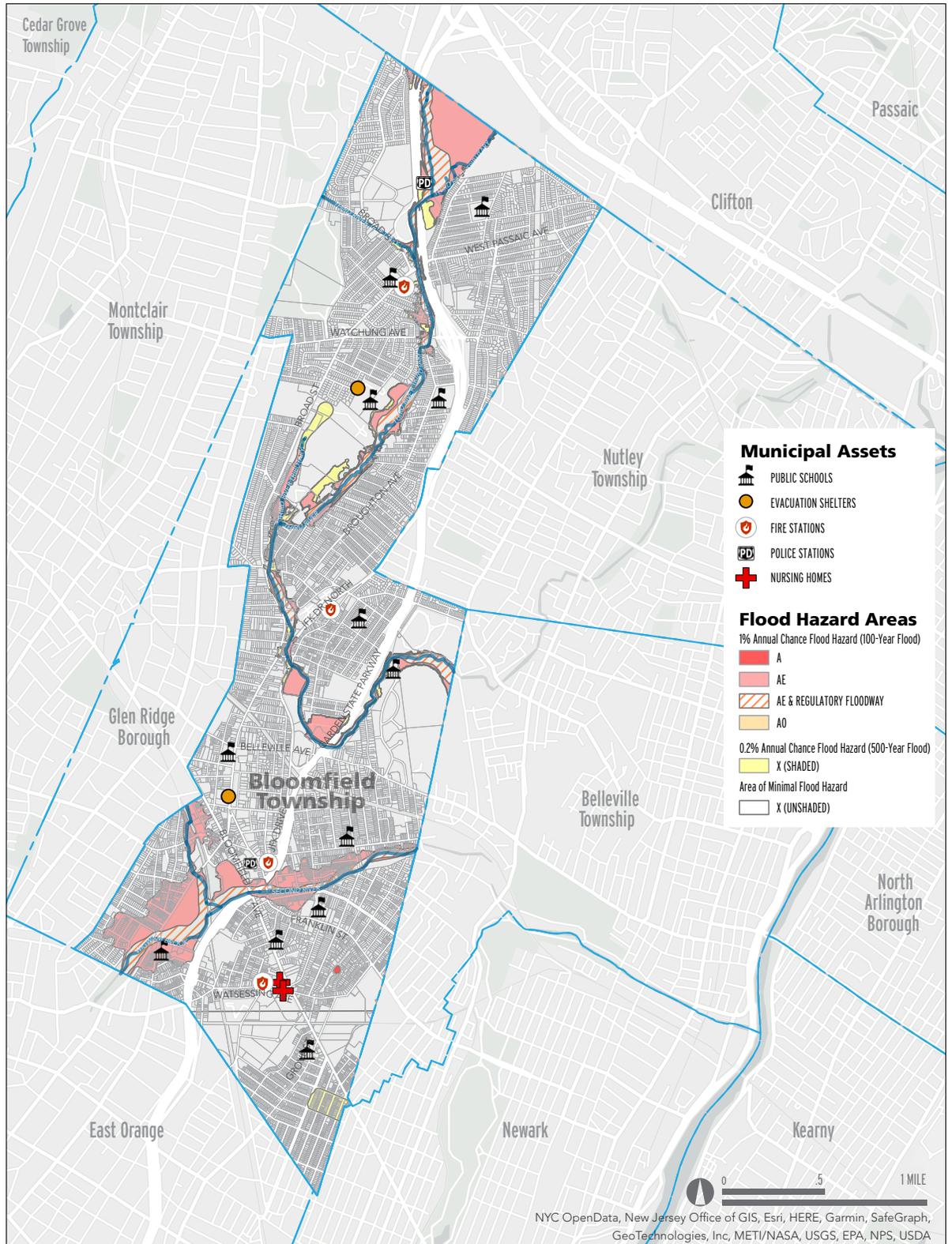


FIGURE 5-3 | CRITICAL FACILITIES

5.10.5 Social Vulnerability

The Social Vulnerability Index (SVI) is developed by the U.S. Centers for Disease Control (CDC) and refers to the “resilience of communities (the ability to survive and thrive) when confronted by external stresses on human health, stresses such as natural or human-caused disasters, or disease outbreaks. Reducing social vulnerability can decrease both human suffering and economic loss.” The identification of socially-vulnerable populations is based on several factors, according to the CDC:

Socioeconomic status:

- o Below 150% poverty, unemployed, housing cost burden, no high school diploma, no health insurance;

Household characteristics:

- o Aged 65 or older, aged 17 or younger, civilian with a disability, single-parent households, English language proficiency;

Racial and ethnic minority status:

- o Hispanic or Latino (of any race); Black and African American, Not Hispanic or Latino; American Indian and Alaska Native, Not Hispanic or Latino; Asian, Not Hispanic or Latino; Native Hawaiian and Other Pacific Islander, Not Hispanic or Latino; Two or More Races, Not Hispanic or Latino; Other Races, Not Hispanic or Latino; and

Housing type & transportation:

- o Multi-unit structures, mobile homes, crowding, no vehicle, group quarters.⁶

As shown in Figure 5-4 CDC’s Social Vulnerability Index Map, the most vulnerable areas of Bloomfield are concentrated in the southern half of the Township. The highest area of vulnerability is located south of Newark Avenue and east of the Garden State Parkway/John F. Kennedy Drive. This area is also situated south of Second River and Wigwam Brook, nearing the cities of Newark and East Orange. Within this area of high social vulnerability, there

are three special flood hazard areas. A 500-year flood hazard area is bound by Chester Avenue to the north, Ampere Parkway to the west, Abington Avenue to the south, and the municipal boundary with Newark to the east. 100-year flood hazard areas are coterminous with Halcyon Park (the A Zone) plus a stretch of 1-4 family residences along Newark Avenue, the rear yards of residences on Franklin Street, and a sports field associated with Bloomfield Tech (the AE Zone). These areas should be targeted as high priority for flood mitigation interventions.

In another part of the Township, an area with moderate social vulnerability is located within a sprawling 100-year flood hazard area and regulatory floodway, generally in areas surrounding Wigwam Brook and western arm of Second River. This area of the Township is located north of the Garden State Park/John F. Kennedy Drive and west of Bloomfield Avenue. The affected areas consist predominantly of 1-4 family residential neighborhoods as well as recreational land and open space, though the flood zone also encompasses a portion of the Bloomfield Center downtown area. These areas should be targeted as medium priority for flood mitigation interventions.

6. https://www.atsdr.cdc.gov/placeandhealth/svi/at-a-glance_svi.html

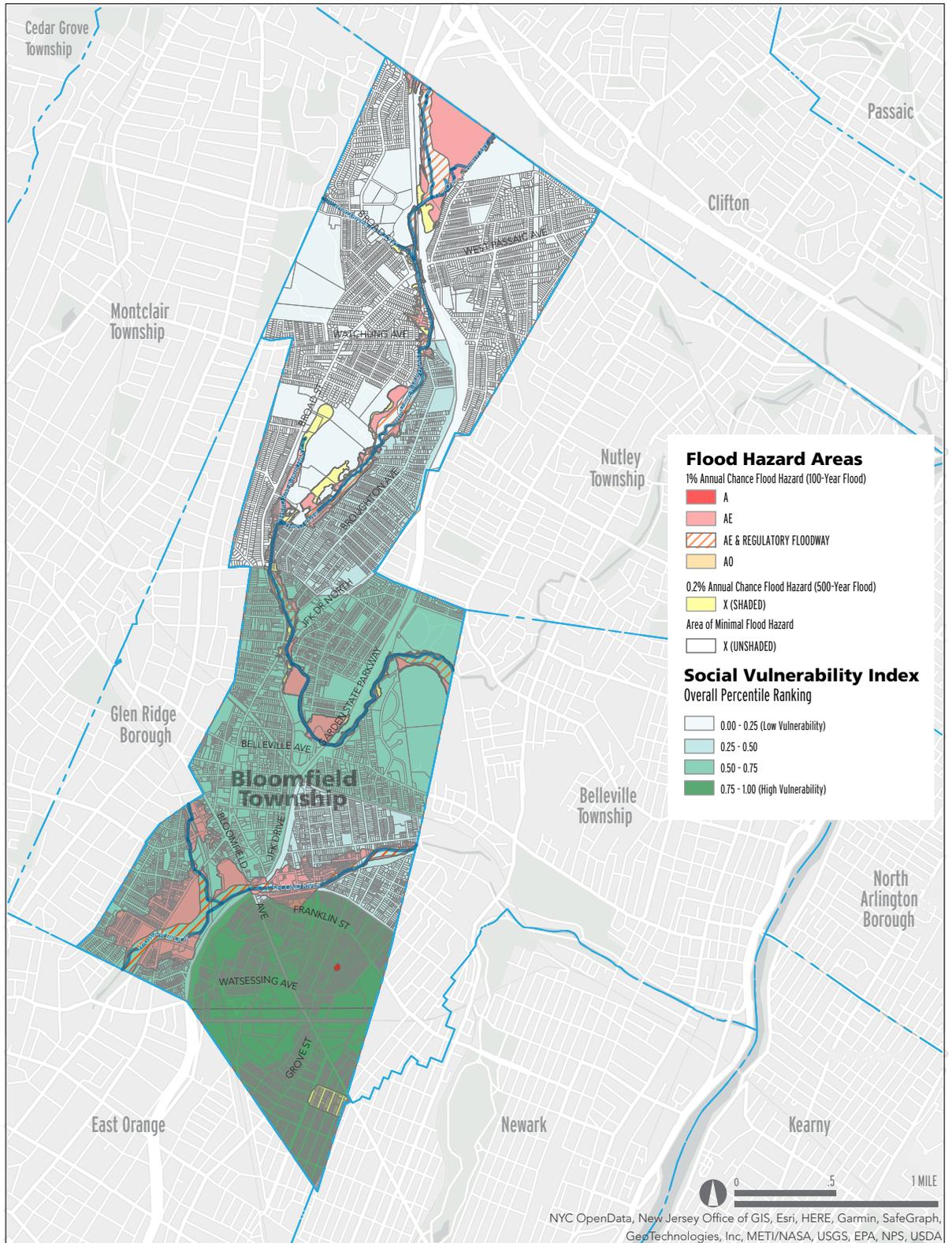


FIGURE 5-4 | CDC'S SOCIAL VULNERABILITY INDEX

5.10.6 Build-Out Analysis

5.10.6.1 Vacant Land

Bloomfield is a mostly built-out municipality with relatively little vacant or developable land. As shown on Figure 5-5, land that was given a “vacant” property class designation in the MOD IV data is mostly sporadic and on smaller sites. Two large areas of vacant-designated land are not vacant but are actually part of the Glen Ridge Country Club and the Upper Montclair Country Club. In another area at the northeast corner of the Township, there is a row of vacant-designated land, but this consists of an easement for utility lines. Since these large sites are unlikely to be developed in the future, they can be discounted from the build-out analysis. The remaining vacant land consists of isolated sites, with the largest sites totaling less than two acres each, but most with lot sizes under an acre. Only a handful of small parcels are entirely located within a flood hazard area. A small lot at 223 N. 16th Street is vacant and within a flood hazard area, but it is used as the side yard of an adjacent single-family property under common ownership, and it is unlikely to be developed. Near Second River, 45 West Street and 22 Race Street are classified as vacant and are developed as an empty gravel lot and a parking lot, respectively. Closer to downtown and Second River, 73-75 Washington Street and 128 Washington Street are entirely or mostly located within a flood hazard area. The former property was previously developed, and the latter is situated between Second River and a new multifamily development project. Along Third River, a small site at 461 Broad Street is within a flood hazard area and is classified as vacant but features a billboard. If these properties are developed or redeveloped in the future, any potential development will have to account for flooding in the project design to prevent impacts on-site and on neighboring properties.

5.10.6.2 Other Potentially Developable Land

Bloomfield’s planning efforts have concentrated heavily on the downtown area. In 2001, the entire Township was designated as a Rehabilitation Area. The Township later adopted the Bloomfield

Center Redevelopment Plan, Phases I and II, based on the rehabilitation designation. The Plan Area encompasses a large portion of the downtown centered at the confluence of Bloomfield Avenue, Broad Street, Glenwood Avenue, and Washington Street and encompassing the Bloomfield commuter rail station. Flood hazard areas and regulatory floodways related to Second River cut through the western and southern portions of the Plan Area. Much of this land is already built-out but could be redeveloped in the future, though some redevelopment has already occurred. Several sites in the Bloomfield Center area have been designated as areas in need of redevelopment and were redeveloped based on site-specific redevelopment plans. These efforts have resulted in several mixed-use development projects featuring multifamily residential and ground-floor commercial space, specifically on Block 228 and Block 220, Lot 40; on Block 243 at the corner of Liberty and Broad Streets; and on Block 241 at the corner of Franklin and Broad Streets, which features new dormitory residences for Bloomfield College. Of these, only the Block 228/220 redevelopment area is partially within a flood hazard area. The redevelopment plans for these areas did not address flood risks extensively, but they did allow for exceptions to building setback requirements to ensure compliance with floodplain requirements.

Within the Bloomfield Center area, the Township has designated several additional redevelopment areas as the Block 245/Library and Civic Center Redevelopment Area, the Sacred Heart Redevelopment Area, and the Block 241 Redevelopment Area. The Township has adopted a Redevelopment Plan for the Sacred Heart site, but no redevelopment plans have been prepared for the Block 241 site or the Block 245 site. Site plan applications have not been submitted for these sites. None of these three redevelopment areas are located within a flood hazard area, and no other hazards are likely to affect these sites. Therefore, no targeted

7. Essex County HMP 2020 Update, Table 9.3-16.

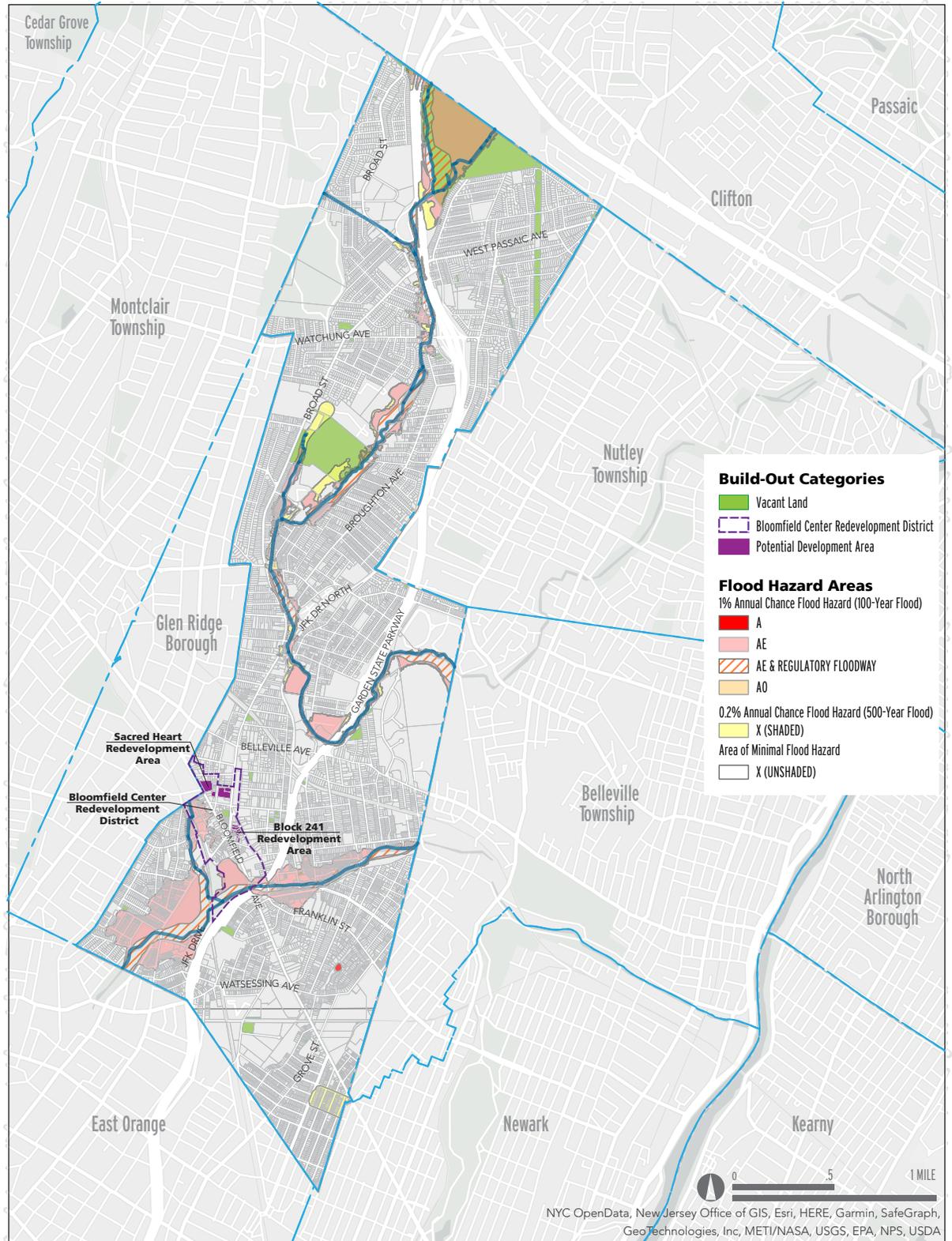


FIGURE 5-5 | BUILD-OUT ANALYSIS

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mitigation measures are necessary for these potential development sites.

5.10.7 Mitigation Strategies and Standards

5.10.7.1 Township Strategies

The HMP lists hazard mitigation strategies intended to reduce or avoid risks associated with the highest-risk hazards in Bloomfield. These strategies were developed in consultation with the Township's emergency managers, administrators, and engineers.⁷ Most mitigation measures were intended to mitigate flood hazard risks, and in some cases flooding was targeted in combination with severe weather or severe winter weather hazards. The Township proposed the following mitigation strategies in the 2020 HMP, which are listed by priority level and timeframe to completion:

5.10.7.1.1 High Priority

- **Encourage mitigation of critical facilities in the floodplain.** This mitigation measure involves outreach to the owners/operators of four critical facilities that are within the 1% flood hazard area. The aim is to educate owners, present mitigation options, and facilitate the completion of selected mitigation actions. The Township Floodplain Administrator is responsible for completing this measure within one year, as supported by the municipal budget.

5.10.7.1.2 Medium Priority

- **Debris management plan.** This mitigation measure consists of developing a formal debris management plan focusing on pre-incident planning. The plan should include a specification of responsible parties, scenario-specific plans, a health and safety plan, and guidelines on debris cleaning, collection, and storage. The plan is intended to ensure preventative actions are taken before a weather event occurs, to quickly restore services after an event, and to ensure public health and safety. The Township's OEM and DPW are responsible for completing this measure within three years, as supported by the municipal

budget.

- **Bank stabilization.** This mitigation measure consists of stabilizing the banks along Second River, Third River, and Wigwam Brook, because concrete walls and cleanup efforts have not sufficiently stabilized the stream banks. This action is anticipated to increase water quality as well. The Township DPW is responsible for completing this measure within three years using grant funding.
- **NFIP Floodplain Administrator education and certification.** This measure involves education and certification of the Township's NFIP Floodplain Administrator as Certified Floodplain Manager. The Township Administrator is responsible for completing this measure within three years, as supported by the municipal budget.
- **Mitigate flood-prone properties (RL and SRL).** This mitigation measure consists of outreach to the 27 severe/repetitive loss properties to help them select specific mitigation measures and to seek grant funding to complete the mitigations. The intent is to eliminate flood damage to homes and residents and to create open space that can accommodate flood waters. The Township Floodplain Administrator is responsible for completing this measure within three years using grant funding and resident cost share.
- **Third River bank erosion.** This mitigation measure consists of supplementing the existing gabion walls located along Third River (between Baldwin Street and Hoover Avenue) with new gabion walls in other areas along Third River. The action is intended to prevent erosion and alleviate flooding. The Township DPW is responsible for completing this measure within five years using the municipal budget and grant funding.
- **Storm sewer system feasibility study.** This mitigation measure consists of studying the storm sewer system from Ampere Parkway to the Newark border to determine how best to reduce or alleviate flooding. The target area has a high-water table, and sump pumps operate frequently

in residences. In addition, the Township cleans out the sewer on a regular basis. The Township DPW is responsible for completing this measure within five years using the municipal budget and grant funding.

5.10.7.1.3 Low Priority

None identified.

5.10.7.2 Other Township Strategies

Bloomfield is undertaking other hazard mitigation strategies beyond those described in the HMP. For example, the Civic Center has been used during heat waves as a cooling center for residents who do not have access to air conditioning.

The Township can also undertake resident outreach and education efforts to encourage sign-ups for emergency alert notifications. Timely communication during a major hazard can help keep residents safe and maintain quality of life. The HMP indicated that the Bloomfield Buzz newsletter can be used for hazard communications, and the Township uses the Notify Me® system for emergency alerts. Other government agencies and utility companies also have their own alert systems. The State Office of Emergency Management (OEM) encourages New Jerseyans to sign up for emergency alerts through Nixle Connect and the National Weather Service. PSE&G customers can sign up to receive alerts on power outages and resources. For people without a cell phone, the OEM encourages checking NOAA Weather Radio broadcasts and traditional television and newspaper media. The Township's emergency managers can promote the importance of signing up for these various alert systems.

5.10.7.3 State Strategies

The State adopted new stormwater management rules in 2021 that require the use of “nonstructural” stormwater management strategies and permit smaller stormwater Best Management Practices (BMPs) around a development site. These new rules will help manage flooding from stormwaters over the

long-term. The Township subsequently adopted the regulations into its stormwater control ordinance.

In addition, a flood disclosure bill was signed into law by the Governor in June of 2023 (Bill S3110/A4783). This law requires flood risk disclosure during the purchase or lease of a property. The disclosure is required if the property is located within a 1% (100-year) or 0.2% (500-year) flood hazard area or if the property has experienced flood damage, water seepage, or pooled water due to a natural flood event. This requirement will inform property owners and occupants of their flood risks and better help their prepare for a possible flood event.

5.10.8 Consistency Statement

This climate change-related hazard vulnerability assessment is consistent with existing hazard mitigation plans and efforts occurring in Bloomfield. The most pressing climate change-related threats to the Township are related to severe weather, severe winter weather, flooding from storms, and utility interruptions. The previously described mitigation actions are aimed at addressing these vulnerabilities. The Township will continue to coordinate with Township stakeholders, neighboring municipalities, the County, the State, and Federal programs to plan for hazards and mitigate their impacts. Future planning and mitigation efforts should be consistent with this climate change-related hazard vulnerability assessment and use its findings as a basis for future actions.

5.10.9 Impacts to Elements of the Master Plan

Natural hazards exacerbated by climate change will have an impact on other elements of the Master Plan. However, all of the elements of this Master Plan support the Township's plans to prevent and mitigate the effects of climate change-related natural hazards.



6 Circulation Plan Element



6.1 Roadways and Intersections

6.1.1 Roadway Classifications in Bloomfield

In just over five square miles, the Township encompasses over 95 miles of roadway, including 4.3 miles of and 4 exits off of the Garden State Parkway. This means that every day, hundreds of thousands of vehicles are passing through the Township. The Township of Bloomfield roadway network consists of highways, a principal arterial, major and minor collectors, and local roads. The Garden State Parkway is the major highway which bisects the Township, running north to south. The Township is also served by several county roads which connect residents to the Parkway and other regional destinations. The roadway network is classified in Table 6-1 below and shown in Figure 6-1.

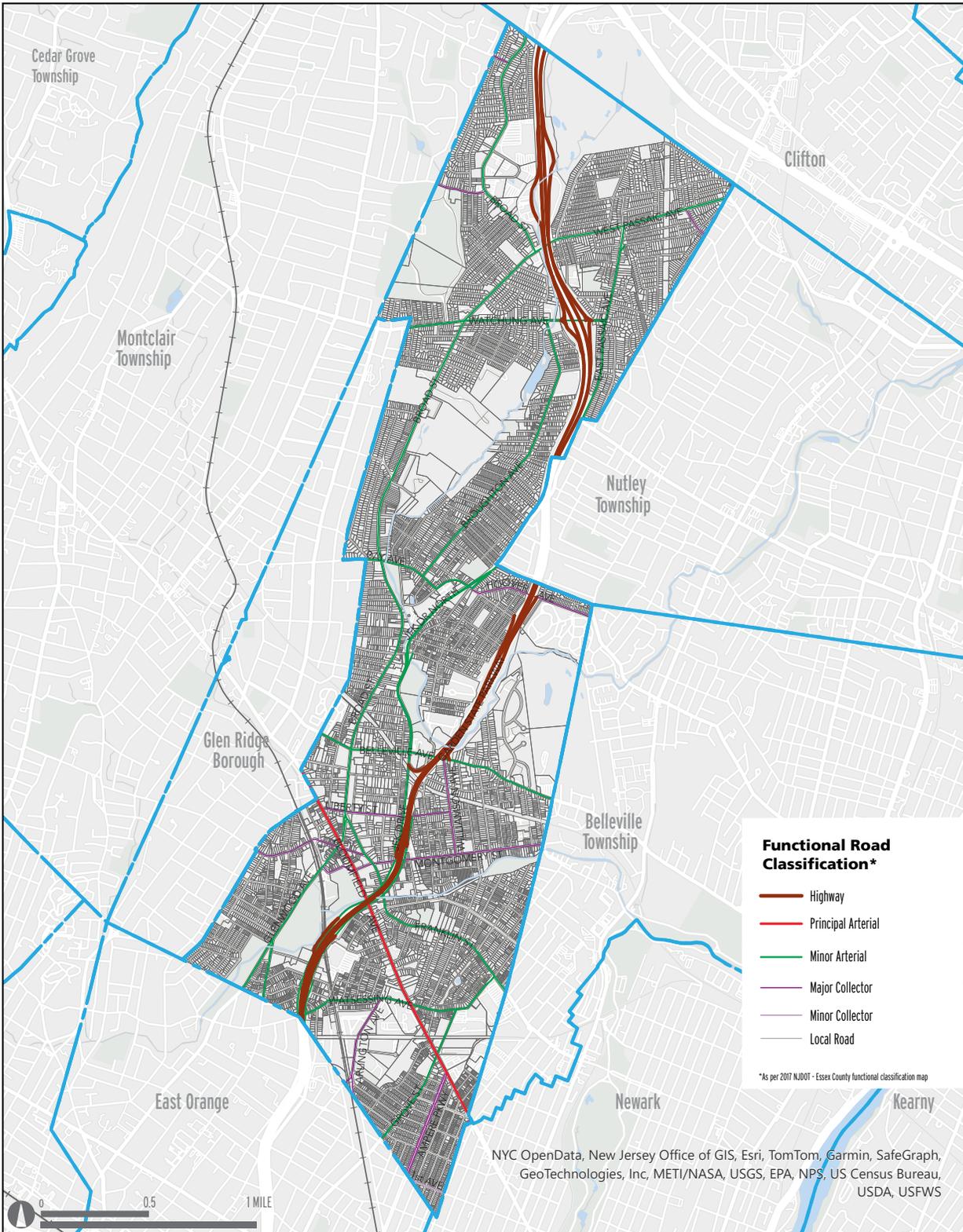


FIGURE 6-1 | FUNCTIONAL CLASSIFICATION OF BLOOMFIELD ROADS

All other roadways in the Township are classified as local streets.

6.1.2 Condition of Bloomfield's Roadways

In 2019, the Township's engineer and outside transportation consultants undertook a conditions inventory of Township controlled roadways in Bloomfield. The results are detailed in the *Township of Bloomfield Road Rating System Primer*. The Bloomfield Road Rating system has eight different visually observable pavement criteria: alligator cracking; block cracking; distortions; longitudinal and transverse cracking; patches and utility cuts; rutting and depressions; and weathering and raveling. Curbing and drainage issues were also taken into consideration. For each roadway in the Township, the report recommended

Table 6-1: Functional Classification of Bloomfield Roads

Functional Classification of Bloomfield Roads (* denotes Essex County roadways)

Highway	Principal Arterial	Minor Arterial	Major & Minor Collectors
Garden State Parkway	Bloomfield Avenue*	Bay Avenue*	Alexander Avenue*
		Belleville Avenue*	Ampere Parkway
		Broad Street*	Arlington Avenue
		Broughton Avenue	High Street*
		East Passaic Avenue*	Hoover Avenue*
		Franklin Street*	Liberty Street
		Grove Street*	Montgomery Street
		Glenwood Avenue	Washington Street
		John F. Kennedy Drive*	Williamson Avenue
		Prospect Street	
		Watchung Avenue*	
		Watsessing Avenue*	
		West Passaic Avenue*	

Source: Phillips Preiss Grygiel Leheny Hughes LLC

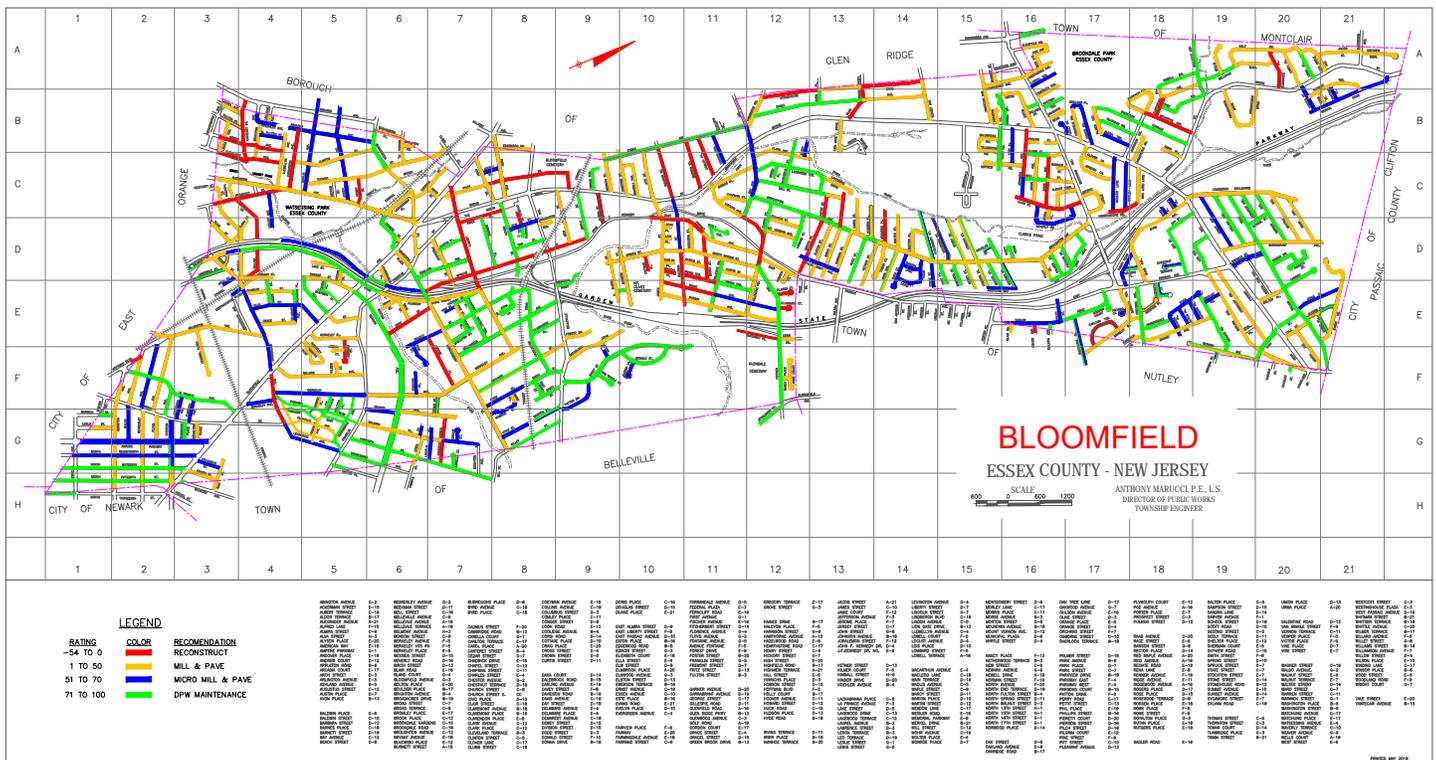
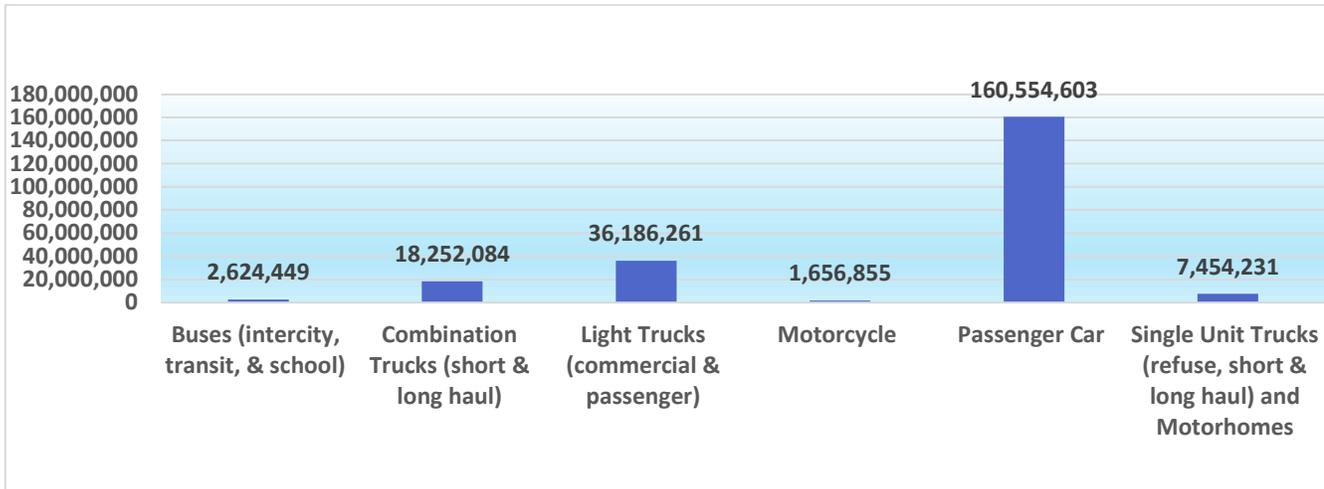


FIGURE 6-2 | RECOMMENDATIONS FOR BLOOMFIELD'S LOCAL ROADWAYS FROM ROAD RATING SYSTEM PRIMER, 2019.

Source: Brightview Engineering

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Table 6-2: Annual Vehicle Miles Traveled by Vehicle Type on Bloomfield’s Roadways, 2019



Source: Sustainable Jersey

one of the following: reconstruction; milling and paving; micro milling and paving; and DPW maintenance. These recommendations are shown in Figure 6-2. County and State roadways were not inventoried or assessed in the report. In addition, the major contributor to annual vehicle miles traveled on Bloomfield’s roadways in 2019 as per Sustainable Jersey was the passenger car, followed by light trucks and combination trucks. See Table 6-2.

6.1.3 Commute to Work by Vehicle Type

Per the 2022 *American Community Survey* data, the great majority of residents commute to work via car, truck or van (i.e., 67 percent) followed by public transport (14 percent). The predominant mode of transportation to work for Bloomfield residents was the automobile, of which 59 percent drove alone. This equals to an average of 16,546 single-occupancy vehicles on the road each day. Of the remaining workforce, 8 percent carpooled, 3 percent walked, one percent took taxis, and 15 percent work from home.

6.1.4 Annual GHG Emissions by Vehicle Type

Estimated number of VMT by on-road vehicles is an indicator of the associated greenhouse gas (“GHG”) emissions. Passenger cars emit the most GHG emissions in Bloomfield as shown in Table 6-3.

Table 6-3: Annual GHG Emissions by Vehicle Type on Bloomfield’s Roadways, 2019

Type of Vehicle	GHG Emissions (Metric tons Carbon Dioxide Equivalent)
Passenger Car	86,353
Combination Trucks (short & long haul)	18,839
Light Trucks (commercial & passenger)	17,341
Single Unit Trucks (refuse, short & long haul) and Motorhomes	9,043
Buses (intercity, transit & school)	3,042
Motorcycles	700
Total	135,318

Source: Sustainable Jersey.

6.1.5 Electric Vehicle Use

Electric vehicles have proven to help reduce greenhouse gas emissions and as a result improve air quality and overall quality of life. As noted in the Land Use Element, electric vehicle charging infrastructure is located in public and private parking areas throughout the Township. Per data from Sustainable Jersey, in 2020 Bloomfield had 28,732 personal vehicles of which 156 or 0.5 percent were electric vehicles.

In 2020, the Township purchased four electric vehicles for Town Hall use mainly by construction code officials and water meter personnel. Recently, the Township replaced two diesel powered DPW work trucks with battery electric dump trucks. The Township’s DPW

vehicles are among the most relied on for daily use and emergency management including snow ploughing and bio bag removal. The Township's heavy duty DPW diesel powered vehicles were frequently used and perhaps among the greatest contributors to the Township's carbon footprint. These vehicles were the most utilized by Public Works, traveling about 12,500 miles each annually and utilizing a total of 1,666 gallons of diesel fuel each year. By operating electric vehicles in their place, an estimated 16.96 metric tons of tailpipe carbon dioxide fumes will be reduced (based on CO2 emissions estimate of 10,180 grams/gallon of diesel fuel). The Township believes that replacing these trucks with electric vehicles is integral to reducing the harmful fumes that are emitted into the air each day through their use, as well as promoting the total, long-term transition to a complete electric fleet within the local government. In replacing these vehicles with electric, carbon emissions will be significantly reduced, and further alternative fuel initiatives will become more probable. Bloomfield intends to continue to work towards a fully electric fleet.

The Township has encouraged the public to make the switch to electric and has also encouraged various departments (such as the Police Department, Parking Authority, and DPW) to seek opportunities for EVs and alternative fuel infrastructure. The Township remains optimistic in one day having a full electric fleet and continues to seek opportunities to purchase alternative refueling infrastructure.

6.2 Public Parking

Bloomfield has significant parking resources throughout the Township which include public and private parking lots for off-street parking. The Township also relies on on-street parking to accommodate the needs of residents, businesses, and visitors. The demand for on-street parking changed in recent years due to the growth of curbside pick-up, delivery services, and ride-sharing. These services are typically located as close to an establishment as possible and experience rapid turnover.



The Township of Bloomfield Parking Utility (“BP”) is responsible for parking enforcement throughout the municipality. BP is responsible for managing all municipal metered and permit-based parking, as well as the enforcement of applicable laws, ordinances, and regulations governing the parking of vehicles throughout the Township. Parking is provided adjacent to the NJ Transit stations within Bloomfield, consisting of the Glenwood Parking Garage near Bloomfield Station, the Myrtle Street parking lot near Watsessing Avenue Station, and the surface parking lot adjoining the Grove Street Light Rail Station. Permit and metered parking are provided at these three locations (Myrtle Street is permit only), as well as at the Conger Street and Pitt Street lots. Metered parking lots are located along State Street and along Bloomfield Avenue to the rear of the municipal complex. The former parking lots at the Royal Theatre (former Lot C consisting of 93 spaces) and Farrand Street (former Lot B consisting of 201 spaces) have been redeveloped for other uses. In addition, the existing senior living community across from the Municipal Complex was formerly comprised of surface parking area as well. The Planning Board recently recommended to the Mayor and Council that the Myrtle Street parking lot be designated as an Area in Need of Redevelopment. The parking lots managed by the BP and NJ Transit are shown in Table 6-4 and Figure 6-3.

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Table 6-4: Off-Street Parking Managed by Bloomfield Parking Utility and New Jersey Transit

Parking Lot Name	Address	Number of Public Spaces
Lot A: State Street Lot	84-90 Broad Street	75
Lot E: Glenwood Parking Garage	23 Lackawanna Place	450
Lot F: Congers Street Lot	305 Glenwood Avenue	60
Lot G: Bloomfield Avenue Lot	497 Bloomfield Avenue	46
Lot H: Pitt Street Parking Lot	19 Pitt Street/20 Baldwin Street	102
Lot I: Myrtle Street Parking Lot	18-20 Myrtle Street	47
Farrand Street Garage	30-34 Farrand Street	94
NJ Transit Grove Street Light Rail Station	275 Grove Street	166
NJ Transit Watsessing Station Parking Lot	Westinghouse Plaza	14
Total		1,054 spaces



Moreover, there is on-street metered parking available at locations throughout the Township, mainly surrounding the two NJ Transit train stations, within Bloomfield Center, and along Broad Street. Parking meters and parking lots are enforced Monday through Saturday, 8:00 am to 6:00 pm. Parking is free at all meters outside of those times and on Sundays and holidays. Long term meters with a capacity up to 12 hours of parking are located along Lackawanna Place adjacent to the Bloomfield Train Station, Burroughs Place, Glenwood Avenue by Watsessing Park on both sides of the street, and Westinghouse Plaza by the Watsessing Avenue train station. There is also permit parking located in the Glenwood garage by the

Bloomfield train station for both residents and non-residents as well as businesspeople of Bloomfield. Another permit lot is the Myrtle Street lot located on Myrtle Street by the Watsessing Avenue train station. This lot also has permit parking for both residents and non-residents as well as businesses. Designated residential on-street parking is allowed by permit, which must be acquired from the Police Department.

Recent parking efforts by the Township include the March 2020 Bloomfield Civic Center Area Parking Needs Assessment prepared by TimHaahs Associates, and the Angled Parking Pilot Study. The civic center study sought to determine the parking needs for the Bloomfield Avenue area roughly between Washington Street and Bloomfield High School via a comparison of existing parking capacity and projected parking needs. The study recommended several strategies for adding more parking in the study area including: shared parking, structured parking at future redevelopment projects, and lowering parking requirements in the zoning code for residential and restaurant uses in the study area given the area’s high-level of access to mass transit and walkable amenities.

The Angled Parking Pilot Study was implemented downtown in 2020 along Broad Street for 11 parking spaces between Liberty Street and the Bloomfield Avenue/Broad Street intersection; and along Glenwood Avenue in 2021 for 23 spaces southwest of Washington Street. It uses reverse angled parking to use space more efficiently and improve overall safety for all road users.

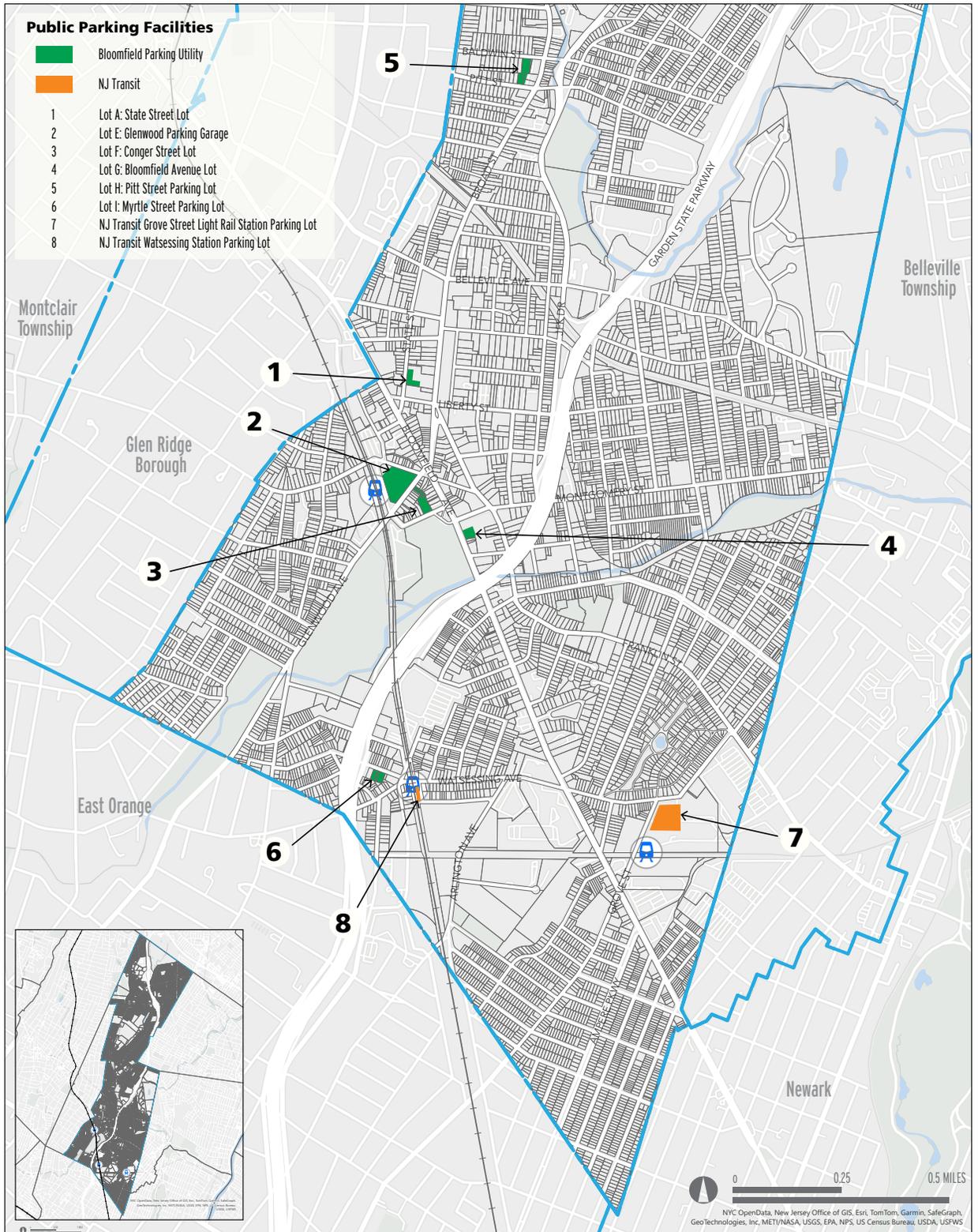
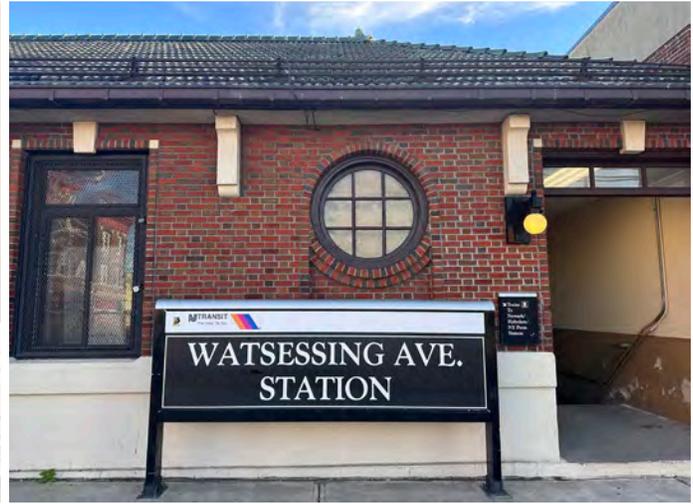


FIGURE 6-3 | EXISTING OFF-STREET PARKING FACILITIES

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6.3 Public Transit

6.3.1 NJ Transit Railroad

The Township of Bloomfield has two NJ Transit rail stations: Bloomfield and Watsessing Avenue, both served by the Montclair-Boonton line which provides direct service to New York City. As shown below, both stations experienced steadily increasing ridership until the onset of the COVID-19 pandemic in 2020. However, ridership levels appear to be rebounding from 2021 lows.

The Township secured NJ Transit Village Designation in 2003 and has subsequently received funding for various improvements to its transit stations. The Transit Village initiative is a partnership between the New Jersey Department of Transportation (NJDOT) and NJ Transit which incentivizes municipalities to revitalize areas surrounding transit stations into compact, mixed-use neighborhoods with a strong residential component. The area that makes up the Transit Village district is a half-mile radius around the transit station. In order to be designated a Transit Village, the municipality must document that there are multiple TOD projects planned for the area within the district. The benefits of designation consist of state backing for municipal redevelopment, priority state agency funding, technical state agency assistance, and grants from the NJDOT.

In 2009, the Township implemented the CORD Commuter-Oriented Residential District intended to implement the mixed-use concept in the Watsessing station area that was recommended in the 2002 Master Plan. Development in the CORD encourages and permits multifamily dwelling units designed for commuters seeking a location convenient to Midtown Direct service from Watsessing Avenue Station to New York City, which may incorporate a mix of neighborhood businesses providing retail sales and services for the personal use and household consumption of area residents. Among the stated goals of the CORD zoning is to increase use of the Watsessing station. The CORD zone is currently located to the south of the train station. Additionally, a number of Redevelopment Plans have been prepared for areas designated as Areas in Need of Redevelopment and/or Rehabilitation pursuant to the statutory criteria of the Local Redevelopment and Housing Law. In the years since the Transit Village Designation, the areas around both Bloomfield and Watsessing Stations experienced a number of redevelopment projects which are primarily mixed-use projects with multi-family residential units.

6.3.1.1 Bloomfield Station

The Bloomfield Station is located downtown, between Washington Street and Glenwood Avenue. It is listed on the State and National Registers of Historic Places. The station currently does not have

Table 6-5: Average Weekday Boardings at Bloomfield Station, 2012-2022

YEAR	AVERAGE WEEKDAY NUMBER OF BOARDINGS
2012	1,067
2013	1,009
2014	1,157
2015	1,352
2016	1,483
2017	1,537
2018	1,577
2019	1,640
2020	1,229
2021	345
2022	685

Source: NJ Transit.

Table 6-6: Average Weekday Boardings at Watsessing Avenue Station, 2012-2022

YEAR	AVERAGE WEEKDAY NUMBER OF BOARDINGS
2012	204
2013	223
2014	245
2015	313
2016	376
2017	434
2018	529
2019	568
2020	448
2021	168
2022	323

Source: NJ Transit.

bike racks but does have bike lockers. The number of weekday stops at Bloomfield Station is 59 and weekend stops is 19. In January 2024, the Township adopted an ordinance which authorized the sale of 14 Lackawanna Place (Block 220, Lot 40) to NJ Transit. This sale will enable the rehabilitation of the existing Bloomfield Station facility and repurpose it to be a vital transportation hub for Bloomfield. Table 6-5 provides details on the average weekday boardings at Bloomfield Station between 2012 and 2022. Recent transit oriented development in the vicinity of the Bloomfield station includes Glenwood Village, 100 Washington, Six Points at Bloomfield Station/Lackawanna Station apartments, the Green at Bloomfield, and the Royal at Bloomfield, among others.

6.3.1.2 Watsessing Avenue Station

The Watsessing Avenue Station is further south, east of the Garden State Parkway along Watsessing Avenue. The number of weekday stops at Watsessing Station is 59 and weekend stops is 19. Table 6-6 provides details on the average weekday boardings at Watsessing Station between 2012 and 2022. Recent transit-oriented development in the vicinity of the Watsessing Avenue station includes The Grove at Watsessing, The Grove at Bloomfield, and the Parkway Lofts apartments.

Table 6-7: Weekday Train Departures and Average Weekday Boardings at Grove Street Light Rail Station

Weekday Train Departures	238
Average Weekday Boardings	458 (2022)

Source: NJ Transit.

Table 6-8: Average Weekday Boardings at Grove Street Light Rail Station, 2012-2022

YEAR	AVERAGE WEEKDAY NUMBER OF BOARDINGS
2003	285
2004	437
2005	567
2006	651
2007	742
2008	795
2009	826
2010	732
2011	641
2012	782
2013	685
2014	739
2015	748
2016	824
2017	795
2018	852
2019	809
2020	636
2021	428
2022	458

Source: NJ Transit.

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6.3.2 NJ Transit Light Rail

The Grove Street Light Rail Station is served by the Newark Light Rail line, which provides access to Newark Penn Station. The light rail station is located along Grove Street, east of the Watsessing Avenue rail station, and across the street from the Township Public Works Facility. The line has 236 stops during the weekday and 122 stops on the weekend. There are currently bike racks at the station but no bike lockers. See Table 6-7 for information on weekday train departures and average weekday boardings at Grove Street Light Rail Station; and Table 6-8 for the average weekday boardings at Grove Street between 2012 and 2022.

6.3.3 Bus Service

Bloomfield is served by 15 NJ Transit bus routes, with numerous bus stops dispersed across the Township along the bus routes. The routes largely run north-south along Bloomfield's major corridors, facilitating mobility within and outside the Township. The NJ Transit bus routes provide access to adjacent municipalities, regional centers such as Newark and the Newark Airport, surrounding universities, transit connections, and other regional destinations.

The Decamp Bus Service from Bloomfield to New York City ceased operations in April 2023. NJ Transit expanded its bus service in Bloomfield to compensate for some of the loss of bus service experienced by Bloomfield residents including line 192D to the Port Authority Bus Terminal in New York City during the weekday peak hour morning and afternoon/evening periods.

The Township also provides several shuttle services managed by the Bloomfield Parks, Recreation & Cultural Affairs Department, including the Bloomfield Shuttle Bus, the Bloomfield Senior Citizen Bus, and the Dial-A-Ride service. The Bloomfield Shuttle Bus provides transportation services for commuters to and from the Bloomfield train station located at Lackawanna Place, connecting residents



to New York City via the Montclair-Boonton rail line. The shuttle bus services the northern portion of Bloomfield along Broad Street via the North End Shuttle, and the southern portion of the Township along Belleville Avenue and Montgomery Street via the South End Shuttle. The shuttle bus operates during the weekday peak hour morning and evening periods.

The Senior Citizens bus is a cost-free service for all senior citizens above the age of 60 as well as for all residents with a disability or handicap. This service has fixed schedules, operating on morning and afternoon routes with different itineraries for different days, Monday through Friday. This affords senior citizens the ability to make trips for groceries, errands, and other personal needs.

The Dial-A-Ride program is another cost-free service for all senior citizens and residents with any disability or handicap. This allows residents to contact the recreation department in order to schedule a pickup trip to a destination of choice within Essex County.

6.4 Pedestrian and Bicycle Facilities

The Township adopted a Complete Streets Policy in 2011, which was further renewed in 2017. Complete Streets are defined by the 2017 New Jersey Complete Streets Design Guide as streets that are “designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of

<https://patch.com/new-jersey/bloomfield/nj-will-turn-old-railway-huge-greenway-hiking-biking>



all ages and abilities must be able to safely move along and across a complete street.”

6.4.1 Morris Canal Greenway

As recommended in the Parks, Recreation, and Open Space Element of the 2002 Master Plan, the Morris Canal Greenway has been constructed. The Greenway runs along the western side of the Garden State Parkway, starting at Oak Tree Lane off Broughton Avenue and culminating near Second River, adjacent to Wright’s Field. This greenway provides residents recreational opportunities and further integrates them with surrounding neighborhoods through a dedicated path.

6.4.2 Lenape Trail

The Lenape Trail is another dedicated pedestrian and bicycle path within the Township, connecting Brookdale Park to the Clarks Pond area. This trail is expansive, traveling across multiple municipalities in Essex County and connecting multiple parks, open, and green space.

6.4.3 The Greenway

In 2022, the New Jersey Department of Environmental Protection (“NJDEP”) acquired the former 9-mile long and 100-foot wide Boonton Line rail line from Norfolk Southern



Railway. The line runs from Montclair to Jersey City through eight municipalities in Essex and Hudson Counties including Bloomfield. NJDEP is in the process of converting this blighted corridor into a State Park with recreation and transportation amenities including biking and pedestrian opportunities.

In Bloomfield, the greenway will run, east to west, from the vicinity of Willet Street between Belleville Avenue and Montgomery Street, over the Garden State Parkway and JFK Parkway before turning in a northwesterly direction south of the Oakeside Bloomfield Cultural Center and continuing across Belleville Avenue and Broad Street and into Glen Ridge just to the north of the Bloomfield Cemetery. Existing recreational trails are depicted on Figure 6-4.

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6.4.4 Bicycle Network

The Township does not contain a dedicated pedestrian and bicycle network, with existing infrastructure outside of recreational trails primarily consisting of bicycle “sharrows” or shared lane markings for bicycles within the existing traveled way.

6.5 Recent Circulation Planning Efforts in Bloomfield

6.5.1 Watsessing Avenue

Transit-Oriented Design Plan, 2012

The 2012 *Watsessing Avenue Transit-Oriented Design* established a vision for the Watsessing Avenue Station area which included encouraging a mix of land uses within walking distance of the station; traffic calming measures; sidewalks and pedestrian amenities; wayfinding signage; streetscape improvements; pedestrian safety improvements; increased bikability including the creation of bike paths through new development projects; bicycle lanes along County and local collector streets, bicycle racks in convenient locations and bicycle lockers at Watsessing Station and at bus stops; sustainability measures like rain gardens; and design standards that respect the scale and history of the neighborhood.

6.5.2 Bloomfield Avenue Complete Corridor Plan, 2015

The *Bloomfield Avenue Complete Corridor Plan* completed in April 2015 was a corridor plan led by NJ Transit. The plan focused on the Bloomfield Avenue corridor in Bloomfield, the Borough of Glen Ridge, Montclair Township, and Verona Township and was intended to create design standards and recommendations for a multi-modal transportation corridor. The Plan identified short- and long-term improvements consistent with Essex County’s Complete Streets Policy. Among the recommendations for Bloomfield included the following:

- Implement and enforce **25 miles per hour speed limit** on Bloomfield Avenue.

- Conduct **Corridor-wide study** to identify transportation improvements to better accommodate vehicles, transit, bicycles, and pedestrians. Recommendations should then be implemented.
- Conduct **Safety Studies at High Crash Locations**, make recommendations, and obtain funding and construct recommendations.
- **Revise Land Development Ordinance** to include bicycle and pedestrian accommodation requirements.
- **Prioritize sidewalk and crosswalk upgrades and maintenance** including street cleaning and repainting/adding pavement markings.
- **Upgrade lighting and streetscape improvements** including installing new pedestrian-scaled street lighting, benches, trash cans, etc. and adding/replacing street trees.
- Conduct a traffic study and capacity analysis and construct improvements for locations of **midblock pedestrian crossings**.
- Conduct a feasibility study to explore **bike route locations and types** (lanes, sharrows, off-road, etc.).
- Identify locations and install **bike racks, lockers, and storage**.
- Adopt a graphic concept/**branding theme and wayfinding program**.
- Undertake a **distracted driver/pedestrian informational campaign, a pedestrian safety campaign, and bicycle safety campaign**.
- Conduct a **Walkability Audit** to examine assets and safety deficiencies.
- Implement **School Bus/Student Drop Zones** by increasing the number of crossing guards at strategic times and locations.
- Promote and enhance **events that bring people to Bloomfield Avenue**.
- Install **public art, building improvements, decorations, seating, water features, etc.**
- Consider opportunities for off-street parking options.
- Institute **measures to address crime and perceived crime** by identifying locations for

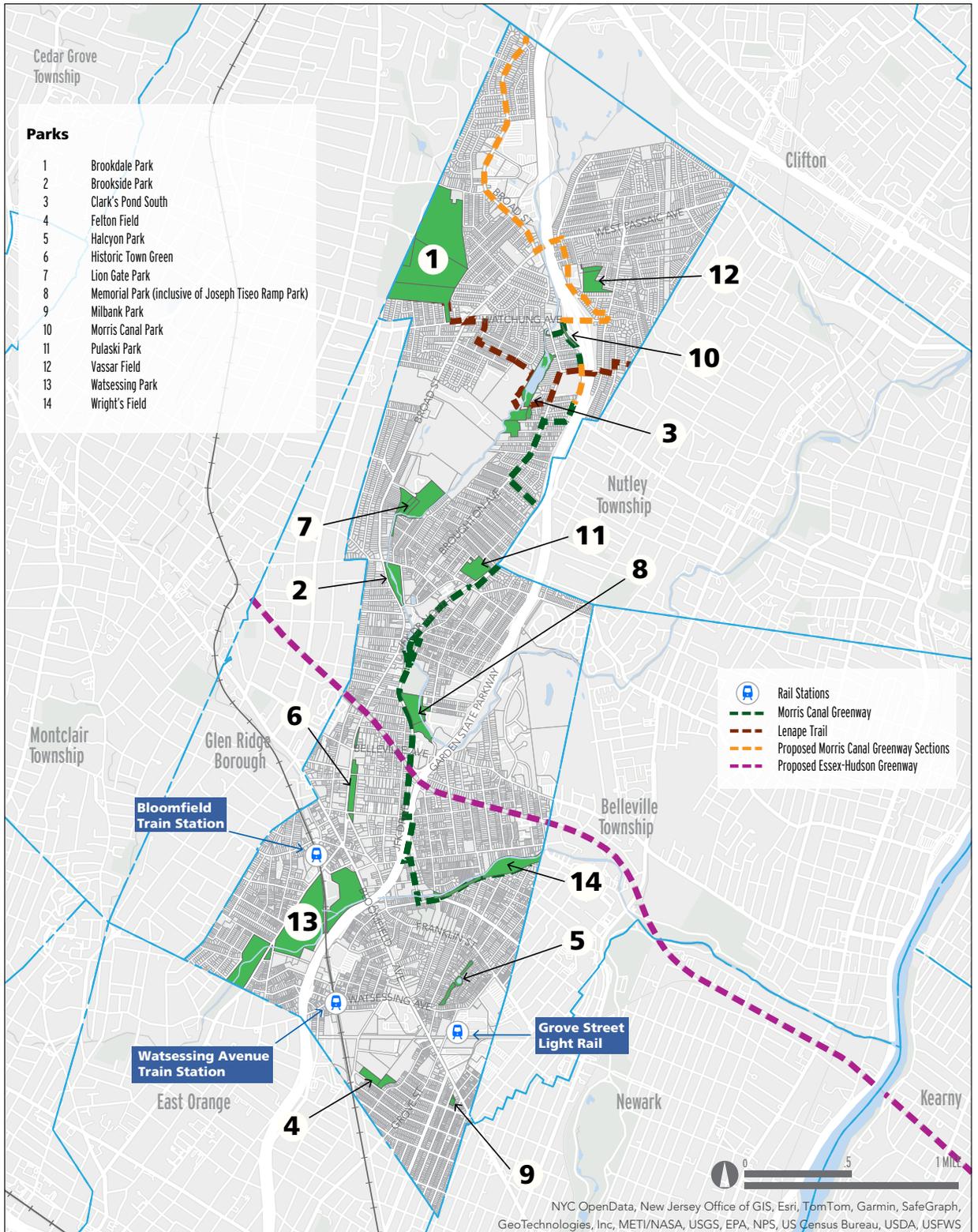


FIGURE 6-4 | EXISTING AND PROPOSED TRAIL MAP

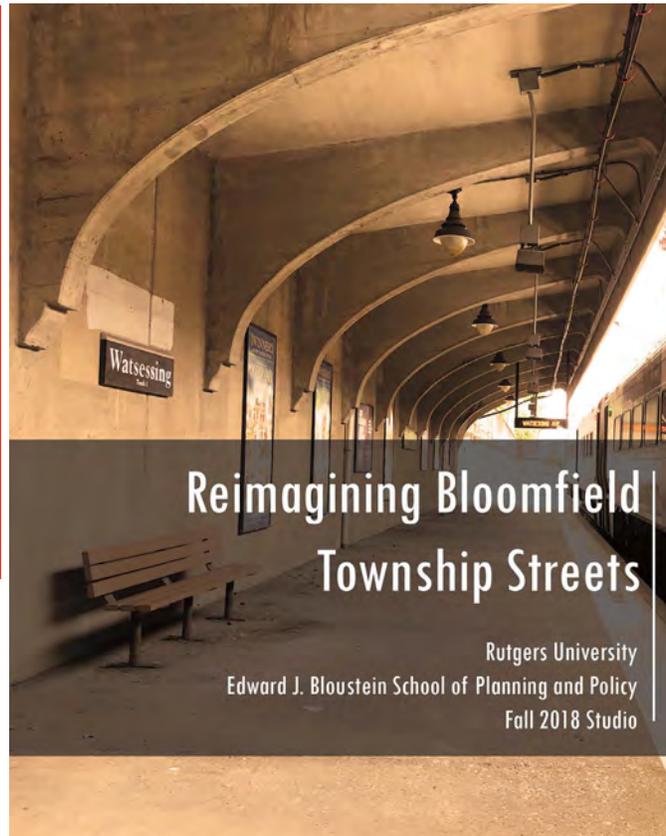


improved lighting, police patrolling, and other security personnel at specific high-crime locations.

- Better **enforcement of bus stop regulations** to prevent parking at bus stops.
- **Delineate bus pull-offs and loading areas** by painting/adding texture to dedicate bus pull-off areas to reserve space on the street and to help with traffic calming.
- **Upgrade and add new bus shelters and amenities.**

6.5.3 Reimagining Bloomfield Township Streets, 2018

A Rutgers University 2018 graduate school studio from the Bloustein School of Planning and Policy prepared a report *Reimagining Bloomfield Township Streets*. The report focused on a mile radius around the Watsessing Avenue Station and provides recommendations for creating a stronger, more sustainable neighborhood. Included in the recommendations were the following: better placemaking at the Watsessing Avenue station through the use of murals; creating crosswalks and curb bumpouts for improved pedestrian safety in the area around the station; better wayfinding signage; community events such as farmers' markets and festivals; hiring a downtown Director and management agency to manage the area; establishing an economic development advisory board; and



studying the existing parking requirements in the zoning with a recommendation to make any amendments to these requirements as appropriate.

6.5.4 Lackawanna Transit Station Improvement Project, 2020

The Lackawanna Transit Station Improvement Project is intended to provide improvements to the Historic Lackawanna Transit Station (i.e., Bloomfield Station) and twelve surrounding roadway intersections. Spearheaded by the Township and funded by grants, this project is designed to enhance New Jersey's travel and tourism efforts by increasing ridership at the Lackawanna Station, boosting the surrounding business district and aiding Bloomfield's downtown area stability. The proposed improvements will serve the local residents and visitors with new signage to navigate downtown Bloomfield by walking or biking, as well as easing accessibility to and from the site. The project will also add streetscape to the area and provide new walkways, curbs, ADA

compliant ramps, delineated pedestrian crosswalks, pavement repairs at the train station and new signage along the wayfinding routes, as well as promote alternative modes of transportation.

The goal is to provide enhanced safety and ease for pedestrians, and create a sense of community by providing a gathering place for local events. The project also includes new signage around the station to enhance safety, clarify roadway conditions and delineate traffic throughout the area surrounding the facility. Wayfinding improvements will develop a seamless system to reflect the character of the Township of Bloomfield while contributing to the efficiency, aesthetics, and mobility of its infrastructure. Existing unnecessary signs will be removed to reduce/eliminate sign clutter.

The following intersections have been targeted within this component of the project:

- Washington Street & Lackawanna Place
- Glenwood Avenue & Lackawanna Place
- “Six Points” – Bloomfield, Glenwood, Broad, Washington, Franklin, and Montgomery Street
- Bloomfield Avenue & Municipal Plaza
- Broad Street & Franklin Street
- Broad Street & Liberty Street
- Bloomfield Avenue & JFK Drive South
- Bloomfield Avenue & JFK Drive North
- Franklin Street & JFK Drive South
- Franklin Street & JFK Drive North
- Glenwood Avenue & Maolis Avenue

Gateway signs, directional signs, arrival signs, pedestrian directional signs and information signs are being considered part of this effort, as well as historical signs, district gateways and district banners. The tentative locations of the signs are designed to direct motorists and pedestrians to the transit village and other “areas of interest” located in the downtown business district, such as:

- Lackawanna Transit Station
- NJ Transit Bus Stations

- Municipal Parking Lots
- Watsessing Park
- Bloomfield Municipal Plaza
- Bloomfield Public Library
- Bloomfield College
- 4th Wall Musical Theatre
- Various Centers of Faith
- Bloomfield Avenue Retail/Restaurants
- Broad Street Retail/Restaurants
- Glenwood Avenue Retail/Restaurants

6.5.5 Essex 2045: Essex County Transportation Plan, 2023

The North Jersey Transportation Planning Authority (NJTPA) prepared the *Essex 2045: Essex County Transportation Plan* (“Essex 2045”) for Essex County. Essex 2045, issued in June 2023, provides numerous recommendations that include roadway and transit projects, as well as policies, strategies, and studies focused on addressing issues and opportunities and achieving the plan’s vision.

Essex 2045 noted the following areas of Bloomfield which experienced the greatest number of traffic accidents:

- Broad Street at its intersection with West Passiac Avenue
- Broad Street at its intersection with Watchung Avenue
- Broad Street at its intersection with Bay Avenue
- Broad Street at its intersection with Baldwin Street
- Broad Street at its intersection with Belleville Avenue
- JFK Parkway at its intersection with Belleville Avenue
- Within the vicinity of Bloomfield Station, particularly along Bloomfield Avenue
- Within the vicinity of Grove Street Station, particularly along Bloomfield Avenue

Essex 2045 recommends that traffic signal improvements on Franklin Street at Watsessing Avenue be undertaken. The plan also recommends bicycle and sidewalk enhancements along Broad

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Street and Watchung Avenue as part of the Morris Canal Greenway.

6.5.6 Municipal Circulation Improvements

Bloomfield installed the following circulation improvements in recent years:

- Speed humps along Spruce Street, Oakwood Avenue, Davey Street and Park Avenue.
- Rectangular Rapid Flashing Beacons at the intersections of West Passaic Avenue at High Street; Montgomery Street at Rowe Place; and Watsessing Avenue at Fontaine Avenue.
- Pedestrian, actuated, yellow, rapid-flashing beacon at Bay Avenue between the intersection of Morris Place and Lakewood Terrace adjacent to Brookside Park, and subject to frequent use by pedestrians for access to the park, especially during scheduled events such as athletic events, park concerts and other similar activities.

6.6 Assessment

Participants in the public outreach process for the Master Plan raised many concerns related to circulation including traffic congestion in the major commercial areas and speeding traffic in residential areas; the poor condition of many of Bloomfield's roadways; and a perceived or real lack of parking in Bloomfield Center and other commercial areas. Many residents expressed a wish for safer routes for pedestrians and cyclists, particularly in the vicinity of parks and schools, so as to provide an alternative to automobile travel throughout the Township.

6.7 Recommendations

1. **Continue to pursue funding and implement the recommendations of previous studies.** In recent years, there have been studies undertaken at the State, County, and local level which include sound analysis and planning recommendations for improvements and enhancements to Bloomfield's roadways for pedestrians, cyclists, and motorists. The Township should **continue to seek funding to implement recommendations** contained in these plans with a priority given to the safety of

pedestrians and cyclists. The recommendations listed below are intended to augment and build upon the strategies contained in the earlier planning studies.

2. **Develop an accessible, connected, safe, and equitable multimodal circulation network through foundational policy and design changes.** The circulation network within the Township should be made accessible to all demographic groups through an all-encompassing design that meets the needs of both children and senior residents, including people with health conditions or impairments. This will result in a holistic and welcoming built environment that encourages community activity and interaction. Recommendations for a comprehensive pedestrian, bicycle, and multimodal network are discussed below. All recommendations that comprise planning efforts involving Essex County roadways should be accordingly coordinated with the County. It should be further noted that all potential improvements should include coordination with Bloomfield's Police Department, as well as community engagement in order to better understand which specific locations are unsafe and/or in need of infrastructure upgrades. The Township is recommended to consider the following:
 - **Adopting a Vision Zero Policy for the Township.** Vision Zero champions active decision making and policy changes that take human error into account, with a goal of eliminating all traffic fatalities and severe injuries. Therefore, it is important to start all bicycle, pedestrian, and multimodal planning with this foundational guiding principle. The Vision Zero approach is also interdisciplinary, and works across all relevant transportation departments, whether it be planning, health, engineering, or design, etc.
 - **Developing a High Injury Network (HIN) for Bloomfield.** A HIN involves reviewing crash data over at least a 5-year period to identify and map the concentrated locations and types of



traffic incidents. The results of the data analysis allows the municipality to focus limited resources and develop solutions for those specific problem areas. Moreover, overlaying the traffic incident data with socioeconomic data may find that these incidents disproportionately occur in communities of concern (e.g., low-income, minority, senior populations, or people with disabilities). Thus, developing a HIN for the Township can not only effectively discover and address corridors with disproportionate traffic incidents, but it can also result in more equitable outcomes.

- **Identifying locations that experience traffic bottlenecks and/or alternatively motorists exceeding the speed limit** and pursuing funding and resources to address these locations.
- **Auditing traffic signage** and allocating funds annually to replace any missing, damaged and weathered signage on local roadways and contact the County regarding signage on its roadways.
- **Doing a Condition Study of NJ Transit Bus Shelters** and pursuing funding for upgrades as appropriate. NJ Transit will arrange for, and bear the cost of, installing bus shelters at bus stops. However, once a shelter has been installed, maintenance, repairs and replacement are the responsibility of the shelter sponsor, usually the local government. In some communities, local governments have entered into agreements with advertisers to install and maintain shelters with the proceeds of the advertising space going to the maintenance of the shelter. Bloomfield should pursue opportunities for revenue stream that can help support maintenance of the Township's bus shelters.
- **Preserve existing walkable neighborhoods and conduct an accessibility analysis within the Township to create 15-minute neighborhoods.** Existing neighborhoods within walking distance of day-to-day community needs and amenities should be preserved and enhanced. An accessibility analysis should be conducted to

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establish additional such areas, the goal of which is to create neighborhoods whereby residents have access to essential community facilities, such as grocery stores, pharmacies, schools, childcare centers, parks, etc., within 15-minutes by walking, biking or public transportation. This type of study can help identify which neighborhoods/ areas of the Township are underserved by these primary needs and should be targeted for planning and policy improvements and funding/ reinvestment. The intended outcome is a reduction in the reliance on car trips which helps reduce traffic and greenhouse gas emissions.

- **Building on the adopted Township policy of Complete Streets.** The Township adopted a Complete Streets Policy in 2011, which was then renewed in 2017. It is recommended that the Township expand on these efforts by further integrating Complete Streets design and policies into all future transportation-related planning, developments, right-of-way changes/paving, and project approvals through a Complete Streets design checklist. Additionally, the existing Complete Streets policy should be enhanced by incorporating the concept of green streets and green infrastructure, concurrent to the 2019 New Jersey Department of Transportation Complete & Green Streets Policy. Green streets provide greenery, landscaping, and other vegetated areas which not only improve the appearance of a corridor, but also have environmental (stormwater management) and public health benefits.
- **Creating a Township traffic and pedestrian safety committee.** The establishment of a unified traffic and pedestrian safety committee can steer the traffic improvement implementation process, engage in outreach efforts, and develop community visioning and goals. This committee can also integrate the goals and objectives of Vision Zero and Complete Streets policies.
- **Participating in and applying for grant funding from the Safe Routes to School Program.** The NJDOT participates in the Safe Routes to School

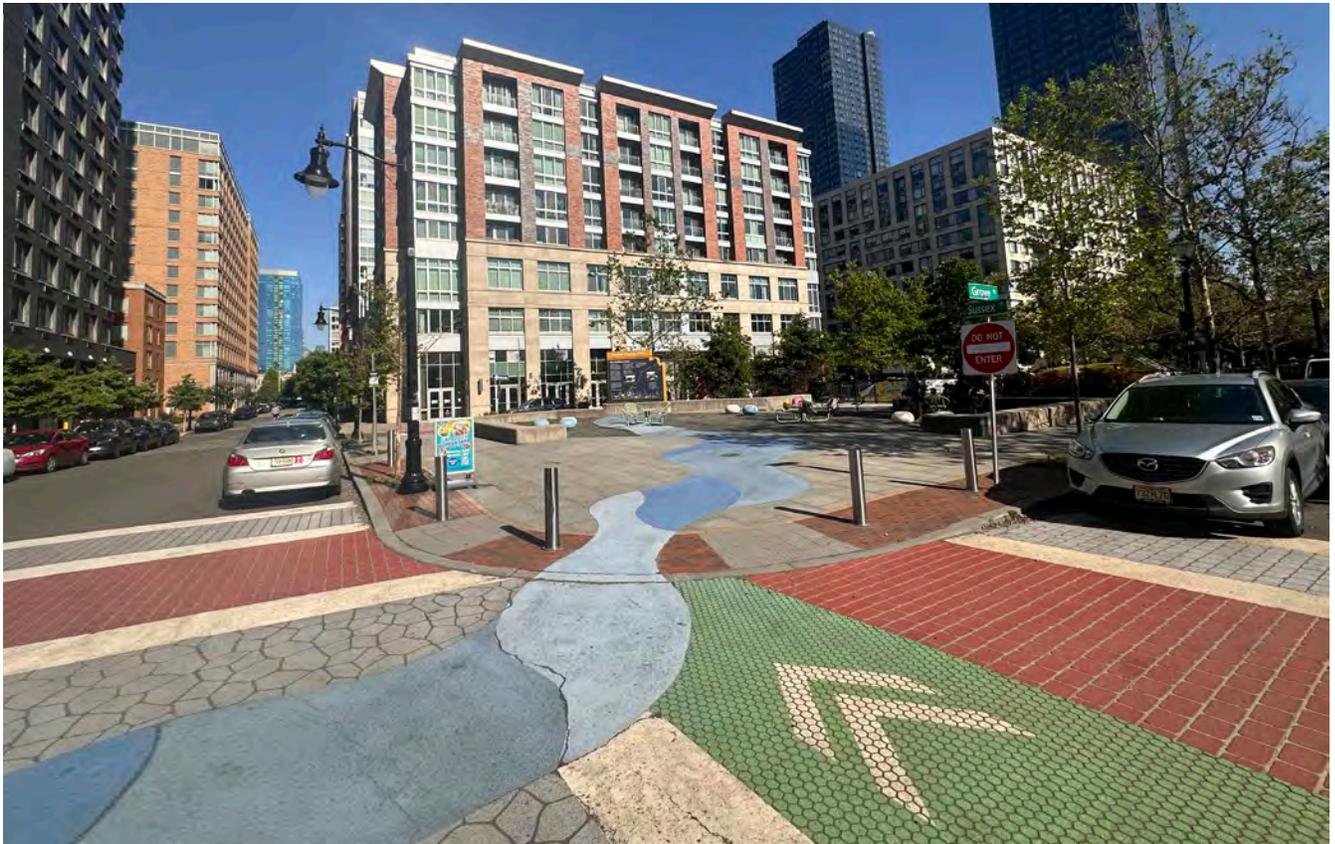
Program, which provides funding to encourage children in grades K-12 to walk and bicycle to school. The Township can begin this process by first evaluating existing traffic safety conditions along corridors or at intersections adjacent to Bloomfield schools. Assessing existing sidewalk inventory, ADA handicap accessibility, pedestrian visibility, adequate and safe crossing locations, existing bike infrastructure, etc. can provide an understanding of what improvements need to be made.

- **Undertaking a sidewalk audit to identify missing links and assess the condition of existing sidewalks.** Further ensure the provision of ADA compliant handicap accessible infrastructure along all roads, sidewalks, and intersections within Bloomfield.
- **Providing pedestrian-scale lighting** at important intersections and along all significant corridors within the Township to increase pedestrian comfort/safety, as well as to create a more aesthetically pleasing pedestrian experience.
- **Supplementing sidewalks with adequate pedestrian amenities benches, bike racks, public trash cans, transit stops and shelters, public art, etc.** The location of these items is between the sidewalk and the motorist travel way.
- **Encouraging the consolidation of driveway openings in any development and/or redevelopment projects.** Multiple curb cuts break up sidewalk connections and are not conducive to pedestrian-friendly environment. The Township should encourage the consolidation of existing driveway aprons and discourage the provision of new driveway openings beyond what may be required for safe and efficient circulation.
- **Utilizing a variety of traffic calming strategies along roadways that exhibit high vehicular speeds and generally unsafe pedestrian and bicyclist conditions, while balancing with the on-street parking needs of the Township.** Some of the strategies to consider include:

- o Reevaluating and **reducing speed limits** along roadways with dangerous speeds.
- o **Utilizing speed reducers** such as speed humps and chicanes/pinchpoints (force drivers to slow down via reductions or changes in the traveled way).
- o **Decreasing travel lane widths** and expanding pedestrian realm amenities or provide increased space for transit infrastructure (bus stops and pick up/drop off areas).
- o **Decreasing pedestrian crossing lengths** through the use of pedestrian refuge islands (refuge area midway through a crossing). Median pedestrian refuge islands can help narrow the roadway as well as add greenery, landscaping, and lighting to a corridor, which can lead to more of a neighborhood feel.
- o **Implementing high-visibility crosswalks.** High-visibility crosswalks can include

wide crosswalks with retro-reflect, thermoplastic stripes can further pedestrian safety. These can be supplemented with pedestrian actuated Rectangular Rapid Flashing Beacons (RRFBs), which significantly increase the visibility of pedestrian crossings via flashing LED lights. RRFBs are especially useful at nighttime and demonstrably increase the likelihood of drivers yielding to pedestrians.

- o **Installing mid-block crossings** with appropriate signage along roadways with long stretches without crosswalks, particularly in observed areas where pedestrians are already crossing without existing striped crosswalks, indicating a need for additional infrastructure.
- o **Implementing curb extensions** which reduce the excess width of an intersection by pushing the curbs of the intersection



Traffic calming curb extension and placemaking at an intersection in Jersey City, NJ.

Source: Phillips Preiss Grygiel Leheny Hughes LLC May 2024

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further out and creating more space and visibility for pedestrians. This traffic calming intervention reduces the overall crossing length and narrows the roadway in a manner that slows vehicular traffic and improves community safety. Curb extensions can be used to reserve space for outdoor seating/gathering and aesthetic landscaping/greenery, which can complement the overall corridor and create a more inviting atmosphere.

- o **Identifying locations where intersection daylighting can be implemented.**

Intersection daylighting provides a clear zone at intersection approaches by prohibiting parking for a certain distance before the intersection. This may be done via on-street pavement markings and bollards or by using engineered bioswales to improve aesthetics and drainage. This improves visibility of the crosswalks and street and increases pedestrian safety.

- o **Incorporating leading pedestrian intervals at major signalized intersections throughout the Township to enhance pedestrian safety and accessibility.**

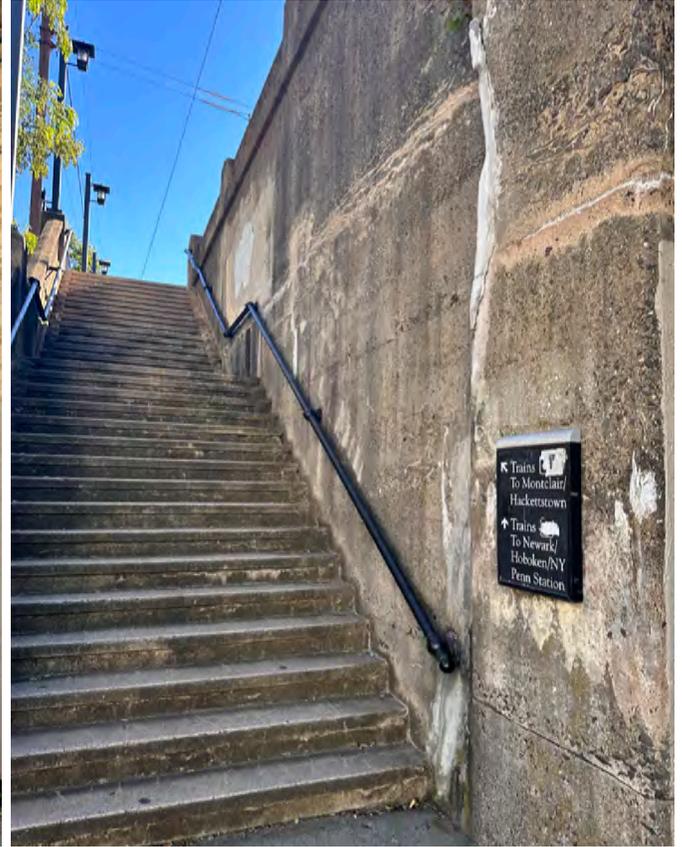
Leading pedestrian intervals give pedestrians a 3-7 second grace period to enter the intersection crosswalk before vehicles are given a green light for left or right turn movements. This increases pedestrian visibility during crossing, reduces likelihood of pedestrian/vehicular conflicts, and ensures that vehicles yield to pedestrians prior to completing their turning movements.

- o **Continuing to assess the condition of roadways in the Township** and make improvements as appropriate and practicable. In the public outreach process many residents bemoaned the condition of Bloomfield's roadways. The Township should continue to assess the local roads on a regular basis to ensure that problem areas are identified and addressed.



- 3. **Consider developing a dedicated and protected bicycle and pedestrian network.**

Outside of its recreational trails, Bloomfield currently only has “sharrow” pavement markings for bicycles within the traveled way. Although “sharrows” can encourage vehicles and bicyclists to share the right-of-way, this often is not the case, with vehicular traffic typically dominating the roadway and creating unsafe conditions due to speeding or aggressive driving. This also inhibits residents who may be interested in bicycling from starting at all due to safety concerns. Should existing “sharrows” remain, however, they should be restriped and enhanced with visible and frequent signage that indicates that the road is being shared between cyclists and motorists. Priority should be given to locations that provide connectivity to important community destinations and amenities such as schools, parks/recreational facilities, commercial areas, Bloomfield Center,



the Bloomfield Green, the Bloomfield Public Library, and other community facilities. Any proposed bicycle and pedestrian network should also integrate the existing recreational trails throughout the Township, forming a continuous “greenway” that seamlessly transitions between urban and natural environments.

4. **Enhance, beautify, clean-up, and provide additional amenities at the Township’s rail stations.** The Township is well positioned to leverage its transit infrastructure, as it has two rail stations (Bloomfield & Watsessing Avenue) that provide direct service to New York City, as well as a light rail at Grove Street which provides service to Newark. As discussed above the Township has undertaken beautification efforts in and around Bloomfield Station. It is recommended that the Township consider and, where appropriate work with NJ Transit to make the following improvements:

- **Pursuing similar coordination efforts, grant funding opportunities, and further investment for the Watsessing Avenue and Grove Street stations** as has been done for Bloomfield Station. Enhanced landscaping and art installations (similar to the one existing at Grove Street) both within and outside the station can create a more welcoming atmosphere for transit users. Structural monuments can also create a sense of a place and make each station feel like a unique destination. Engaging with community artists to implement these improvements can help rebrand the transit stations with a new “look and feel” that is locally inspired and Bloomfield-centric.
- **Improving internal/external pedestrian lighting and overall visibility of the Township’s transit stations to create “eyes on the street” for enhanced safety.** The Bloomfield Station in particular features a dimly lit and poorly maintained pedestrian underpass along

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Washington Street that connects to the opposite platform. Improved lighting and aesthetics in this area can go a long way in increasing user comfort. The Watsessing Avenue Station exhibits a similar issue with its stairwell that descends to the platform, and should be targeted for safety and visual improvements as well.

- **Implementing a blue light safety system at all Bloomfield transit stations.** A blue light system consists of an illuminated emergency dispatching call station located in a public place that provides a sense of comfort and safety to passersby.
 - **Providing adequate bike racks and bike lockers** to encourage transit riders to bicycle to and from the transit stops.
5. **Evaluate the feasibility of pursuing a micromobility program that installs micromobility hubs (e.g., e-bike & e-scooter hubs)** in appropriate locations throughout the Township such as transit stations to help address the “first and last mile” connectivity issue of commuting for residents and visitors. Micromobility hubs are dedicated areas that provide access to sustainable, carbon-neutral transportation alternatives such as e-bikes and e-scooters, along with associated docking/charging facilities. These areas also include bike racks for storage of personal bicycles. Micromobility hubs should generally be placed adjacent to significant community destinations, parks, commercial districts, and other community amenities. Potential locations within the Township include its transit stations, Bloomfield Center, the Bloomfield College of Montclair State University campus, Brookdale County Park, Watsessing County Park, and at appropriate locations along Broad Street to provide adequate north-south connectivity.
6. **Consider the development of a pilot e-bike grant program** that provides financial assistance to those who cannot afford to purchase their own e-bikes. This would specifically target lower-income individuals and provide an alternative and sustainable form of transportation. The

Bike sharing station in Hoboken, NJ.

Source: Phillips Preiss Grygiel Leheny Hughes LLC February 2025



- Township could apply for grants to acquire e-bikes and formulate a strategy to equitably distribute them to its lower-income residents.
7. As part of larger efforts to revitalize **Bloomfield’s commercial areas**, the Township should consider the following:
- **Pursuing additional open street events in Bloomfield’s commercial areas.** Closing off streets to automobile traffic presents the opportunity to create pedestrian only plazas, which can attract residents of all ages, as well as local businesses and organizations. This also creates a great atmosphere for locating outdoor dining, food trucks, and pop-up shops. These events are particularly popular in the summer months and are often incorporated on the Sunday of every week.
 - **Evaluating locations for pavement-to-plaza conversions.** This type of conversion can repurpose excessive areas of pavement in a neighborhood, while temporarily reassigning this space to pedestrians and bicyclists, creating a public plaza. This can provide the Township with additional public gathering spaces beyond parks/open space through a creative and sustainable manner that does not require the expenditure of excessive resources. These gathering spaces can be programmed with seating, food trucks, farmer’s markets, special events, and other placemaking initiatives which can promote social interaction, a sense of belonging, and economic



Pedestrian plaza in Miami, FL.

Source: Phillips Preiss Grygiel Leheny Hughes LLC June 2024

benefits for local businesses and organizations. Pavement-to-plaza conversions can supplement existing gathering spaces/parks and can fill-in gaps in neighborhoods with low access to public spaces.

Potential locations for conversions in the Township can be underutilized parking lots adjacent to commercial or other highly trafficked uses, which can be temporarily repurposed for lively activities and civic spaces.

- **Creating a comprehensive wayfinding program within Bloomfield.** Wayfinding plays a crucial role in directing all forms of traffic to points of interest, gathering areas, and community facilities. Wayfinding should be combined with overall community branding for the Township to make Bloomfield a unique destination that leverages its rich cultural and recreational assets. This can be accomplished through informational boards that call out specific historic resources

within the Township, which can also encourage local tourism. Wayfinding signage should be incorporated in Bloomfield Center and at transit stations to direct foot traffic toward commercial/community attractions. People often overestimate the time it would take for them to walk or bicycle to a certain location. Thus, signage which details how far away a community destination is (e.g., a 10-minute walk/5-minute bike ride) can encourage residents and visitors to explore areas they may not generally travel to. Wayfinding should also be provided to integrate a bicycle and pedestrian network within Bloomfield, connecting to local parks and recreational facilities. This has already been accomplished in areas such as the Morris Canal Greenway and should be similarly pursued throughout the Township.

- **Conducting a curbside management study.** The curbside (also known as the curb lane) is the space on the street immediately adjacent to the curb. This is a public space with many potential uses, such as loading and unloading, bus stops, quick deliveries, passenger pick-up and drop-off, bicycling, and outdoor dining, as well as motor vehicle parking. A curb management study will analyze the supply and demand of Bloomfield's on-street parking and off-street parking supply, both for municipally- and privately-owned garages, to help develop a better understanding of Townshipwide parking challenges and opportunities. The study can recommend strategies for how the curbside can be managed to better meet needs of people and businesses.
- **Continuing to permit parklets in commercial areas.** During the COVID-19 pandemic, outdoor dining and parklets (the conversion of parking spaces into community spaces with seating and greenery) have become increasingly desirable within downtown neighborhoods. Parklets have been implemented along some restaurant street frontages within the Township, and should be continued to be used to attract residents in search of unique dining experiences.

- **Modernizing parking regulations and continuing electric vehicle infrastructure implementation:**
 - **Reviewing Township off-street parking requirements for nonresidential uses** and determine if existing parking facilities are utilized to an appropriate occupancy rate, especially within and surrounding Bloomfield Center and other commercial areas in Bloomfield. Identify opportunities to consolidate or share parking facilities between neighboring properties with similar uses.
 - **Modernizing the language regarding shared parking facilities outside Redevelopment Areas within the Township ordinance to better reflect the purpose of shared parking**, which is to reduce the required amount of total parking spaces based on individual uses and result in a more efficient use of land. Shared parking determinations should be based upon a shared parking analysis/study conducted for development which considers the peak occupancy rates of a mixed-use development for weekdays and weekends at different times throughout the day.
 - **Continuing to pursue opportunities to add its municipal electric vehicle fleet**, along with identifying additional locations for electric vehicle (EV) infrastructure (charging stations) available to the public.



Outdoor dining parklet in Hoboken, NJ.

Source: Phillips Preiss Grygiel Leheny Hughes LLC February 2025



7 Parks, Recreation, and Open Space Plan Element



7.1 Introduction

The Township of Bloomfield has extensive park and open space resources. See Figure 7-1. Within its boundaries, the Township has both County and municipal parks as well as segments of much larger regional trail systems. These parks, open spaces, and trails not only offer residents a variety of passive and active recreational options, but they also serve as hubs for social and community events. Additionally, the trails, both existing and planned, connect Bloomfield neighborhoods to each other and Bloomfield to neighboring communities and counties. The variety of parks and recreational facilities is a key resource of the Township and favorably distinguishes the Township from surrounding communities through the balance of densely developed areas and areas of relaxation.

The Township's parks and open space resources are fundamental to the quality of life enjoyed by Bloomfield's residents, and the protection and enhancement of these resources is a key goal of this Master Plan. These areas provide recreational opportunities including walking and running trails, ball fields, basketball courts, tennis courts, playgrounds, picnic areas, tot lots, and more. Recreational activities are an important consideration

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in Bloomfield Township, where there is strong community involvement from local sports leagues, community groups, and resident volunteers. In addition, these parks and open space areas provide important environmental benefits, including groundwater protection, flood control, soil stabilization, pollution reduction and wildlife habitat.

The Township has made the preservation and improvement of existing parks, recreational facilities, and open space a priority in order to maintain and fully realize these benefits. The Township's commitment to this goal is demonstrated by the Township Open Space Trust Fund, previous planning efforts, and this Parks, Recreation, and Open Space Element. Recreational and open space planning is a continuous, ever evolving process that requires adapting to changing demographics and preferences to ensure that facilities are inclusive and accessible to residents of all ages and abilities.

The recommendations contained herein are meant to serve as a practical guide for the Township as it makes decisions on how to improve residents' access to these assets through the strategic maintenance and improvements to those within the existing inventory.

7.2 Bloomfield Parks, Recreation and Cultural Affairs Department

The Bloomfield Parks, Recreation & Cultural Affairs Department coordinates an extensive offering of programs and events for residents of all ages and abilities from 18 months old to seniors. These include traditional sports programs such as baseball, basketball, football, softball, tennis, track and field, volleyball, etc.; as well as non-traditional sports such as bowling, fishing, golf, Kung Fu, skateboarding, and street hockey. The department organizes youth and adult art classes; youth dance classes; adult and senior exercise programs; music programs and leagues; educational programs and events; among others. The department also offers senior citizen bus service to allow Bloomfield's seniors to purchase groceries

and personal items; as well as shuttle service to and from Bloomfield Train Station at Lackawanna Place; and a Dial-A-Ride service for seniors and residents with any disability or handicap. Other activities and programs run by the department include outdoor movies; family overnight campout in the park; holiday tree lighting; concerts at Brookside Park and on the Green; Fourth of July fireworks; Little League Town Tournament; Memorial Day Parade; sports clinics; summer camps; and a Township wide track meet. The department also organizes trips and events to New York City, sporting events, and Atlantic City.

7.2.1 Community Gardens

The Bloomfield Community Garden program is a town wide initiative administered by the Bloomfield Parks, Recreation & Cultural Affairs Department. The goal of the Bloomfield Community Garden program is to provide gardening opportunities and resources to Bloomfield residents who might otherwise not have those opportunities readily accessible. Community garden beds are available to rent, on an annual basis, for the entire season from April 1 – November 15. Garden beds are made available to Bloomfield residents, 18 years or older, on a first come first served basis. There are three existing parks in which residents can apply to have a gardening plot. The parks include Millbank Park (26 lots), Pulaski Park (24 lots), and Oakeside Bloomfield Cultural Center (34 lots).

7.3 Township Open Space Trust Fund

The Open Space Trust Fund is funded through the dedication to the fund of an amount of one cent (\$0.01) per \$100.00 of the assessed valuation of each annual tax levy. The Open Space Trust Fund is also be permitted to accept donations and testamentary bequests. The monies in the Open Space Trust Fund may be used, at the direction of the governing body for (a) acquisition of land for recreation and conservation purposes; (b) development of lands acquired for recreation and conservation purposes; (c) maintenance of lands acquired for recreation and conservation purposes; (d) payment of debt

service on indebtedness issued or incurred by the Township for any of the purposes set forth above. The funds from the account may also be used to acquire land which has improvements on it at the time of acquisition, provided that the principal purpose of the acquisition is to preserve open space. In the event that the governing body shall find it appropriate to apportion the cost of acquisition between open space and improvement, it may do so and charge the Open Space Trust Fund for the approximate value that the governing body deems relative to open space and the Township's capital account for the value that it determines attributable to improvements. The Mayor and Council established an Open Space Trust Fund Committee to advise the Township Council on administering such funds.

Other funding is available from Community Development Block Grants ("CDBG") for parks in eligible neighborhoods, as well as the New Jersey Green Acres program.

7.4 Existing Inventory

7.4.1 Recreation and Open Space Inventory ("ROSI")

Each municipality is required to prepare a recreation and open space inventory ("ROSI") as a condition of applying for and receiving Green Acres funding. The ROSI is the master list of Green Acres-encumbered properties in each municipality. Unless otherwise noted, the properties listed in Sections 7.4.2 and 7.4.3 are listed on Bloomfield's ROSI per *NJDEP Office of Transactions and Public Land Administration*. However, there is one property listed on Bloomfield's ROSI, (i.e., Block 4601, Lot 87) which is in a portion of Brookdale Park and is actually in Montclair and listed on Montclair's ROSI.

7.4.2 Township Owned Parks and Open Space

The Township Parks, Recreation, and Cultural Affairs Department provides a variety of active and passive activities for residents of all ages while furthering overall community health along with social and cultural benefits. Maintenance and improvements to current facilities are managed through the Bloomfield

Public Works and Parks Department. There are over 80 acres of Township owned land devoted to open space and recreation. The following are Township-owned parks and open space in Bloomfield:

BROOKSIDE PARK

90 Bay Avenue | Block 694/Lot 1
P Public Zone
5.7 acres
No off-street parking
First Ward

Park amenities include a baseball field, gazebo space for gatherings, walking/running paths, picnic areas, sitting areas, and a tot-lot. The lighted walking path along Third River, which runs through the park, offers scenic views of the surroundings.

CANNON PARK

473 Franklin Street | Block 255/Lot 1
Bloomfield Center Redevelopment Plan- Phase I (BCRD-I)
0.05 acres
No off-street parking
First Ward

Elongated oval-shaped traffic island with landscaping and obelisk war memorial surrounded by Broad Street, Franklin Street, and Liberty Street. Across from the Green.

CLARK'S POND SOUTH

111 Dewey Street|Block 991, Lots 1, 42, 78, 91, 96, 97, 102, 103, and 168; and Block 907, Lot 26
P Public Zone
12.3 acres
22 off-street parking spaces and a bike rack
Second Ward

Park amenities include a lighted turf softball diamond, a lighted full basketball court, 3 lighted tennis courts, and a tot lot. The north side of the park consists of passive recreational space with a trout fishing pond. The park provides modular bathroom facilities and a bike rack. Clark's Pond South and portions of the Third River are located in the park, as well as freshwater wetlands. A portion of the Lenape Trail runs through the park to the south of Clark's Pond South.

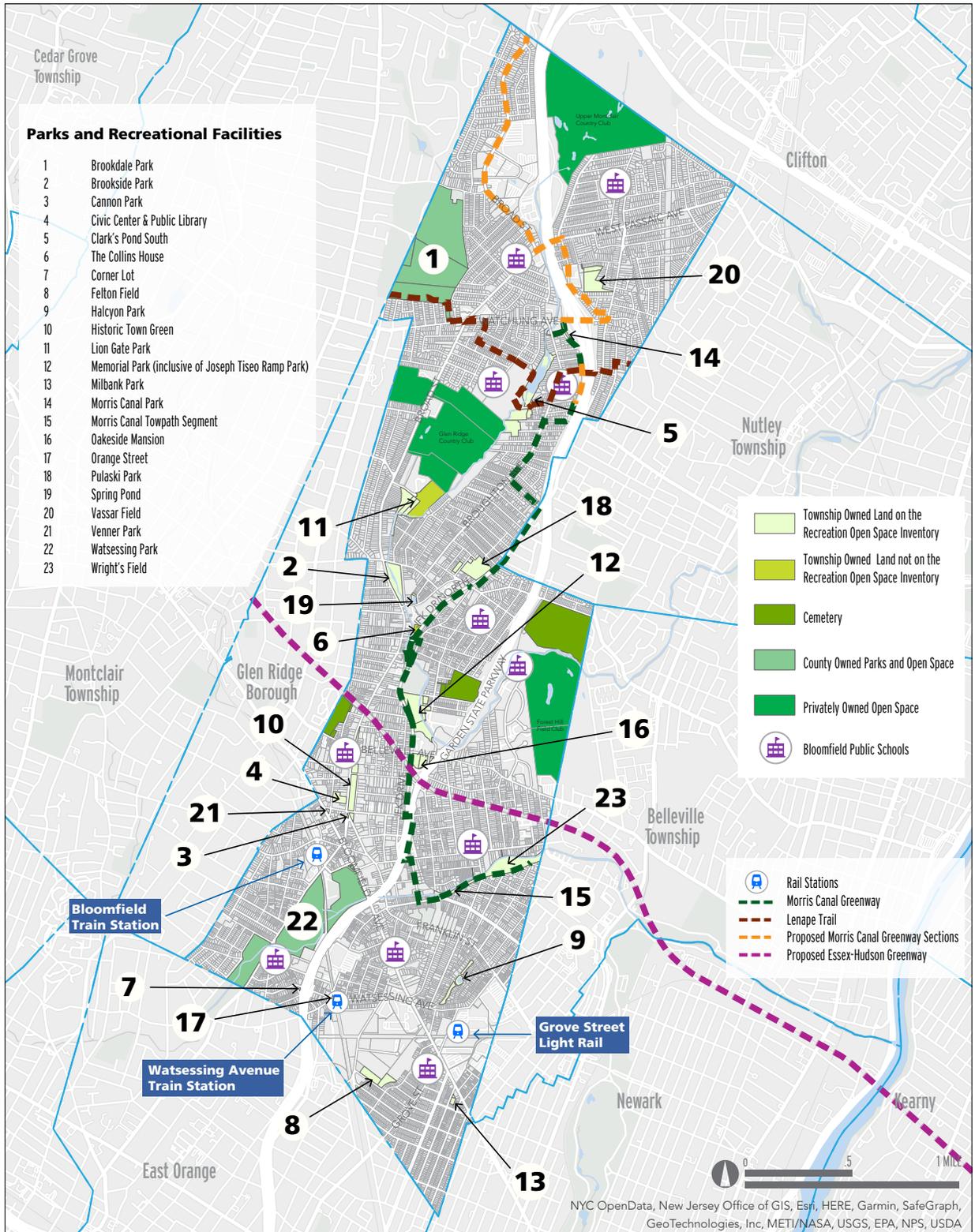


FIGURE 7-1 | PARKS AND OPEN SPACE RESOURCES



FELTON FIELD

125 and 145 Floyd Avenue | Block 63, Lots 95 and 96
PR Public/Recreational Zone
3.71 acres
28 off-street parking spaces and a bike rack
Second Ward

Park amenities include two lighted Little League fields: one clay and one dirt. Additionally, the park has a tot lot, half basketball court, field house with bathrooms, and an ADA accessible Challenger Field. The surfaces of this field are comprised of rubber tiles that allow players in wheelchairs to participate in games. The tot lot is ADA compliant play area to accommodate park goers with special needs and received the Ruth Huges Innovative Accessible Recreation Facility Award.

HALCYON POND

84 Parkway West | Block 380, Lot 1; Block 365, Lot 1; Block 372, Lot 1
PR Public/Recreational Zone
2.28 acres
No off-street parking
Third Ward

The park is part of the Halcyon Park Historic District, and was originally developed as part of a planned residential community complete with landscaping and open space. The park was created at the turn of the 20th century, and continues to be maintained today by the Township. It contains passive recreational opportunities including lighted walking paths, seating areas, and a pond with decorative water fountain.

HINRICHS PLACE/JFK SOUTH DRIVE CORNER LOT

Part of triangular parcel surrounded by Hinrichs Place, Myrtle Street, and JFK South Drive | Block 132, Lot 1
R-2B Single Family Zone
0.06 acres
No off-street parking
Third Ward

This parcel is listed on the Township’s ROSI and is unimproved except for a grassy lawn area. It abuts Block 132, Lot 2, otherwise known as 60 Myrtle Street, which is improved with a mixed use building.

HISTORIC TOWN GREEN

30 Park Place | Block 242, Lot 13; Block 246, Lot 1; Block 251, Lot 1; Block 517, Lot 2
PR Public/Recreational Zone
5 acres
No off-street parking
First Ward

The Green was informally established as early as 1775 as a military training ground and meeting place for area settlers. When the adjacent Presbyterian Church was constructed in 1796 the Green had already become the hub of this northern portion of the township of Newark. Today the Green represents one of the Township’s best cultural and historic features, and attracts residents for social gatherings and leisure activities in the proximity of the downtown. Surrounding community assets include the Bloomfield Public Library, Civic Center, and the Bloomfield College of Montclair State University. It contains benches for seating and passive recreation.

LION GATE PARK

Lion Gate Drive | Block 871, Lots 55 and 102; Block 792, Lots 130, 131, and 132
R-T Residential Townhouse Zone
18.4 acres
59 off-street parking spaces
Second Ward

The park opened in 2021. It consists of a 12U turf soccer field, a fieldhouse with ADA compliant bathrooms, picnic areas, a sitting area, a tot lot, and a walking/running path with 4 fitness station. The parking lot provided that is pervious with sub surface detention. The park was developed in conjunction with an urban wetland floodplain project, which redeveloped a former brownfield site that was an environmental and health hazard to the community. The park includes a 4.2-acre freshwater wetland for the purpose of flood mitigation. Lion Gate Park was a recipient of a Smart Growth Award from New Jersey Future in 2022 as a result of its achievement.

Please note that Block 871, Lots 55 and 102 are not currently on the Township’s ROSI.



MEMORIAL PARK

231 Belleville Avenue | Block 541, Lots 1, 2, 20 and 70
 PR Public/Recreational Zone
 9.6 acres
 84 off-street parking spaces and bike rack
 First Ward

The Joseph Tiseo Ramp Park is located within Memorial Park and includes a lighted bike and skateboard ramps and jumps. Other park amenities include two tennis courts, four pickle ball courts, a senior size baseball field, a lighted little league field, practice football field, tot lot, field house with bathrooms, and recreation maintenance garage. The park includes a portion of the Morris County Canal. It is located directly south of Foley Field.

MILLBANK PLAYGROUND

264 N. 17th Street | Block 20, Lots 3 and 9
 PR Public/Recreational Zone
 0.5 acres
 No off-street parking. Does have bike racks
 Third Ward

It consists of passive recreation and park space with benches and a tot-lot and community garden. On-street parking is available adjacent to the park.

MORRIS CANAL PARK

Oak Tree Lane | Block 1025, Lot 1
 R-1A Single Family Zone
 0.55 acres
 No off-street parking
 Second Ward

The park is part of the Bloomfield Morris Canal Greenway. It consists of a greenway which runs along the western side of the Garden State Parkway. It includes hiking trails and pollinator friendly flower beds.

MORRIS CANAL GREENWAY

Newark and Berkeley Avenues | Block 306, Lots 11 and 14;
 Block 308, Lots 11 and 64
 R-1B Single Family Zone
 ~3.8 acres
 No off-street parking
 First and Second Wards

The Morris Canal Greenway along the former Morris Canal route. The canal was built from 1825 to 1831 to transport Pennsylvania coal to markets in New Jersey and New York. The planned Greenway will be a 111-mile continuous pedestrian and bicycle trail connecting six counties in northern New Jersey. Once completed it will extend from the Delaware River on the west to the Hudson River on the east.

Portions of the Greenway have been completed, including in Bloomfield. The Greenway enters Bloomfield from Belleville in the east at the east side of Wright's Field on Baldwin Place. It then runs in a westerly direction through Wright's Field and through Block 306, Lots 11 and 14 on Berkeley Avenue and through Block 308, Lots 11 and 64 on Newark Avenue. These blocks and lots are all owned by the Township. The Greenway then follows the right-of-way of Newark Avenue to West Street where it turns north and follows the right-of-way on West Street north to Montgomery Street where it heads west to JFK Drive North. It follows the right-of-way of JFK Drive northward to Liberty Street where it heads west over the Garden State Parkway before turning northward again along the JFK Drive South right-of-way. It heads north on JFK Drive South until it reaches East Passaic Avenue. It follows East Passaic Avenue in a northerly direction until Main Terrace. It heads northwest on Main Terrace to Broughton Avenue. It heads in a northerly direction on Broughton Avenue to Hobson Street. It heads east on Hobson Street to American Way where it then heads north again. There is a gap in the greenway that is proposed to be completed on American Way between Bes-sida and Pilch Streets. It then heads north at the end of Pilch Street through Morris Canal Park until it reaches Watchung Avenue. There are future sections planned which would lead from Morris Canal Park eventually to Broad Street where it would follow Broad Street northward until the Bloomfield border with Clifton in Passaic County.

The greenway path takes travelers through areas in close proximity to Oakeside Mansion, Foley Field, Pulaski Park, Clark's Pond South, and Morris Canal Park. Future portions will take travelers near Vassar Field and Brookdale Park.



ORANGE STREET

1 Orange Street | Block 95, Lot 1
 B-2 Neighborhood Business Zone
 0.58 acres
 No off-street parking spaces
 Third Ward

Grassy lawn area with benches surrounded by Watsessing Avenue, Orange Street, and the railroad tracks.

PULASKI PARK

24 Mount Vernon Avenue | Block 814, Lot 31
 Block 815, Lot 6
 PR Public/Recreational Zone
 6.5 acres
 60 off-street parking spaces and bike racks
 Second Ward

Park amenities include a lighted clay softball diamond, one full basketball court, two court basketball courts, 4 lighted tennis courts, sledding, tot-lot, hand ball court, field house with ADA compliant bathrooms, and community garden. It is connected to the Morris Canal Park greenway and provides residents access to multiple parks and recreational opportunities through an interconnected network.

In 2020, the tot lot was fully renovated. In addition to a fully ADA compliant spinner/merry-go-round, the playground now features a “Quiet Grove” for children who can become overstimulated.

SPRING POND

35 Chapman Street | Block 695, Lots 35 and 37
 R-2B Single Family Zone
 0.60 acres
 No off-street parking spaces
 First Ward

Duck pond at the northwest intersection of Hoover Avenue and Chapman Street. Surrounded by fencing. No public access.

VASSAR FIELD

606 East Passaic Avenue | Block 1111, Lots 18 and 128
 PR Public/Recreational Zone
 6.2 acres
 200 plus off-street parking spaces
 Second Ward

Park amenities include a full basketball court, two little league baseball field (one turf field) two tee ball fields, two field houses (one with bathrooms), bike rack and tot-lot. There are 200-plus-space parking spaces, courtesy of the adjoining St. Thomas the Apostle Church.

VENNER PARK

633A Bloomfield Avenue | Block 254, Lot 1
 Bloomfield Center Redevelopment Plan – Phase II (BCRDII)
 0.11 acres
 No off-street parking spaces
 First Ward

Triangular shaped plaza with central circular fountain, landscaping, and seating areas surrounded by Bloomfield Avenue, Liberty, and State Streets. It serves as a gateway to Bloomfield Center and has been used for farmers’ markets.

WRIGHT’S FIELD

303 Berkeley Avenue | Block 481, Lots 53 and 55
 PR Public/Recreational Zone
 7.8 acres
 32 off-street parking spaces
 First Ward

Park amenities include a lighted senior grass baseball field (football and soccer) lighted grass little league field, tee ball field, fieldhouse with bathrooms, tot-lot, walking path, and bike rack. The park includes a portion of the Morris Canal Greenway.

Adjacent to Wright’s Field is the Township owned Block 308, Lot 100 (i.e., 310 Berkeley Avenue) which is a 3.28 acre section of the Morris Canal Greenway.

7

7.4.3 County Owned Parks and Open Space

Throughout the years, the Township has also enjoyed access to expansive resources maintained by Essex County, whose parks have extensive footprints within Bloomfield Township, requiring a unique degree of intergovernmental cooperation to maintain and improve. Bloomfield has two Essex County parks, as well as a portion of the Lenape Trail which connects the various parks in the Essex County park system. The two county parks in Bloomfield, Brookdale and Watsessing Parks are located in the northern and southern sections of the Township, respectively, and supplement the municipal park system. They are large regional facilities that provide a broad range of active and passive recreational opportunities for residents of the Township as well as the County. The following are Essex County-owned parks and open spaces in Bloomfield:



BROOKDALE PARK

Between Watchung and Belleville Avenues east of the Montclair border. | Block 1178, Lot 56 and Block 1051, Lots 1, 7, and 106
PR Public/Recreational Zone
78.5 acres in Bloomfield
Remaining ±43 acres in Montclair
200 off-street parking spaces in Bloomfield
Second Ward

The park is a regional Essex County park designed by the Olmstead Brothers landscape design firm. Park amenities in Bloomfield include walking and biking paths; picnic areas; four softball diamonds; children's playground; field house with restrooms; a meadow used for gathering, soccer fields, and other field sports; pollinator garden; and the Tom Fleming Athletic Complex which offers a 1/4 mile rubberized running track around a synthetic grass field that can be used for soccer/football/lacrosse/field hockey; and a 1/4 mile fitness course (the "Paracourse") with fitness stations located on the outermost walking loop. Annual events at the park include an arts and crafts festival; summer concerts; and fireworks.

Park amenities in Montclair include a rose garden; archery range; and 8 tennis courts and 8 pickleball courts.

Portions of the Lenape Trail run through the park. The Lenape Trail connects 18 parks and 11 Essex County municipalities.

WATSESSING PARK

Bloomfield Avenue and Conger Street | Block 128, Lot 1; Block 152, Lot 30; Block 154, Lot 1; Block 195, Lot 1
PR Public/Recreational Zone
60 acres in Bloomfield
9 acres in East Orange
27 off-street parking spaces
Third Ward

The park is a regional Essex County park designed by the Olmstead Brothers landscape design firm. The park is in three distinct sections west of the Garden State Parkway.

The first section (i.e., Block 154, Lot 1) is located between the parkway, Bloomfield Avenue, Troy Towers, and the railroad tracks used by NJ Transit. This section includes an all access playground, a lighted full basketball court, athletic field, Senior Citizen center, and concert bandshell.

The second section (i.e., Block 152, Lot 30) is located between the railroad tracks, the parkway, and Glenwood and Locust Avenues. This section includes lawn bowling, a butterfly garden, a baseball field, cricket field, soccer field, and dog park.

The Third Section (i.e., Block 128 Lot 1 and Block 195, Lot 1) is located between Llewellyn Avenue, Cleveland Terrace, Glenwood Avenue, and the border with East Orange. This section also includes a grassy triangle (Block 128, Lot 1) surrounded by Glenwood Avenue, Prospect Street, and Carteret Street. Amenities within Bloomfield in this section include a portion of a running track. Amenities within East Orange include the remainder of the running track, a playground, splash park, field house, and lighted basketball court.

Walking and biking paths are located throughout the park. The Second River joins Toney's Brook in this park which flows through the park.

The park includes a portion of the Morris Canal Greenway.

7.4.4 Indoor Recreation

The following are Township owned indoor recreation facilities.

CIVIC CENTER

84 Broad Street | Block 245, Lot 4
PR Public/Recreational Zone
0.3 acres
75 off-street parking spaces
First Ward

The Civic Center is home to the office of the Bloomfield Parks, Recreation & Cultural Affairs Department, as well as the Senior Citizens Organizations, WBMATV Studios, The Art and Musical Cultural Organization, and the meeting rooms for numerous Civic Organizations. It also hosts numerous programs throughout the year such as those related to sports, health and wellness, and arts and entertainment. This facility also provides a 75-space metered parking lot. It shares a tax lot with Bloomfield Public Library and shares a parking area with the library and the Bloomfield Historical Society. In the spring, summer, and fall months a farmers' market takes place in the parking area.

COLLINS HOUSE

108 Baldwin Street | Block 697, Lot 96
R-G Garden Apartment Zone
1.10 acres
No off-street parking spaces
First Ward

This extant portion of the Collins House was constructed in the late 18th and 19th centuries adjacent to the Third River. The home predates the building of the Morris Canal and is now situated adjacent to the Morris Canal Greenway. It is in the process of being rehabilitated. On May 18, 2015, the Mayor and Council adopted resolution permanently dedicated the house and property as a historical and cultural resource "with the purpose of educating the public about the significance of the Collins House, Morris Canal and Bloomfield's history through dedicated exhibit space and a center for learning to be organized by community groups such as the Bloomfield Historical Society and Bloomfield Morris Canal Greenway."

OAKESIDE BLOOMFIELD CULTURAL CENTER

240 Belleville Ave | Block 290, Lots 17, 25 and 26;
Block 293, Lot 1
PR Public/Recreational Zone
4 acres
26 off-street parking spaces
First Ward

The cultural center includes the 6,524 square foot Oakeside Mansion surrounded by landscape and gardens. The mansion was built in 1895 by the Oakes family, founders of the Oakes Woolen Mill, formerly on the property across the street from the house, and was gifted to the Township of Bloomfield by Jean Doswell Oakes in 1978.

The center provides community-based programs in the areas of historical interpretation, arts programs and education, horticulture and gardening, and offers recreation and cultural events.

The mansion contains a carriage house, garden, community garden, a lawn, and meeting rooms. The facility is available for rental for events, photo shoots, and meetings for the public. Parking is provided adjacent to the facility as well.

7.4.5 Other Recreational and Open Space Resources in Bloomfield

The Township is home to 11 pre-kindergarten, elementary, middle, and high schools. Each of these facilities has age-appropriate recreational facilities available for use by students. Demarest Elementary School (465 Broughton Avenue) has outdoor baseball diamond and soccer field, as does Brookdale Elementary School (1230 Broad Street). Bloomfield Middle School (1230 Broad Street) has four baseball diamonds and a soccer field.

Additionally, three private golf courses located in neighboring towns have portions of the course in Bloomfield including Upper Montclair Golf Club in Clifton; Glen Ridge Country Club in Glen Ridge; and Forest Hill Field Club in Belleville.



There are also parklands maintained by homeowners associations and/or residential management companies. For example, Berkeley Hills Park (Block 333, Lot 1) which is an approximately one-acre parcel funded by and restricted to only residents of the neighborhood. Recent Redevelopment Projects have included private recreation amenities for residents such as the pool, fitness center, and clubhouse at Oakes Pond

7.4.6 Lenape Trail

Additionally, the Township has a segment of the Lenape Trail. The 36-mile Lenape Trail connects 18 parks and 11 municipalities in Essex County. The trail runs between the Branch Brook Park in Newark and South Mountain Reservation in Millburn. Lenape Trail also connects to larger trail networks including the Morris Canal Greenway. The trail system is maintained by volunteers of the New York-New Jersey Trail Conference in partnership with local park conservancies and the Essex County Park System.

In Bloomfield the trail enters the Township from Nutley in the east along Watchung Place before heading towards Pilch Street where it crosses over the Garden State Parkway to Pilch Street on the west side of the Parkway. It joins the Morris Canal Greenway. The two greenways follow the same path on Pilch and Broughton Avenue. It travels south on Broughton to Bessida Street. It heads on west on Bessida Street where it winds its way through Clark’s Pond South before heading west across the Middle School’s athletic fields to Mohr Avenue. It then heads west on Mohr to Clubb Street where it heads north to Watchung Avenue before heading west where it enters Brookdale Park. It makes its way through Brookdale Park to Montclair.

7.5 Future Planned Open Space and Recreational Facilities

7.5.1 209 Franklin Street

In October 2023, the Mayor and Council adopted an ordinance to acquire from Essex County 209 Franklin Street (i.e., Block 335, Lot 21) for a recreation/athletic facility, open space, and related public uses. The lot is currently improved with a vacant building that was formerly used as the Essex County Bloomfield Technical High School which closed in 2018. At this time, the Township anticipates demolishing the former school building and redeveloping the 5 acre site for recreation and open space. The intension was to provide additional opportunities for the neighborhood in the vicinity of the former school which is in the Third Ward.

7.5.2 326 Glenwood Avenue

In September 2022, the Mayor and Council authorized the purchase of 326 Glenwood Avenue (i.e., Block 227, Lot 13). The site is in the Bloomfield Center Redevelopment District (“BCRD-1”) and is a vacant, unimproved rectangular shaped lot. The site is the location of the former Roxy Florist building which was damaged by fire. The Mayor and Council determined that it was in the interests of the Township to purchase the lot to create open space

and an area of passive recreation for the residents and visitors of Bloomfield. At this time, a landscape architect has been appointed to help the Township redesign the site as open space.

7.5.3 Essex-Hudson Greenway (“Greenway”)

In 2022, the New Jersey Department of Environmental Protection (“NJDEP”) acquired the former 9-mile long and 100-foot wide Boonton Line rail line from Norfolk Southern Railway. The line runs from Montclair to Jersey City through eight municipalities in Essex and Hudson Counties including Bloomfield. NJDEP is in the process of converting this blighted corridor into a State Park with recreation and transportation amenities including biking and pedestrian opportunities. In Bloomfield, the greenway will run, east to west, from the vicinity of Willet Street between Belleville Avenue and Montgomery Street, over the Garden State Parkway and JFK Parkway before turning in a northwesterly direction south of the Oakeside Bloomfield Cultural Center and continuing across Belleville Avenue and Broad Street and into Glen Ridge just to the north of the Bloomfield Cemetery.

7.6 Assessment

Participants in the public outreach process for the Master Plan expressed a desire for open space and recreation facilities and enhancements to existing facilities. The Township has existing indoor facilities such as the Bloomfield Civic Center and the Oakeside Cultural Center. These facilities, however, do not have the capacity to support the additional recreational amenities the Township seeks to incorporate. The Civic Center was constructed in the late 1950s and consists of three floors. It is in deteriorating condition both physically and functionally and has been designated as part of a larger study area as an “area in need of redevelopment”. The Civic Center also struggles to maintain multiple programs due to limited space.

The Bloomfield Parks, Recreation and Cultural

Affairs Department has identified opportunities to provide additional indoor recreational facilities and programs for the community, but with limited access to indoor recreation space, they are unable to do so. A Township Recreation Center was recognized as a need and recommendation of the 2002 Parks Element but has yet to be constructed. The former National Starch property (now redeveloped as Oakes Pond housing complex) or any appropriate site in the Memorial Park area were identified as potential locations for the recreation center in both the 2002 Parks Element and 2008 Master Plan Reexamination. To date, no plans for an indoor recreation facility have materialized. Barriers to implementation include securing funding, designating an appropriate site, and acquisition of property or other site-related issues.

The main area of concern for parks and recreation in Bloomfield is not necessarily the total quantity of parks and open space across the Township, but rather the need for additional facilities in specific neighborhoods with lower levels of access. Given the changes in population and increased demand on existing infrastructure, additional facilities and improvements are required to support the needs of residents. The Township is also densely developed and fully built out, with modest amounts of additional land available for new acquisition of park and open space purposes. Preserving and making enhancements to the existing open space/vacant land therefore remains a priority. Other prominent issues identified include the need for a recreation center that can serve a diverse group of residents, greenways adjacent to existing water bodies to reduce flood hazards and improve water quality, and maintenance/upkeep of the Essex County park facilities within the Township.



7.7 Recommendations

The Township should consider the following:

1. **Continue to make planned and/or needed improvements to existing park and recreation resources** including upgrading tot lots; developing more multi-purpose fields which can be used for a variety of purposes.
2. **Continue to look for locations and funding for a Township-wide indoor recreation center** to provide indoor recreation and organized athletic programs at a centrally located site with adequate access, sufficient land area and proximity to existing recreation facilities.
3. **Maximize opportunities for enhancement and/or expansion of trails and greenways, as well as open space and recreation resources near existing and planned trails and greenways.** The existing and planned trail system will facilitate non-vehicular travel between neighborhoods in Bloomfield and between Bloomfield and neighboring communities. The Township should work to obtain land including access easements to enhance and complete the planned sections of the Morris Canal Greenway and Essex-Hudson Greenway in Bloomfield.
4. **Continue the renovation of the Collins House** to become an educational and cultural destination along the Morris Canal Greenway.
5. **Include considerations for the creation of publicly accessible open space and recreation resources as part of large-scale Redevelopment projects.** Many recent Redevelopment projects have open space and recreation amenities available to residents and their guests. As part of a Redevelopment Plan, pursuant to the Local Redevelopment and Housing Law, the Township should consider requesting a redeveloper provide open space and recreation amenities available to the general public.
6. **Identify locations and evaluate the feasibility of a new community park in the underserved southeast section of the Township.** Bloomfield residents should all live within walking distance of a park. General planning policy is that “walking distance” is equivalent to half a mile.
7. **Amend the ROSI to reflect the Township’s existing open space and recreation inventory.** For example, add the Lion Gate Park properties (i.e., Block, Lot) not currently on the ROSI to the ROSI and rename the parcels listed as Disimone



property as Lion Gate Park. Additionally, remove the block and lot in Montclair from Bloomfield's ROSI.

8. **Be creative in making new park space particularly in areas that are underserved by parks and in which there is little land remaining for park development.** For example, experiment with closing streets off from vehicular traffic on certain weekend days in neighborhoods in the southeast section of the Township which could provide residents, particularly children, the opportunity to ride bikes, skate, and play without risk of coming into conflict with vehicles. The Township can test different alternatives to achieve additional park space even where available land is scarce.
9. **Continue to identify and evaluate large vacant parcels of land for potential open space preservation.** Particular attention should be given to those parcels of vacant land that are located adjacent to, or along the route of any potential Township Greenway or contiguous to existing park and recreation facilities.
10. **Advocate for increased maintenance and improvements to Brookdale and Watsessing County Parks** by Essex County. Coordinate with

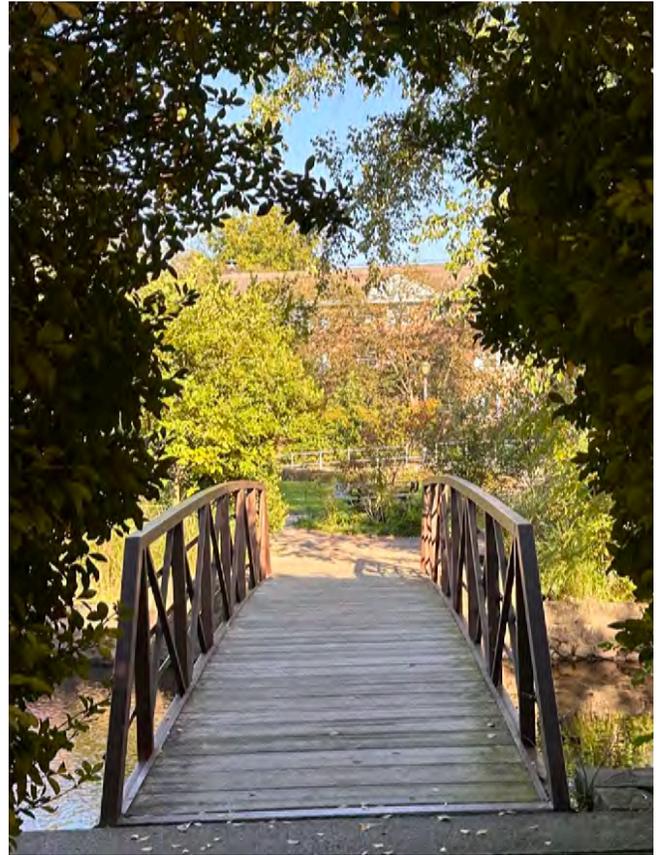
Essex County on obtaining County Open Space Trust Fund and State Green Acres program assistance for necessary improvements.

11. **Continue to take advantage of opportunities** for all available funding for park development and open space preservation.
12. **To ensure that the Township addresses changing preferences, undertake a long-range plan of the entire Township park system** with a specific focus on future facilities to be developed and existing facilities that could be considered for redeveloped for a different use. Popularity of various sports and activities evolves. For example, pickleball was not mentioned once in the 2002 Master Plan or its subsequent reexamination reports, but is now the fastest growing sport in the country. Both the Township and Essex County have addressed the demand for courts by adding them to existing facilities. However, the exponential growth in pickleball was not foreseen even 10 years ago. Conversely, some sports may have decreased in popularity over the years. The facilities for these sports or activities, and the funds used to maintain them, could potentially be better utilized for either more multipurpose uses or an entire different activity all together. A long

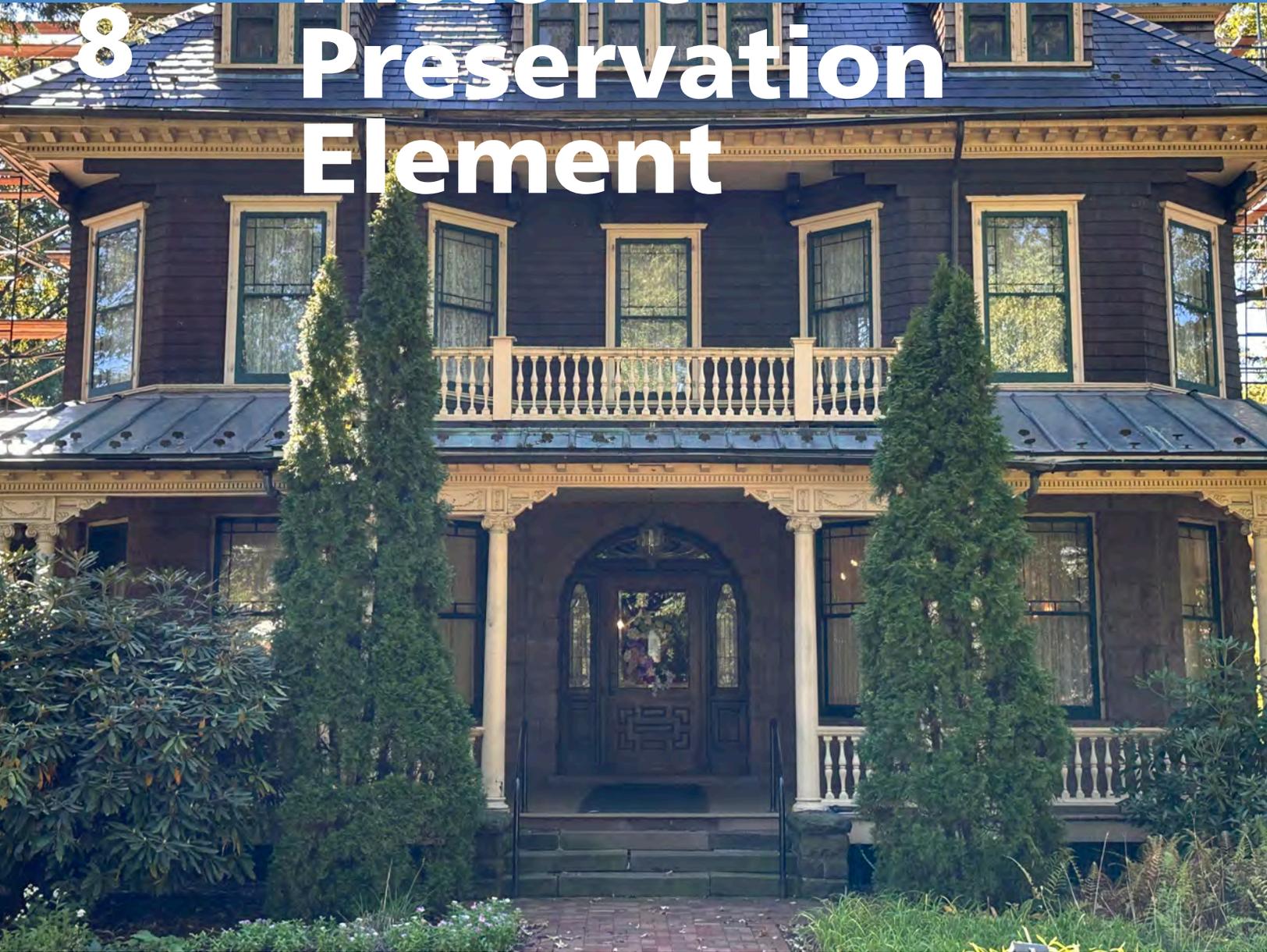
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range plan for the parks could help address these considerations.

13. **Continue to balance habitat protection and restoration with active recreation activities.** In recent years, there has been a greater emphasis in open space planning on the conservation and/or restoration of native landscape, fauna, wildlife and wildlife habitat areas. A balanced system of habitat and recreation lands and facilities is now considered a “best management practice” towards a livable and sustainable community. Passive recreational activities place minimal stress on a site’s resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection. As part of this effort, the Township should continue to eliminate invasive species in the Township’s parks and open spaces. Non-native insect and plant species adversely impact the Township’s trees and natural landscaping. This includes the Spotted Lanternfly, Emerald Ash Borer Beetle, and the Tree of Heaven, among others.
14. **Continue to incorporate green infrastructure in active recreation planning.** Lion Gate Park is an exemplary model for how to incorporate stormwater management in active recreation planning. Flooding is an ever-increasing concern in Bloomfield and the State of New Jersey as a whole. Green infrastructure is a term acknowledging the value of functions provided by open spaces and natural areas, as well as by trees, vegetation and other green features within the city. Such areas and features help to clean air and water, reduce flooding, while enhancing livability and providing recreation opportunities. Green infrastructure includes planting trees and vegetation along streets, and on public properties, as well as utilizing sustainable stormwater and building practices.
15. **Ensure that bike racks are available at all parks.**



8 Historic Preservation Element



8.1 Introduction

As detailed more fully in Chapter 2, Bloomfield has a rich history dating back hundreds of years. Initially inhabited by the Lenape Native Americans, European settlers began occupying the land that is now Bloomfield in the 17th century. Originally called Watesson, there was a settlement in Bloomfield by 1769 and the Bloomfield Green was informally established as early as 1775 as a military training ground and meeting place for area settlers. When the Presbyterian Church was constructed in 1796 the Green had already become the hub of this northern portion of the township of Newark.

The first major impetus to development in the 19th Century was the Morris Canal, which passed through the town. Shortly after, the railroads established stations in the town further stimulating economic growth

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and increasing population. The Civil War paused Bloomfield's growth but the years following the war saw Bloomfield rapidly grow into an industrial center. established the industrial foundations of the city for decades to come. By the time Bloomfield was incorporated as a town in 1900, it had been firmly established as a rapidly growing community. The first two-thirds of the 20th-Century saw the Township grow rapidly in population due to an influx of immigrants drawn by job opportunities at the many industries based in Bloomfield. Between 1970 and 2000, Bloomfield lost much of its industrial base and experienced a drop in population. However, in the 21st-Century, the Township's population has rebounded and the Township has evolved to being a stable, densely populated suburb.

Extant buildings and structures that reflect the Township's storied past are found throughout Bloomfield. Preservation and maintenance of these sites not only serve as remnants of Bloomfield's cultural, social, economic, and architectural history, but also give the Township its unique character and help maintain a desirable visual environment which impacts the overall quality of life of Bloomfield's residents. Additionally, there is great potential to leverage these existing resources into Township destinations and cultural assets. Several of these resources have already been redeveloped/repurposed for the benefit of residents.

8.2 Historic Preservation Commission

In March 2023, the Bloomfield Mayor and Council adopted Ordinance 23-11 which established the 7-member Historic Preservation Commission (the "HPC") and dissolved the Historic District Review Board which was established in 1980. The HPC is intended to "conserve, protect, enhance, and perpetuate historic sites and districts within Bloomfield." Among its purposes are to "maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures and places in Bloomfield; To



manage change by discouraging alterations and new construction not in keeping with the character of designated historic districts or designated historic sites and other officially designated historic districts and historic sites; and to encourage the proper maintenance and preservation of historic structures so as to enhance the visual and aesthetic character of any designated historic district or designated historic sites and other officially designated historic districts and historic sites.”

The HPC's powers and responsibilities include the following:

1. Preparing, maintaining, and augmenting the **“Survey Report,”** which shall be a survey of historic districts and sites in the Township. The Survey Report shall be utilized to identify each property, structure, site and district eligible for listing in the Historic Preservation Element of the Township Master Plan, and shall include, but not be limited to, each property, site and district listed or eligible for listing in the State or National Registers of Historic Places, the existing Bloomfield Green historic district and any other districts or sites identified in the Historic Preservation Element of the Master Plan. All criteria used for inclusion in the survey of historic sites and districts shall be identified in the Survey Report.
2. **Making recommendations to the Planning Board on updates to the Historic Preservation Plan Element** of the Township Master Plan, including but not limited to the addition to or deletion of historic districts or sites identified in the Master Plan.
3. **Proposing** to the Township Council that Chapter 315, Land Development, be amended to **regulate any Historic District or Site** identified in the Historic Preservation Element of the Master Plan.
4. **Advising** the Planning Board and Zoning Board of Adjustment on **applications for development.**
5. Hearing and determining applications for a **certificate of appropriateness.**
6. **Reporting annually to the Planning Board and to the Township Council** as to the state of historic preservation within the Township, including recommendations and measures for improvement or amendment and recommending the placement of appropriate historical markers on designated structures and sites.
7. **Collecting and disseminating materials** on the importance of historical preservation.
8. **Advising** any interested citizen, applicant, municipal, county or state agency **regarding the goals and techniques for historic preservation** as it relates to the preservation of the heritage of the Township.
9. **Recommending adoption and promulgation of such regulations and procedures** as may be necessary and proper for the effective and efficient performance of the duties and purposes of the Commission.
10. **Carrying out such advisory, educational and informational functions** as will promote historic preservation in the Township and consult with local historical societies on all matters pertaining to protection of the Township's historic resources.
11. **Reviewing historical survey information** and, if necessary, to update said material to incorporate any newly acquired historical documentation and to reflect changes to a resource's integrity or condition.
12. **Advising the Township Council on grants** that may be available to the Township to support historical preservation efforts.
13. **Regulating the installation of permanent structures and temporary uses on the Bloomfield Green including establishing criteria and procedures** by which the Commission will carry out those responsibilities. All proposals to make permanent changes to or install any permanent structures on the Green shall be subject to the review and approval of a certificate of appropriateness by the Commission under the same criteria utilized to evaluate any other application for a certificate of appropriateness under this chapter. Any proposals to utilize the Green for temporary events for uses without the construction or installation of permanent structures shall submit an application to the Commission for a permit for that activity or use. In reviewing an application for such a permit, the Commission shall consider whether the activity or use can be conducted in a manner that protects the Green's historic content and character.

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8.3 Inventory of Historic Resources

The Township of Bloomfield has a number of historic resources that reflect its development from a small rural village to a mid-size suburban center. Many of Bloomfield’s historic resources originated in the 19th and early 20th centuries during a period of rapid population growth and intensive residential, commercial and industrial development. They include a broad range of public facilities, churches, residences, districts and remnants of the industrial past.

8.3.1 Bloomfield Green Historic District

8.3.1.1 Designated Historic District

The Bloomfield Green Historic District is located south of the Boonton Line and west of the Garden State Parkway, and is bounded by Montgomery, Spruce, State, Liberty and Franklin Streets, and Belleville Avenue. The district was listed on the State Register of Historic Places on 10/12/1977 and on the National Register of Historic Places on 04/20/1978. The district is primarily a concentration of residential dwellings ranging from the late 18th century to the early 20th century of which the focal point is the Bloomfield Green. Per the National Register of Historic Places Inventory Form, “the Green provides the center, the soul, for the city... [and] continues to perform today as the cultural and communal center around which the city revolves.”

The Bloomfield Green Historic District is a locally designated district and includes properties listed in Table 8-1.

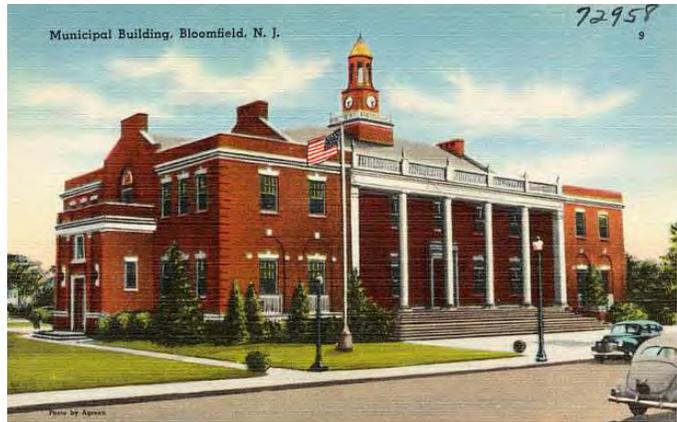
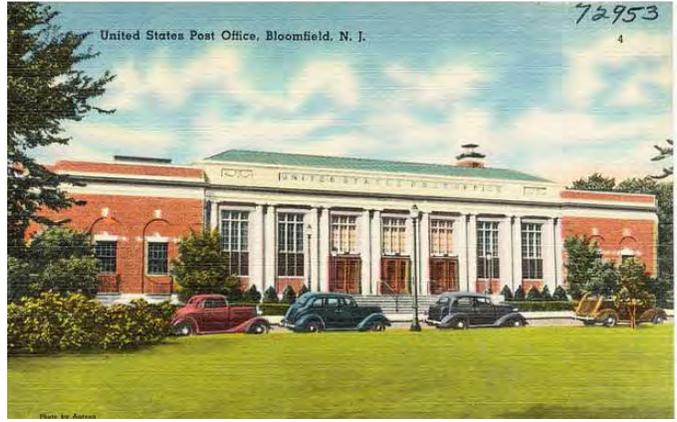
8.3.1.2 H-D Bloomfield Green Historic District Overlay

In addition to HPC’s standards and requirements applicable to the Green Historic District, the district is also located in the H-D Bloomfield Green Historic District Overlay of Chapter 315 of the Township’s Land Development and Zoning Ordinance. The intent of the overlay is to recognize and protect the historic focal point of the Township and protect those properties and buildings located within the district through the regulations within the Historic Preservation Ordinance and as follows:

Table 8-1: Properties in the Bloomfield Green Historic District

BLOCK	LOT(S)
242	All
245	All
246	All (the Green)
248	All
250	All
251	All
252	All
271	All
272	All
275	All
276	All
281	All
282	All
283	All
284	All
517	1, 2, 4, 9, 11, 13, 14, 15, 17, 20, 23

- In the H-D Bloomfield Green Historic District, the following minimum bulk and setback regulations shall apply in areas zoned R-1A: lot area shall be 6,000 square feet; lot width shall be 60 feet; and the front yard setback shall not be less than the average of the front yard depths of the structures located adjacent to the lot in question.
- All other underlying zoning district regulations applicable to properties in the H-D Bloomfield Green Historic District shall govern development in the district.



8.4 Recommendations

1. Work with HPC to officially designate local landmarks as warranted.
2. Investigate the feasibility of applying for Certified Local Government status from the State Historic Preservation Office to expand local historic preservation efforts.
3. Create design guidelines for historic districts and resources that can help guide residents interested in upgrading or making improvements to their historic structure on appropriate design, materials, and colors.
4. Further educational outreach to property owners, real estate agents, business owners, students, and other members of the community including the numerous benefits of historic preservation, what local landmark means for property owners, best practices for restoring and rehabilitating historic resources, and grant funding and tax incentive programs available to property owners.
5. Implement a historic plaque program.
6. Create a user-friendly map available for use on the Township's website highlighting historic resources.



9

Green Building & Sustainability Plan Element



9.1 Introduction

Sustainability is a new element for the Township’s Master Plan and one that looks to support initiatives being driven at the State and Federal level. Globally, “sustainable development” has been defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” - The United Nations World Commission on Environment and Development (The Brundtland Commission, 1987).

This Element is being written to support a more sustainable and resilient New Jersey, a State ready to take on the many environmental, economic and social challenges which face us in the future. Most people would agree to the benefits of clean air, fresh water, waterways filled with fish, garbage in its proper place, clean energy options, parks and open space, and a healthy place to work and live. In the scope of sustainability, considerations of equity are often an afterthought, resulting in communities that have divided environmental and public health experiences. When equity is contemplated as a foundational part of creating sustainable communities, disproportionate environmental and health impacts can not only be identified and mitigated, but also prevented in the future. The big question for communities such as Bloomfield is how we can contribute to achieving these goals.

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In New Jersey, Governor Murphy unveiled the State's Energy Master Plan in January 2020, which outlined key strategies to reach the Administration's goal of 100 percent clean energy by 2050. This goal was then accelerated by the adoption of three executive orders by the Governor (Nos. 315-317), which set a new nation-leading target of 100 percent clean energy by 2035, as well as new goals for electrification of the state's building sector and planning for emissions reductions of the State's natural gas utilities. These policy changes will also strengthen NJ's Global Warming Response Act that mandates 80% emissions reduction by 2050.

It is critical that Bloomfield Township be proactive in deciding how these targets will be met at the local level rather than depending on decisions coming from the "top down". Such "top down" decisions may be made without unique local concerns in mind. Locally led initiatives also offer the opportunity for greater community engagement and context-sensitive solutions that are led by a community vision, resulting in more equitable outcomes. This Sustainability Element outlines how Bloomfield Township's sustainability objectives can serve as a foundation for recommendations in other elements of the Master Plan as well as offer a variety of strategies to meet the State energy and emission reduction plans. Some of the strategies and goals addressed below are expanded upon in the different elements.

One of the best ways forward is for municipalities to adopt and pursue the principles and practices of sustainable development. Sustainability is being addressed by over 400 municipalities across New Jersey through participation in the Sustainable Jersey Program. This program provides a science-based, measurable framework for municipalities to follow to become more sustainable. Municipalities that achieve certification become eligible for grant funding to help pursue their sustainability related goals such as the efforts to improve energy efficiency and public health/wellness being pursued by the Township. Other benefits include free training, tools, and expert

guidance for sustainable initiatives. Certification and pursuit of sustainable actions through the program can also create a spotlight upon the Township, providing regional recognition and acclaim.

The certification is free and completely voluntary, and consists of two levels of certification: bronze and silver. Sustainability points are earned toward certification through the completion of specific program actions. Bloomfield Township received Sustainable Jersey bronze certification on October 18, 2021 with 175 points (150 required). Some of the actions the Township completed to achieve certification included establishment of a green team (Greener Bloomfield), identification of environmentally contaminated sites for redevelopment, community outreach, creation of community gardens, environmental preservation, and the fast-tracked support of local business and outdoor dining during the COVID-19 Pandemic. Bloomfield was one of the first municipalities to achieve Sustainable Jersey certification for its early and continued dedication to sustainable operations.

9.2 Existing Conditions

The growing consensus among experts and organizations working for sustainability is that sustainability must be accomplished at the local level if it is ever to be achieved on a global basis. When sustainable development is community-based, it is more likely to be viable because it:

- Helps keep economic benefits and resources within the community;
- Supports existing local businesses that tend to be more responsive to local needs and more likely to support the community;
- Encourages the establishment of greener enterprises;
- Seeks small-scale solutions, which are usually faster, more flexible, less expensive, and more manageable than larger ones; and
- Builds social capital – the capacity of its people to work together for the common good.

9.2.1 Township Sustainability Planning Efforts

Bloomfield has been one of the pioneering municipalities in New Jersey with regards to both its early participation and certification in the Sustainable Jersey program, and its establishment of a dedicated green team known as “Greener Bloomfield”. This grassroots group of volunteers was founded in 2008, consisting of Bloomfield residents interested in exploring and pursuing sustainable solutions and activities for the Township. In March 2009, the Township Mayor and Council signed a resolution supporting participation in the Sustainable Jersey program and appointed Greener Bloomfield as the Township’s official green team to lead, educate, plan, and implement sustainable initiatives. The organization has played a critical role in advocating for and achieving sustainable measures through significant collaboration with other municipal and community stakeholders such as Township committees/commissions, the School District, nonprofit organizations, as well as the Township Administrator, Council, and Mayor. This extensive network of outreach and communication has resulted in a well-coordinated and active presence for the Township within the Sustainable Jersey Program, which enables continued access to the program’s resources and grants. In September 2024, Greener Bloomfield achieved Bronze Level Certification from Sustainable Jersey, marking the fifth time the Township has received this prestigious designation since 2009. With this certification, Bloomfield maintains its Bronze Level status for the next three years, reaffirming its commitment to sustainability and environmental leadership.

Specifically, some of the recent sustainable efforts that have been completed through the Sustainable Jersey program are as follows:

- **Sustainable Jersey PSE&G Energy Efficiency Program:** This program provides technical assistance free of cost, resources, and funding for the Township to help municipal buildings, schools, local businesses and residents better manage their overall energy use through the

help of PSE&G programs/incentives. This program was initiated to help expedite and meet the ambitious goals of 100 percent clean energy by 2035 set by Governor Phil Murphy. The program consists of three tracks: Tracks 1 and 2 focus on energy efficiency outreach campaigns for residential and commercial properties, and Track 3 provides technical assistance for energy efficiency in municipal facilities. Tracks 1 and 2 employ a “cohort model” that enables municipalities to work with one another through joint training sessions and provide continuous feedback and peer support. The energy efficiency outreach campaigns include support from Sustainable Jersey in the form of identification of municipal resources and stakeholders for outreach and education, as well as grants, applicable tools, and other services to help implement a time-sensitive and effective outreach campaign plan. Track 3 provides free and customizable technical assistance through energy efficiency analyses, planning, and application preparation for PSE&G NJ Clean Energy Program incentives. Energy analyses encompass the ability to monitor energy uses of buildings through a building portfolio. This track empowers municipalities to set an example for the rest of the community through involvement in the program and continued completion of Sustainable Jersey actions. Municipalities can apply to switch tracks, with the goal being to eventually complete all three tracks. Overall, participation in this program can help residential and commercial buildings and municipal facilities improve their operational efficiency by reducing energy use, reducing utility bills, and decreasing greenhouse gas emissions.

As of 2023, Bloomfield was accepted into this program with an initial focus on Track 3, and was approved for a \$2,500 Start-up Grant.

Additional actions in partnership with Sustainable Jersey and PSE&G include the recent Township resolution authorizing a grant application for

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funding in January 2024. This project would help to mitigate the impacts of flooding in the southwestern portion of the Township.

- **Brownfields Inventory & Prioritization:** As per the State Office of Planning Advocacy, brownfields are “any former or current commercial or industrial site, currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant.” The Bloomfield Township Environmental Commission began developing an inventory of existing brownfield sites for potential redevelopment through a thorough analysis and review process. This process included mapping “known contaminated sites”, which were then reviewed and referenced with Google street imagery, Township and County property information, redevelopment plans, and other relevant environmental datasets. The Environmental Commission reengages in this process every two year in order to update the status of existing brownfields, identify new sites, and provide recommendations for potential redevelopment areas.
- **Bloomfield Green Challenge Pledge:** This initiative began in 2020 and concluded in 2021. It requested Bloomfield residents to make a pledge to make a change in their lives that would result in benefits to the environment, and document their actions through an online pledge form. This was a collaborative effort conducted by the Bloomfield Beautification Committee, Environmental Commission, Recycling Committee, and Open Space Trust Fund Committee, and was publicized via the Township’s newsletters, social media, and community pages to encourage proactive change. This raised awareness and started a conversation within the community regarding how to pursue more sustainable lifestyles, which continues to be an important goal of the community.
- **Local Business Support:** As briefly mentioned above, the Township took action during the COVID-19 pandemic in 2020 to assist local



restaurants by expediting the permitting process for outdoor dining. Other assistance measures included extended outdoor dining hours, promotion of special events, and the provision of outdoor heaters. This enabled the local restaurants to stay in business and expand their services during challenging times for all residents. The development and retention of local business is an important aspect of sustainability that allows the community to embrace Bloomfield-



centric goods, services, and entertainment, which ultimately contribute to a thriving and vibrant local economy. The Township should continue to provide opportunities for outdoor dining and other unique experiences which can help better activate spaces within Bloomfield Center and other commercial areas.

- **Community Gardens:** Led by the Parks, Recreation & Cultural Affairs Department, the Township contains three public community gardens, located at Milbank Park, Oakeside Cultural Center, and Pulaski Park, which are managed by the Community Garden Committee. Raised garden plots are available to residents for annual rentals for \$50, for which registration can be completed online through the Parks, Recreation & Cultural Affairs Department website. The Township invites residents to join this sustainable cause to encourage healthy habits/lifestyles, with the help of committed volunteers. This program empowers the community to be involved in local organic gardening efforts that facilitate the provision of

healthy and fresh food such as fruits, vegetables, and herbs, as well as the creation of recreational flower gardens. This improves accessibility to gardening opportunities and resources to those who may be unable to participate on their own. Gardening tools are shared, and gardeners are expected to volunteer for 12 hours over the course of the gardening season (April–November), resulting in a teamwork effort that strengthens inner-community relationships. Gardeners are responsible for bringing their own seeds/plants, growing crops and maintaining the garden areas, and returning the plot in the same condition in which it was received. These ground rules not only create an educational process, but also inspire community ownership of the garden. The Bloomfield community gardens also reduce environmental impacts compared to larger food processing operations by prohibiting the use of nonorganic pesticides, fungicides, herbicides, and fertilizers. The community gardens have additionally repurposed former construction waste such as wood and other materials for

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garden beds, thereby reducing the overall carbon and environmental footprint of gardening activities.

Furthermore, Bloomfield's community gardens make numerous food donations of fresh produce to local food pantries/food banks, donating upwards of 700 pounds in 2023, along with other canned and unperishable items. Some of the vegetables and herbs donated include tomatoes, squash, peppers, leeks, broccolini, bok choy, kale, collards, swiss chard, eggplant, cucumbers, basil, peppermint, and more. The community gardening effort builds community character, advances multiple sustainability and equity goals, and improves food access to participating and non-participating residents.

- **Locust Avenue Milkweed Project:** This project was initiated in 2019 by the Bloomfield Environmental Commission in order to create an expansive pollinator path of common milkweed throughout the Township. A former Commission member noticed a large stand of common milkweed on an industrial site under redevelopment, which spurred the Commission to save this important natural resource, in partnership with the property owner/developer, the Friends of Watsessing Park Conservancy, the Milbank Park Community Garden, the Collins House historic property, and residents of Bloomfield and adjacent communities. This joint effort included substantial community outreach and education to raise awareness and promote adoption of the plants. The project resulted in over 100 plants being transplanted from the redevelopment site, along with a similar number of plants from the existing Watsessing Park Butterfly Garden. This project was significant in preserving key natural resources by creating a wide-ranging habitat network for pollinating insects that are valuable to the community.

- **Sustainable Jersey for Schools:** This free and voluntary program launched in 2014 provides grant funding to participating K-12 schools and school districts to complete sustainable actions that enhance existing infrastructure, water/waste/energy efficiency, provide technical assistance, educate the next generation on the importance of sustainability, and improve overall health outcomes. Increased efficiency can reduce operating costs, which can set aside more money to reinvest in classrooms and students. The Bloomfield School District registered for the program in 2016, after which all its schools have become bronze-certified participants. The School District adopted a sustainability policy in 2021, inclusive of existing and planned future practices that help protect the community from environmental harm, educate students, and preserve resources. Some of these practices included professional development and staff training on sustainability, green purchasing (goods/services with minimal health/environmental impacts), green cleaning to reduce chemical exposure and health impacts, promoting physical activity, and participation in the Safe Routes to School program (encouraging students to walk/bike to school). As stated in the adopted policy, these efforts can improve student health, academic performance, teacher retention, and operational efficiency while reducing costs and impacts to natural resources.

The policy also established a School District Sustainability Committee that works to keep the Superintendent and Board of Education informed regarding the performance of sustainability initiatives. Other sustainable actions that the School District has been involved include reducing foam/plastics use for food operations, providing locally sourced fresh food and vegetables at school cafeterias, the purchase and use of recycled paper, a review of indoor air filtration and mechanical systems, and the provision of healthy water through the

installation of water filtration/cooler systems. The Sandy Hook Promise Start with Hello Week initiative is another action which furthers social emotional learning, for which the School District was a national award recipient. This program advances a more intimate and inclusive community through activities such as kindness gardens, greeting others in different languages, lunch table switch ups, and name tag day.

- **Health & Wellness Focused Actions:**

Sustainability is a comprehensive goal that requires fundamental changes in lifestyles and health practices that are intertwined with environmental and socioeconomic issues. Healthier communities are self-sufficient and build a strong foundation for future generations to make their own. The Township of Bloomfield has incorporated several policies and practices to further sustainable and healthy lifestyles within the community. In 2017 and 2021, the Township adopted ordinance amendments expanding the definition of smoking to include electronic cigarettes and any other electronic smoking device relating to tobacco, cannabis, or any other substance. The amendment then recognized the detrimental health impacts of smoking as a leading cause of preventable diseases in the State and country, thereby prohibiting smoking inside and within 25 feet of all Municipal buildings, inside any Township vehicle, and within any parks and recreational facilities operated by the Township. “No smoking” signs are posted at appropriate locations and are enforced via jurisdictional civil penalties. Clean air is a non-negotiable necessity for healthy communities and is impacted when smoking occurs in public that affects the non-smoking majority of the population. This policy works to eliminate such health hazards, resulting in a cleaner and healthier Bloomfield.



Furthermore, the Township participates in the Project Medicine Drop program of the NJ Division of Consumer Affairs through the Bloomfield Police Department. This program offers residents the ability to safely and anonymously dispose of expired or unwanted prescription drugs 24 hours a day, 7 days a week in a collection box in the lobby of the Police Department. The collections are then safely secured and disposed of by the department according to procedural requirements. This disposal program helps protect the health of Bloomfield residents by preventing potential poisoning due to the accidental intake of expired or dangerous medication.

Other sustainable initiatives which the Township has pursued or been involved in are detailed as follows:

- **Community Farmer's Markets:** The Township holds an annual Community Farmer's Market event hosted by the Parks, Recreation & Cultural Affairs Department since 2021, that generally runs from June to October, located at the Bloomfield Public Library Courtyard. It welcomes a variety of vendors (through application) that sell fresh and healthy produce, baked goods, coffee grounds, plant-based and vegan foods, frozen packaged specialty meals, and lunches to go. Additional non-food vendors consist of handmade jewelry, bath and body products, and other personal/home goods. These events spotlight and

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support local businesses in a manner that brings community members together, typically with a lively atmosphere consisting of live music or entertainment. Moreover, the Health and Human Services Department has helped provide vouchers to assist eligible Bloomfield Residents with food insecurities, bridging the gap to affordable food. Sustainability encompasses environmental, economic, and equity issues; all of which can be addressed through community-led programs that provide accessible fresh and healthy foods with a smaller environmental impact than larger supermarket operations.

- **Brookdale Park Pollinator/Monarch Waystation Garden:** This garden was initiated in 2018. It is located in Brookdale County Park, south of the playground area, and was established in collaboration with the Brookdale Park Conservancy to repurpose an overgrown area of the Olmsted Rock Garden into a designated Monarch Waystation (habitats that provide the required resources for Monarchs to reproduce and migrate). This garden helps provide food and habitat for Monarch butterflies, bees, and other pollinating insects through nectar and host plant. The garden consists of four distinct areas: the Pollinator Patch, Milkweed Slope (site of naturally occurring milkweed and breeding ground for Monarch butterflies), Woodland Garden, and Shady Slope. The garden has grown into a thriving habitat of over 90 native plants and is a beautiful location for community relaxation within the park. It is regularly maintained by Jean Greeley with supporting funding and volunteers from the Brookdale Park Conservancy and Rutgers Master Gardeners of Essex. In addition, the Township Mayor recently signed the National Wildlife Federation's Mayor's Monarch Pledge; in support of preserving future generations of Monarch butterflies and encouraging Bloomfield residents to plant native milkweed, nectar, and pollinator plants to create adequate habitats.



Other public gardens within the Township of varying sizes, as per the 2023 Environmental Resource Inventory, include the Bloomfield Children's Library Pollinator Garden, the Brookside Park Gazebo, the Civic Center, the Beautification Garden at West Passaic Avenue and Kingsland Street, the Lion Gate Park natural area, Ashland Avenue, Ampere Parkway, and at the intersection at Chester Avenue and Bloomfield Avenue. The gardening efforts within the Township would not be possible without the Bloomfield Beautification Committee, Garden Squad, Greener Bloomfield, and DPW.

- **Earth Day: Greener Bloomfield** has also hosted or collaborated with other municipal organizations to encourage active community participation through reoccurring special events. This includes the celebration of Earth Day in partnership with the Beautification Committee through an annual spring township-wide cleanup event, followed by a gathering located at the Civic Center and Library courtyard. Residents can learn about and receive free resources for gardening, composting, recycling, and more. Other Bloomfield organizations

involved in the Earth Day celebration include the Environmental Commission, the Recycling Committee, the Library, and the Department of Parks, Recreation, and Cultural Affairs. The annual spring township-wide cleanup event is supplemented by a similar fall cleanup event led by the Beautification Committee, in collaboration with DPW, Division of Public Safety, local schools, community groups, residents. The DPW supplies the required supplies for the cleanup efforts, such as gloves, bags, garbage pickers, etc. These efforts empower residents to be stewards of their community by working together to create a healthier environment.

- **Environmental Resource Inventory:** One of the notable datasets of the ERI depicts Land Surface Temperature from the Summer of 2022, which highlights specific portions of the Township that experience severe heat and high temperatures. Much of the southern half of Bloomfield was designated as having land surface temperatures between 113 to 162 degrees Fahrenheit, especially within the southeastern corner of the Township. This included areas such as Bloomfield Center, and much of the surrounding portions along Bloomfield Avenue, as well as Watsessing Avenue, Grove Street, Ampere Parkway, Franklin Street, Montgomery Street, and the Garden State Parkway. Other sporadic locations in the more northern portions of the Township include parts of Broad Street and residential areas surrounding Bay Avenue, Broughton Avenue, the neighborhood between East Passaic Avenue and the Garden State Parkway between Hoover Avenue and Belleville Avenue, Oak View Elementary School, and the commercial area/office campuses surrounding the Shoprite of Brookdale. It should be noted that even outside areas designated with the most severe temperatures, almost all the Township suffers from high land surface temperatures between 96 to 113 degrees Fahrenheit.

This represents a significant community environmental issue that can lead to serious heat-related health consequences for Bloomfield residents, known as the urban heat island effect. Urban areas exacerbate the effects of extreme heat by retaining heat in pavement and concrete and trapping pollutants, typically reflected in locations with high impervious surface and low tree/shading coverage. The urban heat island effect is heightened in neighborhoods with limited access to parks, open space, and recreational facilities, which also tend to be low-income and minority areas. Numerous sustainable mitigation measures will need to be pursued to alleviate areas of concentrated heat and provide the necessary green infrastructure and tree canopy coverage to combat the effects of climate change.

- **Community Forestry:** The Township adopted a resolution in 2020 approving its Community Forestry Management Plan, which is a 5-year guide for developing and maintaining a healthy and safe community forest, which provides environmental, social, economic, and health benefits to residents. As discussed above regarding the urban heat island effect, tree planting and shading are critical for reducing the effects of climate change and severe summer temperatures. Trees that line community streets also improve neighborhood aesthetics, capture and filter pollutants, and improve stormwater management. Chapter 535 of the Township ordinances recognizes additional benefits of the preservation, protection, and planting of trees, which include soil stabilization, the production of oxygen, buffering/screening, and the creation of shelter for wildlife. The chapter further details existing regulations and requirements concerning the care, protection, and removal of trees.

Bloomfield also employs a Township Forester, who is responsible for the maintenance and care of Township trees along public streets and within parks, which includes the planting, pruning,



and removal of public trees as necessary. The Township Forester is knowledgeable of local ecology, enabling the preservation of Bloomfield's shade trees in a manner that is sensitive to surrounding environmental conditions. This knowledge is also shared with Bloomfield residents via informative links that discuss tree risks and general tree care.

On top of that, the Parks, Recreation, and Cultural Affairs department offers a Tree and Bench Donation program, which allows residents to plant a memorial tree with an accompanying plaque in honor of a loved one or a major accomplishment. A similar plaque can be installed on municipal park benches. This program encourages resident stewardship of Bloomfield's trees, parks, and environmental resources.

- Invasive Plants Ordinance:** The Township adopted a new ordinance in 2023 (Chapter 423) with a goal of preserving and protecting public and private property that could be damaged from their spread of invasive plants, as well as maintaining existing native species and ecosystems. The ordinance further recommends environmental stewardship by strongly discouraging residents from planting or expanding invasive species. The elimination of invasive plants is critical to preserving existing habitats and significant natural resources within Bloomfield. Township initiatives such as the Morris Canal Greenway have assisted in the clearance of invasive plant growth with the planting of appropriate species, which has created healthy natural environments for recreational use.
- Municipal Electric Vehicle Fleet and Infrastructure:** The Township has recently acquired four new electric vehicles for Town Hall use, along with the replacement of two diesel powered DPW trucks with battery electric dump trucks. Electric vehicle charging stations are provided at numerous public and private locations throughout Bloomfield, including the Glenwood Parking Garage and the Municipal Building parking lot. Electric vehicles play a pivotal role in reducing Bloomfield's carbon footprint and in improving overall air quality and community resiliency.
- Other Health & Wellness Actions:** In addition, the Department of Health, in partnership with the Board of Health and Bloomfield Community Health Impact Coalition, is in the process of pursuing its next Community Health Assessment (CHA), along with community partners. A CHA provides a snapshot of a community's health status, while also evaluating their critical health needs and problems, available resources, environmental issues, disproportionately affected populations, available health care, and population with disabilities. This is done through extensive community outreach and data analysis, offering opportunities for community leaders/residents and organizations to voice their specific concerns. This process is significant in informing Township officials what Bloomfield's existing needs and health gaps are so that they may be appropriately addressed by future initiatives/developments. The last CHA for the Department of Health was completed in 2017-2018, and the current CHA is looking to engage community members and community organizations through a Community

Voices Survey, focus groups, and interviews. Some of the community organizations participating in the Bloomfield Community Health Impact Coalition include the Bloomfield Public Library, Bloomfield School District, Partnership for Maternal and Child Health of Northern New Jersey, and the Mental Health Association of Essex & Morris. The Bloomfield Departments of Human Services and Recreation are also involved in this process.

9.2.2 Waste Reduction and Recycling Efforts

The Bloomfield Recycling Depot, located at the Public Works Yard, is open to residents every Saturday from 9AM to 1 PM, which allows residents to drop off items outside of the weekly curbside pickup time frames. The Recycling Depot also accepts the drop off of electronics/small appliances, which is supplemented by the electronics recycling event hosted by the DPW each spring. Other reuse and recycling efforts pursued by the Township include its bi-annual paper shredding event with assistance from the DPW and Recycling Committee, as well as a new reusable bag collection initiative. Given the statewide ban on plastic bags, reusable bags have increased in volume and thus the Township invites surplus bags to be collected and reused as part of Toni's Kitchen Food Pantry. These bags will be repurposed to help serve residents with food insecurities.

In 2021, the most recent year for which data is available, the Township recycled a total of approximately 38,930 tons of materials. This is an impressive change from the previous 2017 figure of roughly 25,350 tons of materials, representing an over 50% increase in recycling activity for Bloomfield.

Composting is another waste reduction method which recovers and recycles organic materials from food waste and yard scraps such as leaves into nutrient rich soil amendment. Food waste accounts for approximately 24 percent of municipal solid waste as per the Environmental Protection Agency, generally being the largest day-to-day solid waste generator

for residents. Composting can help reduce food waste that goes to landfills, save landfill space, and reduce overall methane emissions from landfills, which helps combat climate change. Other benefits of composting include the reduction of the use of other fertilizers or pesticides, the prevention of soil erosion, improved stormwater management and water conservation, the capture of pollutants, healthier soil and plant growth, and overall reduced costs for solid waste management.

As of January 2024, the Township initiated a compost drop-off facility in partnership with Java Compost at the Public Works Facility, free for Bloomfield residents. The composting process for residents consists of purchasing or using a home kit, collecting food scraps, and dropping off compost at the facility. The Bloomfield Community Gardens also offer composting opportunities for gardeners, with detailed guidelines to ensure composting effectiveness. Composting materials are generally comprised of dry leaves and vegetable and fruit kitchen scraps, ideally cut in smaller pieces to facilitate faster decomposition. Additionally, the Township promotes various methods to reduce yard waste, such as the "Cut it and Leave it" program which recommends leaving cut grass on the lawn to serve as fertilizer, referred to as "grasscycling". This process has multiple environmental and economic benefits including a reduced need for fertilizer, reduced vehicle miles traveled and emissions from pick-up/drop-off trips, improve lawn health, and an eliminated need for purchasing biodegradable bags. The Township, however, does accept branches, yard scraps, and leaves packaged in biodegradable bags for pickup. It should be noted that although branches and twigs may take longer to decompose, they can be broken down, chipped, and mixed with other composting materials to expedite the process.

9.2.3 Green Infrastructure and Stormwater Management

Traditional gray infrastructure for stormwater management has relied on systems of gutters and pipes that convey stormwater further downstream. With increasing climate and flooding concerns



however, these systems have become overwhelmed with stormwater volumes and pollutants, which has resulted in serious detrimental impacts to communities and ecosystems. Green Infrastructure is functionally different from gray infrastructure, in that it captures and addresses stormwater flows closer to the source instead of solely transferring it downstream. Green infrastructure is generally defined as the use of plant, soil, and landscaping systems to improve stormwater management and reduce excess stormwater and sewer flows. Green infrastructure can range in scale from vast acres of open space/parks to more small-scale urban installations of best management practices within buildings and streetscapes. The benefits of green infrastructure go beyond just stormwater management/flooding mitigation, as it possesses numerous other environmental benefits. These include improved air and water quality through the capture of pollutants and emissions, enhanced water supply efficiency, and expanded habitats for wildlife. Through increased vegetated cover, green infrastructure can also

mitigate the urban heat island effect by providing shade and lowering temperatures in urban areas with high impervious surface coverage. Moreover, Green infrastructure can result in socioeconomic and health benefits. Access to greener and more visually appealing built environments can result in better resident attraction/retention, improved property values, and heightened economic activity. It can create a vibrant sense of place for the community, spur outdoor/physical activity through additional recreational opportunities,

and boost general mental and physical health outcomes. Specific tools that can be used include rain gardens, bioswales, and planter boxes along the streetscape. These are vegetated/planted areas that absorb stormwater runoff that can be implemented as traffic medians, placed along pedestrian walkways, and installed at intersections as curb extensions for traffic calming purposes. Parking areas with excess pavement can also be improved through the use of green infrastructure by incorporating permeable pavement to reduce excess stormwater runoff. The existing Lion Gate Park pervious parking area can serve as a great model for future endeavors.

Additional best management practices that can be implemented along building facades or roofs consist of downspout rerouting and green/blue roofs. Downspout rerouting can be comprised of collecting stormwater in cisterns or rain barrels that would otherwise flow into the municipal system, and can be later reused for a different purpose or slowly be released into the soil. This could be supplemented with vegetative planted areas surrounding a downspout to capture stormwater

runoff more directly. Green roofs are partially or fully covered vegetative roofs that have a variety of benefits including stormwater management, building cooling via shading that reduces the urban heat island effect and improves building energy efficiency, the provision of essential habitat for wildlife, improvement of aesthetics, and longevity compared to traditional roofing. Blue roofs can complement flooding mitigation measures by capturing and slowly releasing stormwater, providing additional permeable surface within already dense and urban neighborhoods.

9.2.4 Green Building

A variety of energy standards have been adopted across the U.S. to improve the energy efficiency and environmental health impacts of new buildings beyond existing code. Some examples of such standards in the residential and commercial fields are the LEED (Leadership in Energy and Environmental Design) and ENERGY STAR certification, as well as those supported by the National Association of Home Builders (NAHB), which has adopted the ICC/ASHRAE (American Society of Heating, Refrigerating, and Air-Conditioning Engineers) 700-2015 National Green Building Standard™ (NGBS).

The ENERGY STAR certification is a program created by the U.S. Environmental Protection Agency (EPA) that focuses on improving energy efficiency for buildings and reducing environmental impacts. A building must meet specific standards set by the EPA (energy performance better than 75% of similar buildings nationwide), which are tracked through a portfolio for each property. Certification is granted and must be renewed on an annual basis, ensuring that consistent high energy performance is maintained.

The LEED certification program is administered by the U.S. Green Building Council, with a broader focus beyond just building energy efficiency. ENERGY STAR certification can help achieve LEED certification, thus encouraging participation in both programs. The LEED program generally requires

more specific engineering and design standards (i.e. indoor air quality requirements) that must be met in order to qualify for either certified (40-49 points), silver (50-59 points), gold (60-79 points), or platinum (80+ points) levels of certification. LEED certification is possible for a variety of projects, including building design and construction, interior design and construction, building operations and maintenance, neighborhood development, homes (ranging from single-family to multi-family midrise), and cities. Existing green building activity in Bloomfield is depicted in Table 9-1.

Several of the characteristics and benefits of a high-performance green building include:

- **Energy-efficiency improvements**, such as high levels of insulation, efficient HVAC systems, high-performance windows and energy-efficient appliances or lighting
- **Cost-savings** from enhanced energy efficiency (lower utility bills) and decreased facility operational costs, thereby recovering the costs of an initial investment which can then be reinvested toward additional needs.
- **Water conservation** measures, such as water-efficient appliances, water-conserving fixtures, filtration and water re-use systems, and water-efficient or low-maintenance landscaping
- **Resource conservation** techniques, such as using high-performance engineered wood, wood alternatives, recycled building materials, sustainably harvested lumber and more durable products. Reducing the amount of construction debris which goes to landfill should be a priority.
- **Indoor environmental quality and health considerations**, such as improved air quality and decreased airborne pollutants, effective HVAC equipment, use of formaldehyde-free finishes, allergen-free materials, and products with low levels of volatile organic compounds. These improvements can make a substantial difference in health outcomes and result in a better environment to live, learn, work, and play.

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Table 9-1: Existing Green Building Activity in Bloomfield

Project Name/ Facility	Certification Type/ Sustainable Action	Date of Certification or Action
Bloomfield College of Montclair State University - Franklin Street Residence Hall	LEED Silver Certification (50 points)	01/04/2016
Home Depot (60 Orange Street)	Corporate Sustainability Report	06/02/2014
BR Central Park LLC (300 Broadacres Drive)	ENERGY STAR Office (89 score)	01/01/2014
Staples (135 Bloomfield Avenue)	ENERGY STAR Retail Store (91 score) and EPA Green Power Partnership (100% Green Power)	01/01/2010 and 09/19/2013
Demarest Elementary School	ENERGY STAR National Building Competition 2012 (#1 Overall, K-12) 20% or Better Improvement	04/23/2014
Bloomfield Middle School	ENERGY STAR National Building Competition 2012 (#10 Overall) 20% or Better Improvement	04/23/2013
Fairview Elementary School	ENERGY STAR National Building Competition 2012, 20% or Better Improvement	04/23/2013
Watsessing Elementary School	ENERGY STAR National Building Competition 2012, 20% or Better Improvement	04/23/2013
Brookdale Elementary School	ENERGY STAR National Building Competition 2012, 20% or Better Improvement	04/23/2013
Oak View Elementary School	ENERGY STAR National Building Competition 2012, 20% or Better Improvement	04/23/2013
Forest Glens Alternative School	ENERGY STAR National Building Competition 2012, 20% or Better Improvement	04/23/2013
Carteret Elementary School	ENERGY STAR National Building Competition 2012 - Participant	04/23/2013
Franklin Elementary School	ENERGY STAR National Building Competition 2012 - Participant	04/23/2014
Bloomfield High School	ENERGY STAR National Building Competition 2012 - Participant	04/23/2014
Board of Education / Administration Office	ENERGY STAR National Building Competition 2012 - Participant	04/23/2014
Service/Maintenance Building	ENERGY STAR National Building Competition 2012 - Participant	04/23/2014
OPS-A3330 NJTA Police-Bloomfield	Registered for LEED Building Design and Construction	11/18/2011
Parkway Lofts Phase I (5 Lawrence Street)	Registered for LEED Building Design and Construction	04/01/2011
Greendale (single-family home)	Registered for LEED for Homes	07/13/2009
John Palomaki (single-family home)	Registered for LEED for Homes	09/01/2008

Source: Green Building Information Gateway

- **Reduced greenhouse gas emissions** due to overall decreased and optimized energy consumption. The reuse of existing buildings or the use of recycled materials also greatly helps reduce the environmental impacts of new construction.
- **Site design techniques**, like maximizing solar orientation, using existing shade, minimizing disruption and preserving open space. It should be required that roofs be solar-ready in all new construction.
- In the commercial sector standards such as LEED or IgCC (International Green Construction Code) set minimum requirements for **increasing the environmental and health performance** of buildings, sites, and structures.
- **Improved property value and resale value** of the building due to certification. Green buildings generally benefit from a higher annual operating income, with higher occupancy rates and overall performance. Such sustainable measures can also create a more inviting atmosphere with a higher quality of life that attracts and retains both commercial/residential tenants and homebuyers alike.
- **Additional financial benefits** such as insurance savings, preferable financing/loan terms for commercial and multifamily properties, and tax incentive/grant programs for green building.

The New Jersey Green Building Manual is a comprehensive and thoroughly detailed educational resource regarding green building best management practices that is available online. It expands upon the diverse environmental and socioeconomic benefits of green building, with guidance regarding certification programs/standards and techniques that can be implemented for residential and commercial buildings. It additionally provides numerous New Jersey relevant case studies that can be used by residents, local business owners, developers, and municipalities. There are numerous green building projects in Bloomfield, with accompanying certifications from both the ENERGY STAR and LEED programs. The

inventory of the Township's existing green building projects or related sustainable actions is detailed in the table on page 155.

9.2.5 Solar

Solar photovoltaic panels for electric generation or solar thermal for water heating is readily available at a cost competitive with the grid. Wherever they are installed, solar arrays can produce an income, reduce electrical costs for nearby buildings, support EV charging stations and provide shaded parking. Rooftop solar arrays on flat roofs can be raised structures, allowing the area beneath to double as shaded roof gardens or multi-function venues. Solar carports or parking canopies over existing parking lots help keep cars dry in inclement weather, provide security from sun and hail damage, and keep cars and the tarmac cooler in the summer.

The Township currently does not have any solar installations at any of its municipal buildings, parking facilities, or public schools. The Township has previously completed a solar feasibility study, which indicated that the Glenwood Parking Deck would be an appropriate site for a solar installation, for which a resolution was adopted in 2023. Solar installations at municipal facilities would help set a great example for the Township and generate renewable energy at locations that are currently underutilized.

9.3 Recommendations

The Township has accomplished a great deal towards becoming a model sustainable community. Additional measures to consider include the following:

1. **Creating a green development checklist in Redevelopment Areas.** A green development checklist, complete with site plan green design standards, should be incorporated as part of the procedures for applications pursuant to Redevelopment Plans. Considerations such as surrounding context, land use mixes, access to transportation, available public infrastructure and amenities, environmental characteristics, housing diversity, food access, and more are crucial to ensuring equitable development outcomes. The

Township should utilize the Sustainable Jersey Model Green Development Checklist as reference for creating its own. Best management practices such as the incorporation of green/blue roofs, solar facilities, and other low impact design features (i.e., rain gardens, landscaping, etc.) should be encouraged and incentivized.

2. **Encourage green building improvements to existing homes.** Increase resident awareness concerning the benefits of green building improvements to their homes, and how they can go about implementing such installations. Potential home upgrades could consist of a higher efficiency HVAC and water heating system, efficient lighting, enhanced insulation and window installations for better temperature regulation and energy conservation, better sealed duct systems, and reduced outdoor air infiltration. Not only can such improvements result in utility cost savings and a return on investment, but they can also lead to a higher sale resale value of the property in the future. Low-income residents should be directed toward assistance programs (i.e, Comfort Partners program through NJ Clean Energy) which can help eligible residents reduce utility bills. Residents should be informed of relevant incentive and rebate programs at the state and federal levels, which can be supplemented by the resources available in the NJ Green Building Manual. The Township should consider establishing a revolving loan fund for resident-initiated green building improvements, as detailed above. Additional green infrastructure improvements such as the use of rain barrels and cisterns for stormwater collection should also be incentivized, so that individual homeowners may help alleviate the Township's flooding concerns.
3. **Incorporate green building techniques and achieve certification for municipal buildings/facilities.** Set an example for residents and future redevelopment through the use of green building strategies at key municipal buildings. This can include the Municipal Plaza, Public Library, and Civic Center and can be initiated through various initiatives of the Clean Energy program, such as a 100 percent cost-subsidized local government energy audit. The Township should continue existing sustainability efforts for its school district through the Sustainable Jersey for Schools program. Green building certification should be pursued for the Township's schools and recreational facilities. The Township should evaluate available financial incentives and consider applying for competitive grant funding programs at the State level, which can be supplemented by the resources available in the NJ Green Building Manual.
4. **Hold informational sessions and create brochures or other materials regarding sustainable best management practices.** This information could be available at the Municipal Building; a sustainability link on Township website; conveyed through email and social media, etc. Specific topics to cover could include, but not be limited to, the following:
 - o Construction, renovation, remodeling and available grants and incentives
 - o Waste reduction including food waste reduction
 - o Green Infrastructure landscaping practices such as wildflower meadows and rain gardens that will enhance the environment, reduce local flooding and sedimentation, and slow stormwater runoff
 - o Water conservation, water re-use, and stormwater management
 - o Benefits of using indigenous plants that provide natural habitat; chemical free lawn maintenance; the reduction of impervious cover; rain gardens and other BMPs.
5. **Acquire silver certification from Sustainable Jersey.** The Township has displayed commendable involvement and initiative thus far through its efforts in the Sustainable Jersey Program. The Township should build upon these achievements by striving to acquire a silver certification level. Silver certification would bring additional acclaim and regional/national recognition to Bloomfield as a pioneer and champion of sustainability,

along with continued access to training, technical assistance, and grant funding. The Township should complete additional priority actions required for silver certification.

6. **Conduct a community food assessment.** A community food assessment is a community based and led participatory assessment that identifies the existing resources, assets, challenges, and opportunities of existing food systems. An accessibility analysis can identify specific neighborhoods to target for improvements, after which a food assessment can be done to understand first-hand what issues a specific neighborhood faces and how to address them.
7. **Expand the Community Gardens program.** Bloomfield contains three community gardens which have been highly successful not only in attracting resident participation but also in providing fresh and healthy food to residents who would otherwise be unable to access such foods. The Township should continue with community garden efforts and work with the Community Garden Committee to identify additional locations to create a network of community gardens that makes fresh and healthy food sources available to all Township residents.
8. **Increase tree planting throughout the Township.** As detailed above, the implementation of green infrastructure and other best management practices into Township roadways, existing structures, and future development can provide significant environmental, economic, and social benefits. It is important to specifically note the need for the continued maintenance and additional planting of Township trees, which play vital role in addressing water, air quality, and stormwater concerns. It is recommended that the Township increase its overall tree canopy coverage through street tree planting, which specifically can mitigate the effects of the urban heat island, providing cooling and shading from extreme temperatures during the summer months. The Township should especially prioritize areas of low tree canopy cover that

suffer from severe land surface temperatures, as identified by the 2023 Bloomfield ERI. This can improve overall community resiliency and public health outcomes.

9. **Conduct a comprehensive heat island assessment.** Although the 2023 Bloomfield ERI depicts areas of high land surface temperatures, the Township should undertake a through a heat island assessment through accounting for existing tree inventory and areas of low tree cover, as well as identifying specific neighborhoods with large expanses of impervious surface coverage such as surface parking lots. These areas should be then prioritized for environmental and health interventions.
10. **Establish a Shade Tree Commission.** It is further recommended that the Township establish a dedicated Shade Tree Commission, to be oversee and provide recommendations concerning the preservation, maintenance, planting, improvement, and removal of Township shade trees. This Commission should be made up of a group of dedicated resident volunteers with a thorough understanding of shade trees and built environment requirements. Said commission could be a sub-commission of the Environmental Commission, with potential responsibilities including the adoption and review of a Community Forestry Management Plan, development impacts and associated requirements for shade trees, and the provision of other regulations as it pertains to the Township Tree Ordinance.
11. **Install municipal solar facilities.** The Township should seek to install solar facilities at various high-profile municipal locations such as the Municipal Plaza, Public Library, Civic Center, and public-school facilities. Solar panel canopies should also be implemented in municipal parking lots. These initiatives could help raise awareness in the community regarding solar energy and set an example for sustainable initiatives moving forward.

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12. **Provide community education regarding solar.**

The Township should undertake an educative campaign to inform residents of the numerous benefits of solar installations and how they can go about implementing them. Residents should be directed to appropriate funding and rebate sources.

13. **Prepare and adopt a community energy plan.**

A community energy plan uses the State's Energy plan and goals as guidance to prepare an analysis of community relevant conditions and an accompanying vision for the future. The Township should prepare a community energy plan which seeks to reduce carbon emissions and improve energy efficiency through the evaluation of initiatives such as solar/ community solar installations, expansion of electric vehicle infrastructure, and municipal solid waste reduction. The Township can utilize the Community Energy Plan Grant Program to help develop a Bloomfield specific climate action plan with appropriate climate change mitigation strategies. Comprehensive community engagement can ensure a community-led vision for the energy plan that also represents the concerns of its more socioeconomically vulnerable residents. The adoption of a community energy plan can indicate to residents and developers that the Township is serious about renewable energy initiatives.

14. **Consider measuring the municipality's carbon footprint.**

The carbon footprint is the amount of greenhouse gas (GHG) emissions produced by local government operations in a given year. The footprint will detail the sources of emissions so that actions can be focused on the largest emitters. The footprint will also enable a municipality to track its progress and determine if new policies are having an impact.



10 Conservation Element



10.1 Introduction

The Municipal Land Use Law (MLUL) permits a municipality to prepare and adopt a Conservation Plan Element as part of its Master Plan. The MLUL describes a conservation plan element as follows:

A conservation plan element providing for preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marches, wetlands, rivers and other waters, fisheries, endangered or threatened species, wildlife and other resources, and to systematically analyze the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources. MLUL (N.J.S.A.40:55D-28.19 b(8).)

Conservation of natural resources is important to the quality of life, and the general health, welfare and safety of Bloomfield residents. This Conservation Element reaffirms the longstanding commitment to safeguard Bloomfield's natural resources. The Element builds upon previous conservation planning decisions and the strong, continuing public support of environmental preservation by the residents of Bloomfield.

10.2 The Environmental Commission

Bloomfield has an Environmental Commission that studies and makes recommendations to the Township Council, boards, and agencies on issues that affect the natural and built environment, including open space preservation, smart growth, wetlands and water resource protection, green infrastructure, recycling and litter, environmental cleanups, wildlife habitat, energy efficiency, conservation, and transportation. The Commission works to foster a sustainable community that meets the needs of the present without compromising the needs of the future through the effective and efficient use of natural ecosystems, social systems, and financial resources. Among the Environmental Commission's responsibilities include the following:

- Review and comment on development proposals, Township ordinances, and State mandates.
- Identify important environmental goals for the Township.
- Support education of the public and the local government regarding environmental issues and pertinent regulations.
- Encourage development to include maintenance and conservation of green space, open space and wetlands throughout the Township.

10.3 Environmental Resource Inventory

An Environmental Resource Inventory ("ERI") is a document that uses narrative, maps, tables and illustrations to describe the municipality's existing natural and cultural resources including water, land, historic features, flora and fauna, and the conditions and activities that impact them, including climate change. It is a factual document that provides a basis for policy decisions related to land use. In 2023, the Bloomfield Environmental Commission prepared the Bloomfield Township Environmental Resource Inventory ("ERI"). The Bloomfield ERI is intended to provide comprehensive environmental information and serve as a reference manual and resource for

municipal officials, potential developers, planners, engineers, contractors, and other parties.

The document provides a comprehensive inventory and description of Bloomfield's natural resources. As such, the **2023 Bloomfield ERI is incorporated into this Conservation Element as part of the Master Plan. It is included in Appendix C for reference.**

10.4 Analysis of Impacts of Each Element of Master Plan on Conservation

Bloomfield is a model of sustainability and natural resource conservation, particularly given its densely developed character, with little developable/redevelopable land, areas of soil contamination left over from its industrial past, and roadways straining to accommodate motorist traffic. Each of the elements of this Master Plan include recommendations intended to help Bloomfield continue its efforts to preserve, conserve, and utilize its natural resources both in the present and the future.

10.4.1 Land Use Element

The Land Use Element provides a number of recommendations designed to reduce the carbon footprint created by Bloomfield's built environment including adding a Green Building checklist, preparing a renewable energy ordinance, adopting an electric vehicle ordinance, and encouraging dense development in close proximity to mass transit. Furthermore, the element encourages the Township to address stormwater management and adaptation to climate change as a paramount land use consideration.

10.4.2 Circulation Element

The Circulation Element provides a number of recommendations for a future Bloomfield that is less reliant on motor vehicles and provides expanded opportunities for residents to bicycle and walk. Among the recommendations include consideration of a protected bike lane, sidewalk and other pedestrian improvements, expanding the EV charging station



network in Bloomfield, and improvements to the Township's rail stations.

10.4.3 Open Space, Parks and Recreation

This element encourages the protection and enhancement of Bloomfield's existing and future parks and open spaces including greenways. The element also emphasizes the success of Lion Gate Park which can serve as a model park that balances conservation of natural resources with active recreation.



10.4.4 Historic Preservation Element

The Historic Preservation Element emphasizes the practice of preservation, rehabilitation, and reinvestment in historic resources. These are foundational principles of the concept of adaptive reuse, which can revitalize existing historic/long-standing underutilized properties by repurposing them for a more modern or community-relevant use. This can prevent the unnecessary expenditure of energy from demolition/construction, waste of materials, and reduce associated carbon emissions produced by material production, effectively recycling a whole structure. Therefore, adaptive reuse is generally the greenest form of redevelopment, and should be sought as the preferred form of redevelopment. It can also preserve the local cultural context and aesthetic of historic buildings in a way that harmonizes with the surrounding community.

10.4.5 Green Building and Sustainability

This element provides recommendations to support a more sustainable and resilient Bloomfield ready to take on the many environmental, economic and social challenges which we will face in coming years. Key to

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this approach is the conservation and protection of natural resources.

10.4.6 Utilities

This element describes and provides recommendations for water quality protection and enhancement, as well as stormwater management.

10.4.7 Community Facilities

The Community Facilities element encourages the Township to continue to employ electric vehicles in the municipal fleet and install renewable energy sources in community facilities.

10.5 Recommendations

The following are recommendations for the Township to consider:

1. Maintain and reexamine the ERI on a regular basis.
2. Educate landowners and businesses about Green Infrastructure landscaping practices such as wildflower meadows and rain gardens that will enhance the environment, reduce local flooding and sedimentation, and slow stormwater runoff. To this end, Bloomfield should actively engage the community through:
 - Promoting water conservation, water re-use, and stormwater management.
 - Promoting the use of: indigenous plants that provide natural habitat, chemical free lawn maintenance, the reduction of impervious cover, rain gardens and other BMPs.
 - Facilitating volunteer groups to participate in river cleanups and volunteer water quality monitoring activities.
 - Conducting annual BMP and land use educational programs for Township volunteers, employees and officials.
3. Encourage the ongoing strategic acquisition of open space properties, to include land for conservation, flood protection and critical habitats.
4. Conduct outreach to residents to discourage the use of chemical fertilizers and pesticides.
5. Undertake a Community Forestry Management Plan for the preservation of the Township's tree canopy and heritage trees.
6. Prepare ordinances requiring the planting of trees in large parking lots to provide shade, food for wildlife, and to reduce the "heat island" effect.
7. Promote watershed awareness. Promote school instruction on the town watersheds and how stormwater drains from school and home properties into storm sewers and brooks.
8. Prioritize preservation/creation of contiguous habitat and greenways per the NJ Conservation Blueprint map.
- Install a Green Infrastructure demonstration project in a high-profile part of the Township that can serve as an educational tool for how to better manage stormwater runoff.

Utilities Element

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11.0 Introduction

Utilities provided to residential, commercial, and public uses include water supply, stormwater management, sanitary sewer service, solid waste collection and disposal, recycling, electricity and gas, internet and cable TV, and renewable energy systems.

11.1 Water Supply and Distribution Facilities

Water distribution and use in Bloomfield is administered by the Bloomfield Water Department. The Township of Bloomfield is a member municipality of the North Jersey District Water Supply Commission (NJDWSC) via the Wanaque North and South Reservoirs. However, due to the lack of physical connection to the system, the Township instead obtains its water supply via the City of Newark through a paid “wheeling” agreement, which provides access to drinking water from the Pequannock and West Milford Watersheds. Both watersheds combine to cover roughly 150 square miles across the Counties of Morris, Sussex, and Passaic, and have a joint capacity of approximately 51 billion gallons. Bloomfield additionally contains a recently rehabilitated

emergency water interconnection with the Passaic Valley Water Commission, providing the Township with an alternative source of water.

Since 2018, there has been a heightened urgency for the provision of clean and healthy drinking water, following residential water testing that found that 16 out of 61 homes exhibited elevated levels of lead in drinking water. In order to address this issue, the Township initiated public outreach to raise awareness, provided water test kits and water filters free of cost, and adopted a bond ordinance in 2019 concerning the replacement of lead service water lines. Since the initial testing results, the Township has continuously worked to remove and replace water lines, with signs of declining Township-wide lead prevalence. In 2022, there was a violation of a drinking water requirement by the Bloomfield Water Department, specifically for failing to replace the required 7 percent of lead service lines within one year of commencing replacement operations. The Township has since entered an administrative consent order with the NJ Department of Environmental Protection (NJ DEP), and replaced 7 percent of required lead service lines in 2023 with a remaining 7 percent to be completed. The Township has noted that this is not an emergency condition, and has provided residents with educational information and alternative actions. The Township contains approximately 11,704 service connections along 110 linear miles of water main piping, of which one-third are assumed to be of lead composition. As of June 2023, 1,024 lead service lines had been replaced, with a goal to address any new lead lines discovered from the projected 2,000 additional service lines to be inventoried. Township residents with concerns about the effects of lead to their drinking water may request a water sampling test to be done through the Bloomfield Health Department.

The Township Water Department has additionally undertaken major capital improvement programs including water main cleaning and lining to improve water flow and quality, elimination of dead-end mains

to prevent water aging and chlorine buildup, and water valve replacements. The Township also recently adopted an Ordinance Amendment in 2022, requiring the use of “smart” water meters or other approved meters for measuring water usage for all properties within the Township. The replacement of water meters will enable the Water Department to more effectively monitor and obtain real-time information regarding water usage in the Township. As of June 2023, 11,107 of the Township’s 11,704 water meters had been replaced. Additionally, the Township has noted reported instances of discolored water in 2022, which is typically caused by watermain breaks, fire hydrant maintenance, a fire incident, fire hydrant flushing, or a service disruption. Hydrant flushing is done annually by the Bloomfield Fire Department, generally between March and September, in order to ensure operational maintenance as well as to remove any sediment that has been built up.

Low-income households that are unable to fully pay off water and utility bills are provided with the Low-Income Household Water Assistance Program (LIHWAP) through the Department of Community Affairs. This program helps residents avoid service disruptions, maintain timely payments, and restore services or pay reconnection fees, as necessary.

11.2 Stormwater Management and Flood Control

The NJ Department of Environmental Protection (NJ DEP)’s recently adopted stormwater rules in 2021 and 2023 (N.J.A.C. 7:8) with respect to green infrastructure and inland flood protection indicate the growing concern of the State with respect to comprehensive stormwater management changes. Green Infrastructure is generally defined as the use of plant, soil, and landscaping systems to improve stormwater management and reduce excess stormwater and sewer flows. The benefits and implementation mechanisms of green infrastructure are elaborated upon in the Green Building and Sustainability Plan Element. The Township most recently updated its Stormwater Control Ordinance

to implement green infrastructure practices in June 2021, but has not yet adopted new regulations concerning inland flood protection. It should be noted that the NJ DEP is also currently in the process of modernizing its land resource protection regulations in order to improve resiliency to sea-level rise, extreme weather, chronic flooding and stormwater management concerns, and other climate impacts, referred to as the Resilient Environments and Landscapes (REAL) rule. The proposed changes will provide improvements to water quality, preserve natural resources, and expedite permitting processes that create more sustainable infrastructure. Given that Bloomfield experiences excess stormwater issues and various waterways with flooding effects that severely impact properties, the Township should remain proactive in implementing best management practices to prevent future impacts.

Stormwater management continues to evolve as major precipitation events and rising sea levels place new or heightened levels of risk on vulnerable areas of the Township. It is recognized that the particular conditions of major weather events can affect the location and degree to which the Township experiences flooding. There are several water bodies within the Township that represent the major sources of flooding in the community. These flood hazard areas lie along Second River, Third river, and Wigwam Brook waterways and tributaries. Stormwater outfall locations (structures that transfer water during storm events) within Bloomfield generally lie along its waterways/tributaries. The Township also experiences significant stormwater run-off from adjacent municipalities. For example, Bloomfield is adjacent to the Borough of Glen Ridge to the west, which is at a higher elevation that slopes down towards Bloomfield. Therefore, areas along the western boundary of Bloomfield, specifically the southwestern region of the Township, experience increased stormwater runoff. Distinct areas directly adjacent to Glen Ridge Township that are subject to flooding include Carteret Street and its surrounding streets, Benson Street, and Glen Ridge Parkway

sloping down towards Broad Street.

FEMA's Flood Hazard Areas within the Township are depicted in the Climate Hazard Vulnerability Assessment in the Land Use Element. This map shows that much of the southern half of Bloomfield is disproportionately impacted by flooding events. This is particularly true in areas along Second River, as well as much of the southwestern corner of the Township, south of Bloomfield Avenue and adjacent to the Borough of Glen Ridge. The southeastern corner of the Township does not contain significant amounts of flood hazard areas, but the stormwater runoff topographically flows from west to east, resulting in this portion of the Township being inundated with significant downstream stormwater runoff.

The Township recently received a Stormwater Assistance Grant from the State in 2023, dedicated to stormwater opportunity planning and analysis. This was utilized to update and digitize stormwater utility mapping with extensive land surveying, conducted by Remington & Vernick Engineers. This project helped identify existing stormwater assets and related infrastructure concerns, as well as areas subject to excessive stormwater flows/flooding. Additional stormwater related efforts pursued by the Township include the Ampere Parkway roadway resurfacing project, which will upgrade the piping and catch basins along the roadway via the replacement of undersized drainage pipes. This will help alleviate flooding concerns in the neighborhood and improve the capacity to handle stormwater flows. The Township also adopted a revised Stormwater Pollution Prevention Plan in 2023, which contains numerous forms pertaining to stormwater management, relevant ordinances, and municipal actions/planning efforts. The Township Stormwater Management Plan was adopted in 2006, and the Township is currently in the process of preparing a plan update.

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The Township Tier A Municipal Stormwater General Permit (Tier A MS4) was most recently renewed in January 2023. A Tier A MS4 Permit authorizes the municipal discharge of stormwater and addresses stormwater quality issues for current and proposed developments. The recent reclassification of the permit implemented stricter regulations as per the Clean Water Act, along with the requirement of a Watershed Improvement Plan. This plan process spans five years, and includes mapping of stormwater infrastructure, planning of water quality improvements, and final implementation. The Township is currently identifying, inspecting, and mapping all MS4 infrastructure.

11.3 Electricity and Gas

Public Service Electric & Gas (PSE&G) is the electrical and gas distributor to residents and businesses in Bloomfield. Currently, PSE&G is conducting statewide reliability improvements to its utility infrastructure to improve service reliability, system redundancy, and to ensure safe service.

11.4 Telephone TV and Internet Service

Verizon and Comcast provide telephone, TV, and internet service to customers in Bloomfield.

11.5 Renewable Energy Systems

As discussed in the Green Building and Sustainability Plan Element, solar energy installations through solar photovoltaic panels are a cost effective and energy efficient solution that reduces reliance on traditional fossil fuels-based systems, thereby reducing greenhouse gas emissions. Specifically, net metering allows residents to reap the benefits of a solar investment by receiving credit for excess electricity generated from a renewable energy installation.

11.6 Recommendations

The following actions should be taken to address existing issues concerning Township infrastructure as well as to better plan for a more resilient future:

1. **Implement green infrastructure installations.** As detailed more thoroughly in the Green Building and Sustainability Plan Element, green infrastructure can more effectively address stormwater management issues than traditional systems by capturing stormwater runoff and pollutants at the source.
2. **Increase public awareness of stormwater management issues.** Implement educational campaigns to better inform Township residents of actions they can take to reduce stormwater pollution, whether it be regarding lawn care and the use of chemicals (i.e., fertilizers, pesticides), cleaning up pet waste, preventing littering, vehicle maintenance, and more. Residents should additionally be encouraged and incentivized to increase the overall vegetative cover of their properties and use green infrastructure installations to reduce stormwater runoff.
3. **Develop a Regional Stormwater Task Force.** A dedicated stormwater team could help better analyze existing areas of pressing need for stormwater management, consider opportunities, and propose focused recommendations. This task force could be made up of public officials, town committee/commission/board members, planners, engineers, community members, businesses, and the local watershed association, working in conjunction with relevant Township departments. The taskforce should work with adjacent municipalities.
4. **Continue improvements to Township stormwater infrastructure.** Following the completion of the ongoing stormwater management asset inventory and analysis, the Township should prioritize the repair, maintenance, and upgrade of heavily damaged/blocked or deteriorated stormwater facilities (i.e, infalls/ outfalls, culverts, catch basins). Moreover, the

Township should confirm the location of existing stormwater assets with the NJ Department of Transportation and the Parkway authority, in order to obtain the most accurate mapping and conduct the necessary maintenance required.

5. **Coordinate the operation of privately owned stormwater facilities.** The Township should request operation and maintenance plans for businesses that have privately owned stormwater facilities. An inventory of facilities should be developed to be inspected by the Township on a regular basis.
6. **Implement recommendations of the Stormwater Management Plan update.** Following the completion and approval by Township Council of the ongoing plan update, the Township should implement recommended upgrades/best management practices related to stormwater assets and continue compliance with the New Jersey Pollutant Discharge Elimination System permit, Tier A MS4 permit, and the Stormwater Pollutant Prevention Plan.
7. **Update the Township Stormwater Ordinance.** Although the Township revised its Stormwater Ordinance in 2021 to reflect the 2021 green infrastructure stormwater rule, it has not yet updated its stormwater ordinance to be in compliance with the 2023 inland flood protection rule. The Township should ensure to update its ordinance to reflect the language and requirements of N.J.A.C. 7:8 by July 2024.
8. **Require the use of best management practices at redevelopment/construction sites.** Soil erosion, stormwater runoff, and sources of non-point pollution from development should be reduced, and areas of groundwater recharge should be maintained. Brownfield sites should additionally be developed in compliance with the applicable soil remediation action permits (N.J.A.C.) 7:26C et seq.
9. **Promote use of the Blue Acres program.** The Blue Acres program helps relocate residents in flood prone areas with repetitive and severe damage to their properties. The Township should

encourage residents in flood hazard areas to apply for the Blue Acres program to buyout out their properties, which can then be repurposed for flood mitigation purposes.

10. **Continue drinking water infrastructure improvements and maintenance.** Although not considered an emergency state, the Township should continue to be vigilant in identifying and replacing lead service water pipes to meet the obligations of the NJ DEP administrative consent order. The Township should generally continue capital improvements to provide clean and healthy drinking water, as well as finalize a physical connection to the NJDWSC system.
11. **Encourage solar use and provide municipal ordinance guidelines.** Adopt a solar-friendly zoning ordinance in support of the use of solar renewable energy facilities, with clear guidelines that permit solar photovoltaic panels as a primary/ accessory use to incentivize developers and homeowners to pursue solar installations.
12. **Evaluate feasibility and coordinate enrollment in other renewable energy resources with PSE&G.** The NJ Clean Energy program offers incentives to participate in renewable energy systems that increase overall energy efficiency and reduce greenhouse gas emissions, such as through combined heat and power and fuel cell installations.
13. **Evaluate opportunities to relocate above ground utilities.** Identify opportunities to relocate above ground utilities underground, whether through the road reconstruction/street repaving or redevelopment projects.



12 Community Facilities Element



12.1 Introduction

The Township of Bloomfield operates numerous community facilities which provide services to the diverse needs of its population. These include schools, the public library, police, fire and emergency medical services, public works, and other municipal facilities. Their locations are shown in Figure 12-1 and are described in more detail below.

12.2 Police

The Township of Bloomfield Police Department provides services throughout the Township to ensure safety and security for all residents. The Law Enforcement Building is located adjacent to the Municipal Building at 1 Municipal Plaza. In 2017, the department opened a 1,000 square foot substation in a converted field house at Felton Field which is staffed by two police officers from the Community Policing Unit and includes security cameras. The substation was opened in response to noise and other complaints from nearby residents in the Third Ward. In 2023, another substation was located in the Glenwood Garage in Bloomfield Center. The

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officers in this station share space with the Bloomfield Parking Utility. This is also staffed by the Community Policing Unit.

Presently, there are 124 police officers in the department. There is a chief, assistant to the chief, two deputy chiefs, three captains, ten lieutenants, and seventeen sergeants.

The New Jersey State Police also have a station in Bloomfield for the Garden State Parkway in the vicinity of the Brookdale Neighborhood.

12.3 Fire Department

The Bloomfield Fire Department consists of 78 active professional firefighters, augmented by a roster of up to 25 volunteer firefighters, and 8 civilian administrative employees. The paid members are divided into Operations and Administrative. The Operations function consists of four work “groups” (shifts), each consisting of up to 19 paid members. The Administrative function consists of 2 uniformed members and 8 civilians who are on duty Monday to Friday, during normal business hours. These personnel are responsible for fire prevention, public fire education, inspections, fire cause investigation, and logistics functions of the department. The fire department is supplemented by the “on call” volunteers that operate and staff the rescue company. These personnel are paged out when needed for both emergency incidents and to assist the department at planned community events.

The Fire Department’s fleet comprises 6 Engines, 2 Trucks, 1 Rescue, and 6 SUVs. The department recently invested in a new E-One Custom Pumper and Chevy Tahoe.

The department headquarters are at 375 Franklin Street. The headquarters is home of Car 30, Truck 1, Engine 1, Car 6, Car 34 and 36, as well as the



department’s administrative offices. Bloomfield Fire Station 2 is at 90 Watsessing Avenue. Station 2 is the home of Engine 2, Spare Trucks 2 and 3, as well as a utility pick-up truck. This station covers the southern section of Bloomfield which was once predominantly industrial but has in recent years transitioned into large apartment buildings. Bloomfield Fire Station 3 is at 144 East Passaic Avenue. Station 3 is the home for Engine 3 and Rescue 1. There is a classroom on the second floor that is used for training classes. In

the rear of the property is a flat and peaked roof simulator prop and a firefighter survival maze. Bloomfield Fire Station 4 is at 1233 Broad Street. Station 4 is the home of Engine 4, Spare Engine 5, Spare Engine 6 and Car 35. This station covers the largest response area for the department.

12.4 Department of Public Works

The Bloomfield Department of Public Works and Park Maintenance (“DPW”) maintains and operates public infrastructure. DPW responsibilities include pothole repairs; potable water; recycling/garbage pickup; sanitation; sewer maintenance; shade trees; snow removal; street maintenance; street sweeping; vegetative refuse collection; water maintenance; recycling services; and compost drop-off. The DPW building at 230 Grove Street was recently demolished. The facilities will be expanded to include adjacent property. The facility being demolished could not house the DPW’s fleet of vehicles, nor did it have adequate space for year-round lawn and leaf bag recycling and composting; salt storage; mechanic shops; and employee bathrooms.

12.5 Schools

12.5.1 Public Schools

The Township of Bloomfield school district consists of 11 schools as shown in Table 12-1, ranging from early childhood to the twelfth grade, providing a balanced education and equal learning opportunities for students of all ages. The schools include 9 primary schools, 1 intermediate school, and 1 high school.

12.5.2 Private schools

There are also several private schools located within the township, which provide additional capacity for residents looking for educational options. The Saint Thomas the Apostle School is a Catholic school that serves prekindergarten through grade 8. The Foundations Prep School is a preschool that serves ages 6 weeks through 6 years. The Rainbow

Table 12-1: Bloomfield Public Schools

School	Grades
Early Childhood Center at Forest Glen	Pre-K to K
Oak View Elementary School	Pre-k to 6
Berkeley Elementary School	K to 6
Brookdale Elementary School	K to 6
Carteret Elementary School	K to 6
Demarest Elementary School	K to 6
Fairview Elementary School	K to 6
Franklin Elementary School	K to 6
Watsessing Elementary School	K to 6
Bloomfield Middle School	7 to 8
Bloomfield High School	9 to 12

Montessori School provides educational services to preschool students. The Westbridge Academy serves students in kindergarten through grade 12. The Maarif School provides education for kindergarten through grade 12. These alternative educational options provide Bloomfield residents with a diverse selection of institutions which are specialized in nature.

12.5.3 Colleges

Bloomfield College of Montclair State University is a public college in Bloomfield, in the U.S. state of New Jersey. It is chartered by the State of New Jersey and accredited by the Middle States Commission on Higher Education. The school became part of Montclair State University starting in July 2023, before which it had been a private college affiliated with the Presbyterian Church (USA) through the Synod of the Northeast. Bloomfield College is located to the east of Bloomfield Center and is now part of Montclair State University. The college’s campus includes the Westminster Arts Center

12.6 Library

The Bloomfield Public Library is a community asset which provides residents with a variety of resources. This includes digital and physical collections, as well as programming for special activities, clubs, social gatherings, and cultural and educational events for

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Table 12-2: Bloomfield Township Public Library Summary Statistics (2021)

Category	Number
Total volumes owned end of year (print, digital, audio, video)	172,435
Total circulation	127,932
Library attendance	52,711

all ages. The library also provides residents with access to internet, computer, printing, scanning, and faxing services. A summary of important statistics pertaining to the library are shown in Table 12-2.

The library consists of the original library building, originally constructed in the 1920s, which is now connected to the existing library via a stair tower. The original library building currently accommodates the Children’s Library as well as the Museum of the Historical Society of Bloomfield, which is located on the third floor. The existing newer library building was constructed in the 1960s and has significant issues, including lack of ADA compliance, building code violation, deteriorating conditions, and other out-of-date infrastructure systems. The Bloomfield Township Council adopted a resolution in 2021 designating the library as being an area in need of redevelopment, as part of a larger study area.

12.7 Municipal Facilities

Bloomfield Township has several facilities which serve municipal and resident needs. These include the Municipal Building, Civic Center, Oakeside Cultural Center, Collins House and the Bloomfield Animal Shelter.

The area in the vicinity of the Municipal block was recommended to be rezoned to further accommodate potential expansion of Municipal and parking facilities, as per the 2008 Master Plan Reexamination. This expansion has not occurred, although the area has been included in the Bloomfield Center Redevelopment Plan – Phase II. The Township has also been in search of a new site for the Public Works Building in order to redevelop the existing site as

part of a transit-oriented development adjacent to the Grove Street Light Rail Station. The Public Works Building remains at the existing site.

The Civic Center provides numerous programming and recreational opportunities for residents of all ages. It is also available to be rented-out for special events by request. The center currently has limited space/functionality and has been designated as an area in need of redevelopment by the Township in 2021.

12.8 Recommendations

1. Maintain and upgrade existing Township buildings as funding becomes available.
2. Coordinate planning with the Board of Education to address enrollment growth and capacity constraints at Township schools, especially Bloomfield High School.
3. Assist the Board of Education in providing adequate athletic fields and parking to serve existing schools, possibly through joint use of such facilities.
4. Continue to seek opportunities and funding to update existing library facilities.
5. Maintain existing Fire Department facilities and apparatus and augment as necessary, including adding additional paid personnel.
6. Maintain existing Police Department facilities and consider, where appropriate, new facilities, personnel, and/or equipment as necessary.
7. Maintain the existing Civic Center and explore upgrades as funding becomes available.
8. Continue to seek funding to improve Collins House.

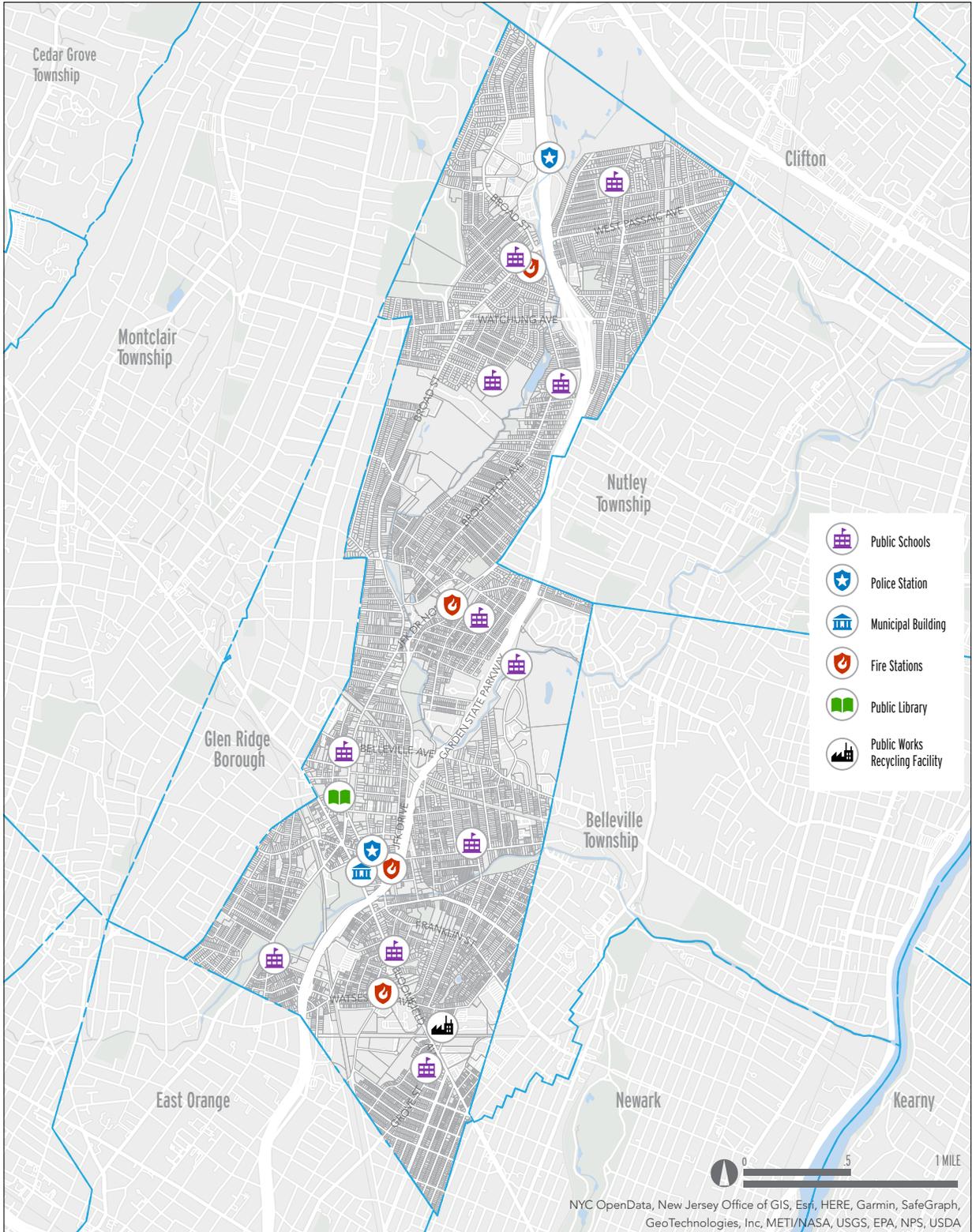


FIGURE 12-1 | COMMUNITY FACILITIES

13 Relationship to Other Master Plans



13.1 Introduction

Pursuant to New Jersey Municipal Land Use Law at N.J.S.A. 40:55D-28d, a municipal master plan must address the relationship of the proposed development of the municipality, as developed in the master plan, to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and State Development and Redevelopment Plan, as well as the district solid waste management plan. As detailed below, the stated vision and goals of the 2025 Bloomfield Master Plan are consistent with and support the policies and objectives of these planning documents.

13.2 Master Plans of Contiguous Municipalities

The Township of Bloomfield borders 7 municipalities: Montclair Township, Glen Ridge Borough, East Orange City, Newark City, Belleville Township, and Nutley Township in Essex County; and Clifton City in Passaic County.

13.2.1 Montclair Township

The Township of Montclair is located to the northwest of Bloomfield. Alexander Avenue, Bellevue Avenue, and Watchung Avenue traverse through the two municipalities. Along the municipal boundary line between Watchung Avenue and Alexander Avenue, there are many single-family residential developments as well as the Brookdale County Park, located in both municipalities. The current land use character and vision for future land use in these areas are compatible across the two municipalities. The 2025 Bloomfield Master Plan is consistent with the “big ideas” and goals of the 2015 Montclair Master Plan Unified Land Use and Circulation Element (Amended 2023), which include to “conserve neighborhood form and character” and to “encourage public realm and private development that maintains the scale and character inherent in the diverse and historic neighborhoods of the Township.” The 2016 Montclair Master Plan Reexamination Report also reaffirmed the following land use objectives: “ensure that new development is harmonious with existing development in scale and style and does not harm the quality of life of surrounding neighborhoods, particularly at a time when development pressures are high” and to “direct new development to conform to the objective of preserving and increasing open space.” Both Townships do not envision significant growth or changes to the common areas along the municipal borders.

13.2.2 Glen Ridge Borough

Much of the western boundary of Bloomfield borders the Borough of Glen Ridge. Washington Street, Bloomfield Avenue, and Watchung Avenue travel through both municipalities. The areas at the municipal boundaries include varying densities of residential and commercial use. The Glen Ridge Country Club is also located within both municipalities. Although the shared municipal boundary is largely consistent, it should be noted that areas of higher density residential development lie along the border within Bloomfield. The Bloomfield Avenue area also exhibits different uses along the

boundary, as there are more intense commercial uses adjacent to single-family homes in Glen Ridge. The current zoning in Glen Ridge provides for townhouse, professional office, nursing homes, libraries, schools, municipal facilities, and single-family home uses in this area. Coordination between the Township and the Borough should be maintained to ensure minimal detrimental impacts to adjacent uses. The 2025 Bloomfield Master Plan is consistent with 2003 Glen Ridge Master Plan and 2010 Reexamination goals, which include “to promote a balanced variety of residential, commercial, recreational, public and conservation land uses”, “to maintain the existing single-family residential character and residential quality of the Borough while providing a mix of housing types and uses”, and “to preserve and improve the existing open space and recreation areas of the Borough and seek to strategically expand available land.” The 2020 Master Plan Reexamination also identified a site along the boundaries of Bloomfield and Glen Ridge located on Farrand Street, as potentially being investigated as an area in need of redevelopment or rehabilitation. The Bloomfield boundary area also contains several redevelopment areas. With these existing and potential redevelopment areas in the future, coordination in planning and development review between the two municipalities will continue to be required.

13.2.3 East Orange City

The City of East Orange shares its northern border with Bloomfield, and is also bisected by the Garden State Parkway. The Watsessing County Park is located in both municipalities. Uses along the shared boundary are varied and largely consistent with a mix of residential uses, including the multi-family residential Parkway Lofts development. The zoning in the area to the east of the Garden State Parkway exhibits some difference, as the CORD Commuter Oriented Residential District in Bloomfield directly borders the Industrial district in East Orange. The 2025 Bloomfield Master Plan is consistent with the planning principles of the 2018 East Orange Master Plan, including to “create a safe, sustainable, and

healthy community” and to “promote mobility options of all transportation modes and users.” Of note, the 2018 East Orange Master Plan Future Land Use Plan recommended the rezoning of a portion of the industrial area along the shared municipal border in order to better reflect the existing character of the adjacent multi-family Commuter Oriented Residential District in Bloomfield. Specifically, the 2018 East Orange Plan noted the potential for the creation of an Adaptive Reuse Zone located along North Arlington Avenue, neighboring the Parkway Lofts and Norman Towers developments. Given the possibility of future redevelopment along the shared municipal boundary, coordination in planning and development review between the two municipalities will continue to be required.

13.2.4 City of Newark

The City of Newark shares a small portion of its northern border with Bloomfield, along North 13th Street, between Bloomfield Avenue and 2nd Avenue. Existing uses within this area consist of primarily residential one to four family homes, as well as other commercial/mixed-uses along the Bloomfield Avenue corridor. The guiding principles established by the 2022 Newark City 360 Master Plan are health, equity, and resilience. The Newark 360 Master Plan also incorporates the Newark Forward vision, comprised of the five themes of an empowered, safer, educated, equitable, and collaborative city. These align with the goals and objectives of the Bloomfield Master Plan.

13.2.5 Belleville Township

The entirety of the western boundary of the Township of Belleville lies adjacent to Bloomfield. Franklin Street and Belleville Avenue travel through both municipalities. Uses along the boundary are largely compatible and comprised of a mix of low intensity residential, commercial plazas/department stores, the Grove Street Light Rail Station, the Forrest Hill Field Club, and the Glendale Cemetery. Areas along Millet Street and Newark Avenue exhibit residentially and commercially zoned properties that are adjacent to one another. A recent multi-

family residential project has also been constructed in a redevelopment area along Belmont Avenue in Belleville, which borders the Community Commercial district in Bloomfield. The 2025 Bloomfield Master Plan is consistent with the planning principles of the 2021 Belleville Master Plan Reexamination and the 2009 Master Plan, including to “continue to encourage a wide variety of housing types”, “to encourage a balance of land uses”, “encourage the preservation of open space where possible”, and to “encourage the revitalization of the business areas”. Any future redevelopment or regulatory zoning changes should be coordinated between the Townships, specifically in the vicinity of the Grove Street and Silver Lake Light Rail Stations.

13.2.6 Nutley Township

The Township of Nutley is located to the northeast of Bloomfield. East Passaic Avenue and the Garden State Parkway traverse through both municipalities. Uses along the mutual boundary are primarily single-family residential, with small neighborhood business commercial pockets dispersed along the boundary within Nutley Township. The commercial area at the intersection of West Passaic Avenue and Darling Avenue corresponds within both Townships, whereas the other two commercial nodes within the southwestern corner of Nutley abut low density residentially zoned areas in Bloomfield. The 2025 Bloomfield Master Plan and 2012 Nutley Master Plan/2022 Nutley Master Plan Reexamination align in their vision for the shared boundary area. The 2012 Nutley Master Plan established goals such as to “preserve and maintain sound residential neighborhoods” and to “preserve and enhance the quality of the environment”, which reflect the aim of the 2025 Bloomfield Master Plan.

13.2.7 Clifton City

The City of Clifton is located directly to the north of Bloomfield. Both Broad Street and the Garden State Parkway travel within both municipalities. Uses along the shared boundary are mostly comprised of the Upper Montclair Country Club and single-

family residential dwellings. An area along the southern boundary of Clifton is zoned for business and professional offices, which abuts a low density single-family residential area in northwestern corner of Bloomfield adjacent to the Garden State Parkway. The 2025 Bloomfield Master Plan is consistent with the goals of the Clifton City 2003 Master Plan which were reaffirmed by the 2021 Master Plan Reexamination, which included to “encourage a balance of land uses”, “to protect environmentally sensitive areas”, and to “preserve the historic and cultural heritage of the City”.

13.3 Essex County Master Plan

The majority of the Essex County Master Plan elements were adopted several decades ago, with recommendations and policies that do not necessarily reflect the existing conditions within the Township of Bloomfield today. The Essex County Transportation Plan was most recently adopted in June 2023, setting a plan for the County through the year 2045. The strategic vision for the County is stated as follows: “Safe, effective, and equitable access to affordable and efficient travel options and connections are essential to achieving a high quality of life, healthy lifestyles, and gaining access to opportunity.” This vision will require the County to:

- 1) Commit to making our transportation system safer for all to achieve a future without transportation-related serious injuries and fatalities.
- 2) Prioritize reducing inequities across our transportation systems and the communities they serve.
- 3) Create the means to enhance accessibility, and improve responsiveness to the needs of all transportation system users.
- 4) Tackle the climate crisis by ensuring that the transportation system works to safeguard environmental sustainability and resilience.
- 5) Invest in our transportation system to provide workers and businesses with reliable and efficient access to economic opportunity.

The plan notes the previous planning efforts conducted within the County, such as the Bloomfield Corridor Avenue Plan (2015), as well as the high number of traffic crash incidents that have occurred on Bloomfield Avenue.

Some of the major recommendations of the plan include intersection and corridor safety projects, an updated Complete Streets Policy, adoption of the Safe System Approach and a Vision Zero Action Plan, and an assessment of bicycle, pedestrian, and micromobility needs. Specific recommendations/potential developments with respect to Bloomfield included a Bloomfield Avenue Road Diet, safety and operational optimization improvements for Belleville Avenue and Franklin Street, and bicycle pedestrian enhancements along the Morris Canal Greenway.

The 2025 Bloomfield Master Plan and specifically the Circulation and Green Building and Sustainability Elements wholly reflect the vision and goals of the Essex County 2045 Transportation Plan. The Bloomfield Master Plan elements focus on a variety of recommendations and policy initiatives, which encourage multimodal transportation and decreased reliance on automobiles, improved pedestrian and bicycle facilities with connections to parks and trails, as well as intersection and corridor safety projects. The 2025 Bloomfield Master Plan overall supports equitable and accessible forms of transportation that reduce carbon emissions and increase community resiliency.

13.4 Essex County Solid Waste Management Plan

The Essex County Solid Waste Management Plan was first adopted in 1980, and most recently amended in 2021. The most recent amendment continues the existing Waste Disposal Agreement between the Essex County Utilities Authority and the Port Authority of New York and New Jersey through 2025, for the disposal and processing of approximately 370,000 tons of municipal and

commercial waste per year generated within the County. The Essex County Resource Recovery Facility in Newark is responsible for the processing of all municipal solid waste for the county.

The Township of Bloomfield has undergone recent redevelopment projects, and will likely experience further infill redevelopment that may add to the total municipal solid waste generated for the Township. The sustainability goals of the 2025 Bloomfield Master Plan encourage waste reuse and recycling, and the Township has seen significant growth in recycling rates in recent years. The Master Plan does not envision or encourage development that would undermine solid waste management in the County and is consistent with the Essex County Solid Waste Management Plan. Future redevelopment and issues regarding municipal solid waste generation should be coordinated with the County.

13.5 State Development and Redevelopment Plan

The Township of Bloomfield is designated within the PA-1 Metropolitan Planning Area of the SDRP. Within PA-1, the SDRP more specifically promotes redevelopment and development in compact forms to revitalize existing town centers and redesign areas of sprawl. The priorities for growth within PA-1 are efficient and beneficial utilization of scarce land resources through infill, adaptive reuse and redevelopment; diversification of land uses; expanding housing choice; creating supportive government regulations and programs to encourage economic development and private investment; improve and encourage transit and non-motorized transportation systems; protect natural resources and agricultural lands where appropriate and improve recreational opportunities; repair and replace aging infrastructure; and preserve historic resources.

The goals and objectives of the 2025 Bloomfield Master Plan are consistent with the recommendations of the 2001 SDRP. The Master Plan envisions a

Township with vibrant and attractive commercial areas, a variety of housing options that meet the needs of a diverse population with different income levels, modern stormwater infrastructure, preservation and reuse of historic buildings, community sensitive redevelopment, and sufficient open space and community recreational resources. Furthermore, the Master Plan is supportive of enhancing pedestrian infrastructure and providing for alternative forms of transportation.

These goals and objectives are also consistent with the overarching goals of the draft State Strategic Plan, last revised in 2012: targeted economic growth; effective planning for vibrant regions; preservation and enhancement of critical state resources; and tactical alignment of government. As such, the 2025 Bloomfield Master Plan advances the intent and objectives of the SDRP and the State Strategic Plan at the municipal level. It is consistent with the overall vision for the growth and development of the State as a whole.

Master Plan

14 Reexamination Report of 2014 Reexam Report



14.1 Introduction

Under the Municipal Land Use Law (N.J.S.A. 40:55D-89), a general reexamination of a municipality's master plan and development regulations is required every ten years. The Planning Board is responsible for completing the reexamination, and preparing and adopting by resolution a report on the findings of the reexamination. Specifically, the MLUL mandates that a periodic reexamination report address the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure.

Bloomfield Township last adopted a full Master Plan November 2002, which included a land use plan element. The Township subsequently adopted a reexamination report of the 2002 Master Plan on July 29, 2008 and a subsequent reexamination report on August 12, 2014. Since the adoption of the 2014 Master Plan Reexamination Report, the Township also adopted a master plan amendment on May 5, 2020. The amend recommended rezoning four tax parcels, i.e., Block 224, Lots 7, 9, 10 and 11, located at 113-119 Washington Street, which would facilitate the expansion of a PSE&G Substation located on Lot 11 onto Lots 7, 9, and 10. Lot 11 was located in the PI, Private Institutional District, where the use is permitted. Lot 11 abuts Taney’s Brook, and a portion of the property is in a flood plain. Lots 7, 9 and 10 are improved with a variety of commercial and residential uses, none of which conform with the uses permitted in the R-1B, Single-Family Residential District, where the properties are located. PSE&G was under contract to purchase Lots 7, 9 and 10 for the purpose of expanding the Substation and making other improvements which would increase capacity to serve the energy needs of Township residents and improve flood control and aesthetics. Together,

the four lots would measure approximately 1.3 acres. The proposed amendment to the 2008 Master Plan Update recommends placing all four lots in the M-1, Industrial District, which also includes public utilities among its 3 permitted uses but has a one acre minimum lot area instead of the 10 acre minimum lot area required in the PI Zone, and other bulk standards more appropriate to the current layout of Lot 11 than the current zoning. Thus, a zone change for all four tax lots would facilitate a needed expansion of the PSE&G Substation while placing the property in a more appropriate zoning district.

The foregoing Master Plan Reexamination Report constitutes a reexamination of the 2014 Reexamination Report. The report represents an on-going effort on the part of the Township of Bloomfield to ensure that its planning policies, goals and objectives, and development regulations remain current and effective in addressing the issues facing the Township. The following five sections address each of the state-mandated items described above.

14.2 Major Problems and Objectives of the 2014 Master Plan Reexamination Report and Extent to Which Problems and Objectives Have Been Reduced or Increased

This section outlines the major problems and objectives relating to land development set forth in the 2014 Master Plan Reexamination Report and provides information regarding the extent to which they have been reduced or increased, and whether new objectives are required in light of changing conditions.

The 2014 Master Plan Reexamination Report identified the following major problems that remained from the 2008 Master Plan Reexamination Report or were ongoing planning issues. A description of the issues and the extent to which they have been reduced or increased is provided as follows:

1. Willow Street East & West of Parkway: The 2008 Reexamination report recommended that this area east of the Parkway be designated on the Land Use Plan Map as a new classification called “Industrial-Mixed-Use Transition.” The M-1 Zone would be retained, but consideration would be given to either incorporating a B-2 Zone overlay or adding a Mixed-Use Planned Development option within the M-1 Zone regulations. The use regulations for the M-1 Zone would be amended to specifically permit “Backup Sites” as a permitted use to enable larger industrial buildings such as Peerless Tube to be retrofitted into Cold Sites, Warm Sites or Hot Sites for electronic data or emergency service operations in the event of a disaster or major power outage.

The 2014 Reexamination report noted that both areas mentioned were included in the Watsessing Center Transit-Oriented Design Plan. The Watsessing Plan recommended that the east side remain M-1 Zone and the west side be rezoned to Multi-Family Medium Density Residential. The Zoning Ordinance was not amended to permit “backup sites” as a principal use. At that time, the aforementioned areas are being used as industrial, therefore no zoning changes were proposed with the recommendation that the issue be revisited during the next reexamination of the Master Plan.

Both areas continue to be in the M-1 Zone and both areas continue to be used for light industrial uses so no rezoning is recommended at this time.

2. Locust Avenue & JFK Drive South: The 2008 Reexamination report referred to Block 152, Lots 8 and 10 and Block 129, Lot 60 located on Locust Avenue and John F. Kennedy Drive South as Area 5. The report recommended that Area 5 be re-designated from the “Industrial” to the “Multi-Family Residential Medium Density” land use category of the Land Use Plan map to be consistent with surrounding land use categories

such as Two-Family Residential (Medium Density), Parks and Open Space and Public/Semi-Public. Rezoning options would anticipate the Parkside project and a future redevelopment of 71 Locust Avenue into multi-family residential and would involve R-G zoning to address the 44 unit condominium project on the site. Alternatively, a redevelopment plan would be prepared for the site to deal with the Peerless Tube building as either a multi-family residential conversion or as a community center or a “Backup Site”.

The 2014 Reexamination Reported noted that all three lots were included in the Watsessing Plan analysis and that Willow Street west and Block 129, Lot 60 are the same property. The Watsessing Plan recommended the lots be rezoned to Multi-Family Medium Density Residential. As of 2014, the aforementioned areas were being used for industrial purposes, therefore no zoning changes were proposed at that time with the recommendation that the issue be revisited during the next reexamination of the Master Plan.

These properties were part of the former Peerless Tube site. Block 129, Lot 60 is still used for light industrial use and is not recommended to be rezoned at this time. The Zoning Board approved Block 152, Lots 8 and 10 for 165 apartment units and 321 parking spaces. No rezoning is recommended at this time.

3. Hartz Mountain: The 2008 Reexamination report noted that the M-1 zone for the Hartz Mountain site be changed from “industrial” to “Industrial-Mixed Use Transition” on the Land Use Plan Map in the Master Plan. Rezoning options would maintain the M-1 but amend the M-1 Zone regulations to include a Planned Development for Mixed-Use. Such an amendment would require that the entire M-1 Zone area be assembled and that a mixed-used plan be presented as a coordinated Planned Development.

14

The 2014 Master Plan Reexamination reported noted that in 2010 Hartz Mountain announced that it would close the Bloomfield plant. The Township prepared a redevelopment plan for the complex and adopted it in 2012. Minor amendments were made to the Hartz Mountain Redevelopment Plan in 2014.

Since the 2014 Reexamination report, the Hartz site at 192 Grove Street was redeveloped into a 336 unit residential units and 22,260 square feet of commercial space and is known as The Grove at One92. No further action is recommended at this time.

4. JFK Drive South & Parkway: The 2008 Reexamination report recommended that the small M-1 Zone between JFK Drive South and the Parkway should be reclassified in the Land Use Plan Element as “Neighborhood Commercial” for mixed-use development and rezoned to the B-2 Zone.

The 2014 Reexamination Report noted that the two lots at the end of Beach Street were zoned M-1. No zoning changes were proposed at that time; this issue will be revisited during the next reexamination of the Master Plan with the recommendation that the issue be revisited during the next reexamination of the Master Plan.

The lots in question are Block 291, Lot 51 and Block 288, Lot 1. These lots are still used for light industrial uses and are not recommended to be rezoned at this time.

5. Belleville Avenue & Willet Street: The 2008 Master Plan Update recommended changing the small M-1 Zone in this area to the R-G Zone to recognize the 18 unit, three-story apartment building approved for 59 Willet Street in 2008.

The 2014 Reexamination report reiterated that recommendation.

The area was subsequently rezoned to the R-G Zone.

As such, no further action is recommended at this time.

6. Bloomfield Station Redevelopment Area: The 2008 Reexamination report recommended that the Land Use Plan Map be amended to depict the designation and location of the Bloomfield Station Redevelopment Area (“BSRA”) to acknowledge and incorporate the adopted Redevelopment into the Township’s Master Plan.

At the time of the 2014 Reexamination report, the Land Use Plan Map had not been updated to reflect the Bloomfield Station Redevelopment Area; however, the proposed Zoning Map does reflect the redevelopment area and calls it out as BSRD. Llewellyn Avenue & North Fulton Street: The Land Use Plan Map has not been evaluated as requested.

This new Master Plan includes a Land Use Plan Map that identifies the Redevelopment Areas including the Bloomfield Station Redevelopment Area. No further action is required at this time.

The 2014 Master Plan Reexamination Report recommended the following ordinance changes. A description of these recommendations and the extent to which they have been reduced or increased is provided below.

1. Franklin Street to Wright’s Field: Amend the zoning map to change the properties from Franklin Street north to Wright’s Field from R-1B to R-2B. The zoning analysis revealed that in this area 26.5% of parcels contained two-family homes.

This recommendation was implemented, and no further action is needed.

2. Rezone Block 309, which is bound by Fairview Place, Berkeley Avenue and Second River from R-1B to R-G. The zoning analysis revealed that this block has changed over time from a singlefamily zone to a multi-family zone. The

block has a mixture of residential uses including:

- One 5-9 unit building
- One mixed-use building
- One 20-50 apartment building
- Four two-family homes
- Five one-family homes

This recommendation was implemented, and no further action is needed.

3. Rezone Block 482, Lots 58 and 62, which are located at the end of John Street from the R-18 Zone to the R-G Zone. The properties are currently occupied by multiple three-story garden apartment buildings.

This recommendation was implemented, and no further action is needed.

4. Rezone the neighborhood bound by West Passaic Avenue, Lindbergh Boulevard, Gardner Avenue and Garrabrant Avenue from R-1A to R-1B to reflect on-the-ground conditions.

This recommendation was implemented, and no further action is needed.

5. R-2A to R-1B on Washington Avenue/ Washington Place: Amend the zoning map to change the residential neighborhood bound by Washington Avenue, Washington Place, the railroad right-of-way and the municipal border from R-2A to R-1B. The zoning review revealed that this neighborhood has a number of existing two-family, three-family and mixed-use buildings within its boundaries.

This recommendation was implemented, and no further action is needed.

6. R-G on Hoover Avenue/Morris Street: Expand the R-G to include the properties at the corner of Hoover Avenue and Morris Place, which currently contains a garden apartment complex.

This recommendation was implemented, and no further action is needed.

7. R-1B to R-1B on Chapman/Bay/Pulaski/Chapel: Rezone the residences along Chapman Street, a portion of Bay Avenue, Pulaski Street and a portion of Chapel Street from R-1B to R-2B. A review of on-the-ground conditions revealed that the majority of this neighborhood has been converted to two-family homes. Furthermore, there are numerous three-family, four-family and three multi-family apartment buildings.

This recommendation was implemented, and no further action is needed.

8. R-1A to R-1B on Johnson/Phillips/Mohr/Davis: Amend the zoning map to change the residential neighborhood centered on Johnson Avenue, Phillips Street, Mohr Avenue and Davis Avenue from R-1A to R-1B to reflect on-the-ground conditions.

This recommendation was implemented, and no further action is needed.

9. R1-A to R1-B on Newell/Claremont/Hyde/ Mountain/Overloo/Oakridge/Parkview: Rezone the residences located along Newell Drive, Claremont Avenue, Hyde Road, Mountain Avenue, Overlook Terrace, Oakridge Road and part of Parkview Drive from R-1A to R-1B to reflect on-the-ground conditions.

This recommendation was implemented, and no further action is needed.

10. R-1B to R-G for Parkwood Apartments: Rezone the four garden apartment buildings, known as Parkwood Apartments, along Bukowski Place from the R-1B Zone to the R-G Zone.

14

This recommendation was implemented, and no further action is needed.

The 2014 Master Plan Reexamination Report recommended the following changes to the Zoning Map. A description of these recommendations and the extent to which they have been reduced or increased is provided below.

1. Hartz Redevelopment Plan: Amend the zoning map to reflect the adoption of the Hartz Redevelopment Plan Area.

This recommendation was implemented, and no further action is needed.

2. 228 Redevelopment Plan: Amend the zoning map to reflect the adoption of Block 228's Redevelopment Plan completed in 2010.

This recommendation was implemented, and no further action is needed.

3. Phase II Bloomfield Center Redevelopment Plan: Amend the zoning map to reflect the adoption of Phase II Bloomfield Center Redevelopment Plan.

This recommendation was implemented, and no further action is needed.

4. Redevelopment Plan for Block 243: Amend the zoning map to reflect the adoption of the Redevelopment Plan for Block 243, which located mostly along Broad and Liberty Street.

This recommendation was implemented, and no further action is needed.

5. Oakes Pond Redevelopment Plan: Replace the M-1 and PR zoning designations with the Oakes Pond Redevelopment Plan Area for Block 544, Lots 40 and 61. This redevelopment area was adopted in 2008 and revised in 2009.

This recommendation was implemented, and no

further action is needed.

6. Parkway Lofts: The property known as Parkway Lofts located at 5 Lawrence Street is divided by the City of East Orange City municipal boundary, which runs through a vacant multistory industrial building that has been approved by the East Orange Zoning Board of Adjustment for a Use Variance to convert it to residential apartment units. The Township of Bloomfield, as recommended in the 2008 Master Plan Update, added this property to the Commuter Oriented Residential District and amended the CORD regulations to permit existing buildings over 55 feet in height to be converted to multi-family use. The Bloomfield Planning Board subsequently approved the site plan for the project. However, the Zoning Map was never updated. The CORD should be expanded to include Block 61, Lots 1, 50 and 55 and Block 94, Lots 18, 44 and 45. Additionally, the adjacent railroad right-of-way (Block 61, Lot 50) should be added to the CORD.

This recommendation was implemented, and no further action is needed.

Other recommendations include:

1. Historic District Overlay: Amend the Historic District Overlay to include all the properties listed in the ordinance. The current zoning map does not include lots with frontage on State Street.

This recommendation was implemented. Additional edits to the Zoning Map to include the historic properties recommended in the Historic Preservation Element of the 2025 Master Plan will be required.

2. Watsessing R-2B to B-2: Amend the zoning map to change portions of the R-2B Zone in Watsessing to the B-2 Zone.

This recommendation was implemented, and no further action is needed.

3. Orange Street CBD to B-2: The area along Orange Street, between Bloomfield Avenue and the Home Depot, was examined to determine if on-the-ground conditions matched the zoning, which is currently CBD. There are a total of 45 properties that front Orange Street and as shown in the chart below, a variety of land uses presently exist. In order to better match existing conditions in this specific area, the properties are recommended to be rezoned to B-2 Zone.

This recommendation was implemented. However, the Land Use Element in the 2025 Master Plan recommends this area be reexamined and potentially rezoned to a residential zone to match on the ground conditions.

4. Orange Street CBD to M-1: At the intersection of Orange and Hill Street, four properties are proposed for rezoning from CBD to M-1. The first property, which is bound by Orange Street, Roosevelt Avenue and Lake Street, was approved for self-storage. The other three properties are on the east side of Orange Street and currently are occupied by an industrial operation, auto repair shop and a municipal maintenance building/storage yard.

This recommendation was implemented, and no further action is needed.

5. Lake Street and Crown Street CBD to R-2B: Rezone the lots that front on Lake Street and Crown Street from CBD to R-2B as all the properties are one-family, two-family or three-family in nature. No businesses exist in this area, so it should be rezoned to reflect on-the-ground conditions.

This recommendation was implemented, and no further action is needed.

6. Home Depot CBD to CC: Rezone the Home Depot property (Block 131, Lot 17) located on Orange Street from CBD to CC as big box stores are not permitted in the CBD Zone.

This recommendation was implemented, and no further action is needed.

7. 59 Willet Street: Amend the zoning map to reflect the approval for 59 Willet Street. Specifically, rezone Block 491, Lot 1 and 16 and Block 484, Lot 4 from M-1 to R-G.

This recommendation was implemented, and no further action is needed.

8. Lots on Block 281 PR to POR: Amend the zoning map to change Block 281, Lots 59, 63 and 68 from the PR (Public/Recreational) Zone to the POR (Professional Office/Residential) Zone. Presently, Lot 59 contains a 38-unit five-story apartment building and Lot 63 contains 51 units in two five-story buildings. Lot 68 contains a nursing home. These properties are neither park nor recreational space and were likely mis-labeled on the current Zoning Map.

This recommendation was implemented, and no further action is needed.

9. College District Overlay: Expand the College District Overlay to include Block 281, Lots 59, 63 and 68. These three lots are adjacent to the College District Overlay and Bloomfield College has expressed interest in acquiring one or both apartment buildings for their use.

This recommendation was implemented, and no further action is needed.

14

Recommendations for regulatory amendments in this Reexamination Report include the following:

1. *Amend the General Provisions to clarify restrictions on more than one principal use per lot and more than one principal structure per lot to ensure that they are appropriate for each District.*

This recommendation was not implemented and should be implemented.

2. *Clarify the requirements for minimum dwelling unit sizes of Section 315-35F regarding distinctions between two-family dwellings, multifamily dwellings that are not Garden Apartments, etc. The current requirements only reference Single Family, Two Family and Garden Apartment dwelling types.*

This recommendation was not implemented and should be implemented.

3. *Clarify Section 315-36 (A-2), which excludes accessory buildings attached to principal buildings from coverage restrictions but does not similarly exclude detached accessory buildings.*

This recommendation was not implemented and should be implemented.

4. *Reconcile the conflict between definitions and district regulations of the RG District (Section 315-38 (B-5h) to limit Mid-Rise buildings to 5 stories to conform to the definition of Mid-Rise as from three to five stories. Reconcile the conflict between definitions and district regulations of the RG District (Section 315-38 (D-1) to change classification of High Rise from “over 6 stories” to the definition of High Rise, which is six or more stories.*

This recommendation was not implemented and should be implemented.

5. *Review provisions for “home occupations” and “home professional offices” in all Districts where they are permitted or conditionally permitted to clarify distinctions between them and correct existing ambiguities.*

This recommendation was not implemented and should be implemented.

6. *Review and clarify conditional use standards for multi-family dwellings as being appropriate for the current application to “one or more” dwelling units combined with permitted nonresidential uses”.*

This recommendation was not implemented and should be implemented.

7. *Review the formulas in the escrow provisions and determine if total amounts should be capped, given some seemingly onerous amounts in some recent applications.*

This recommendation was not implemented and should be implemented.

8. *Develop standards for locating and controlling sound impacts from HVAC equipment, especially generators and condensers, in residential zones. The popularity of generators has grown dramatically since Tropical Storm Irene and Superstorm Sandy.*

This recommendation was not implemented and should be implemented.

14.3 The Extent to Which There Have Been Significant Changes in the Assumptions, Policies, and Objectives

The 2025 Master Plan outlines the changes in the assumptions, policies, and objectives since the 2014 Master Plan Reexamination including changes in local, State, and Federal law; and changes in land use practices which informed the recommendations of the Master Plan.

14.4 The Specific Changes Recommended for the Master Plan or Development Regulations Forming the Basis for the Master Plan or Development Regulations

The 2025 Master Plan makes a number of recommendations for changes to development regulations.

14.5 The Recommendations of the Planning Board Concerning the Incorporation of Redevelopment Plans

The Planning Board recommends that all Redevelopment Plans be incorporated into the land use regulations and be reflected on the Township's Zoning Map.

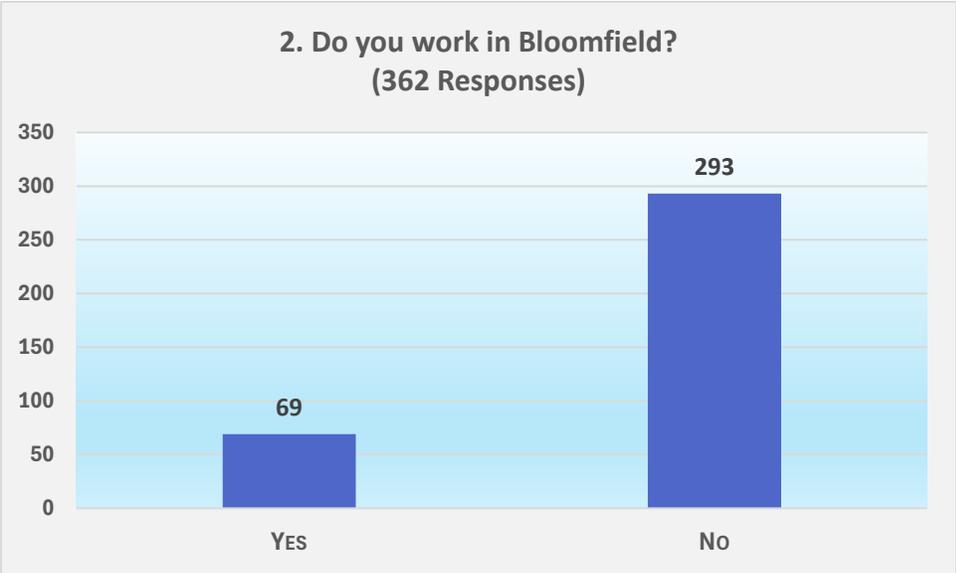
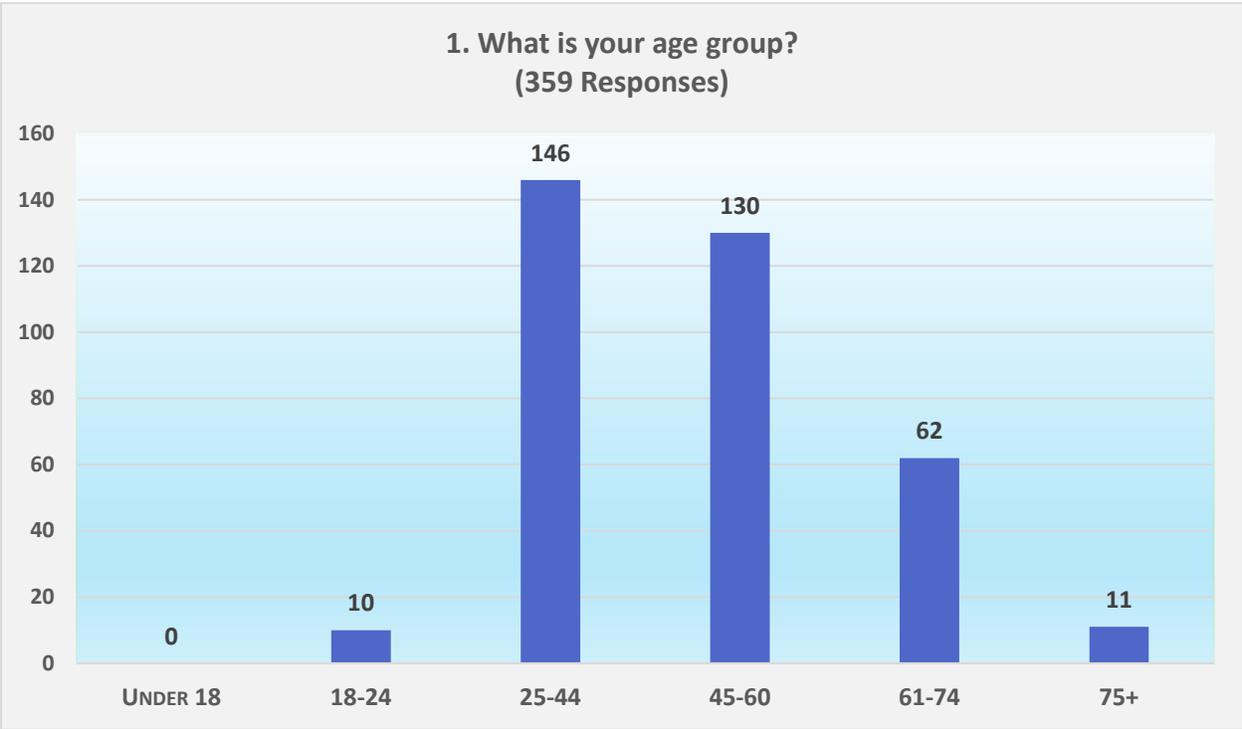
14.6 The Recommendations of the Planning Board Concerning Locations Appropriate for the Development of Public Electric Vehicle Infrastructure

The 2025 Master Plan makes recommendations for the appropriate locations for public electric vehicle infrastructure.

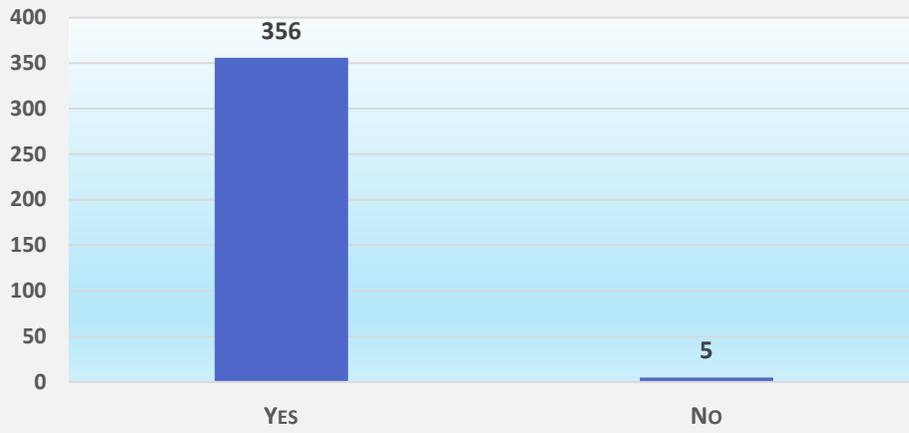
Appendix A: Community Survey Summary



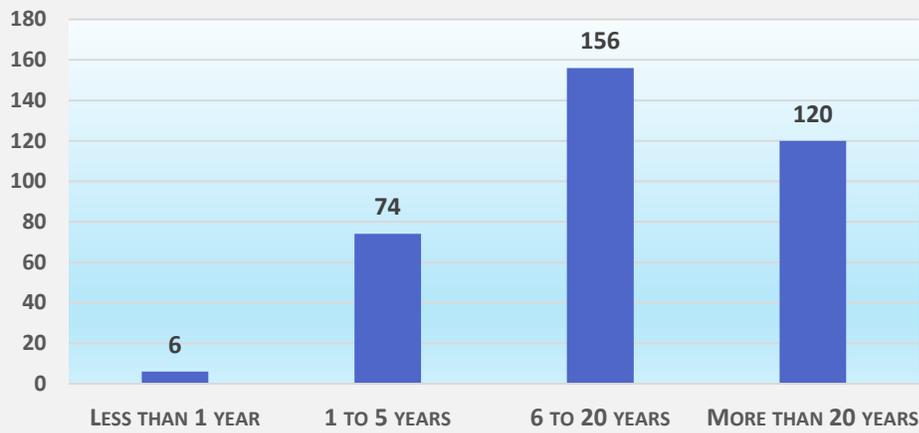
Appendix A: Community Survey Results



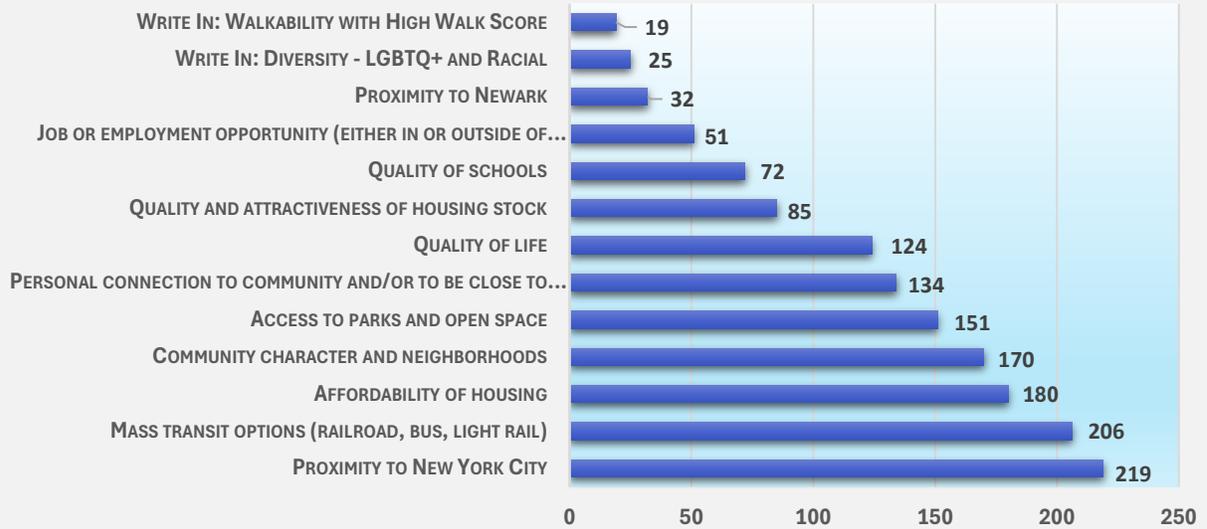
**3. Do you live in Bloomfield?
(361 responses)**



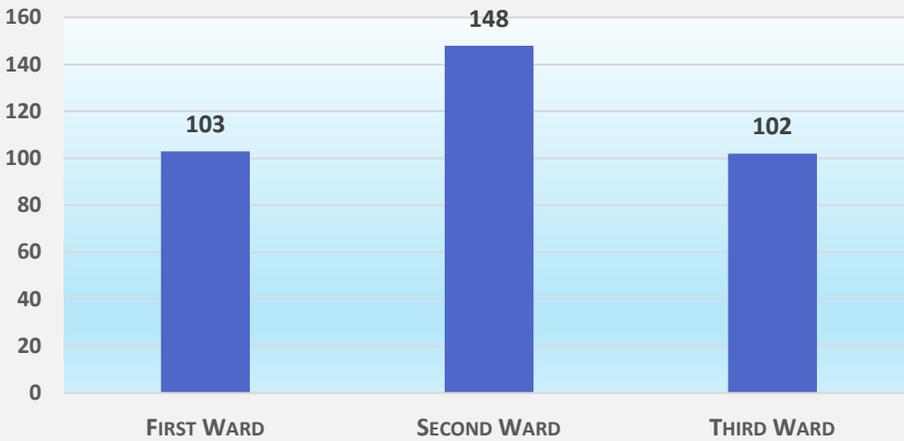
**4. How long have you lived in Bloomfield?
(356 responses)**



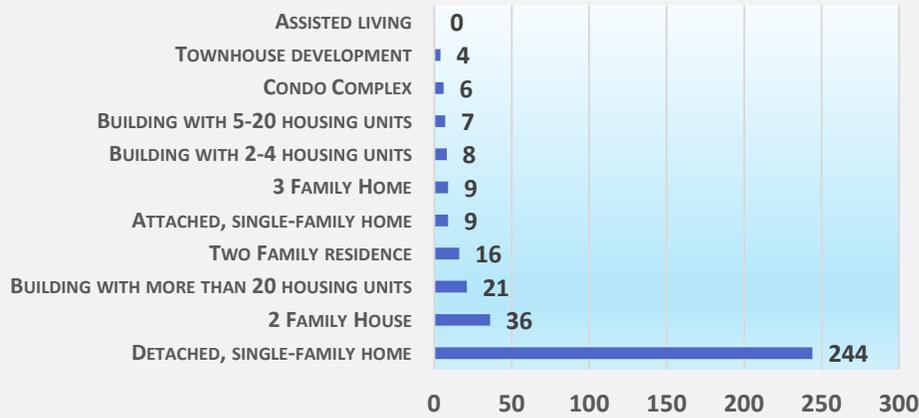
**5. Which of the following influenced your decision to live in Bloomfield
(please choose all that apply) (354 Responses)?**



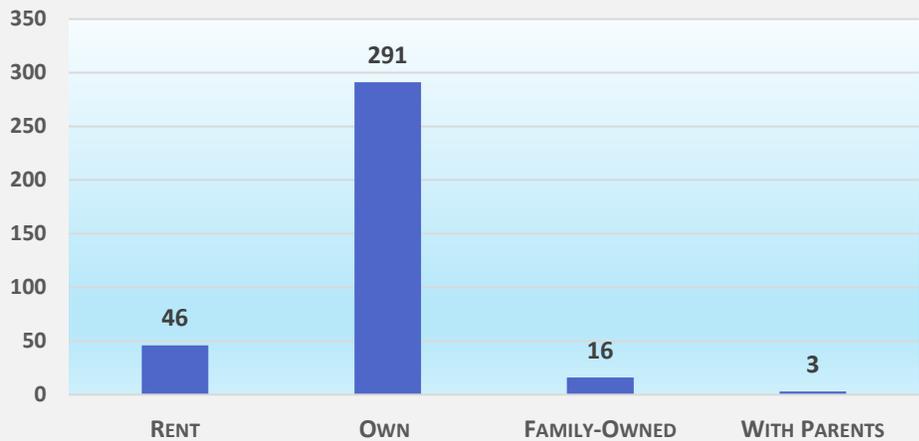
**6. What ward of the Township do you live in?
(353 responses)**



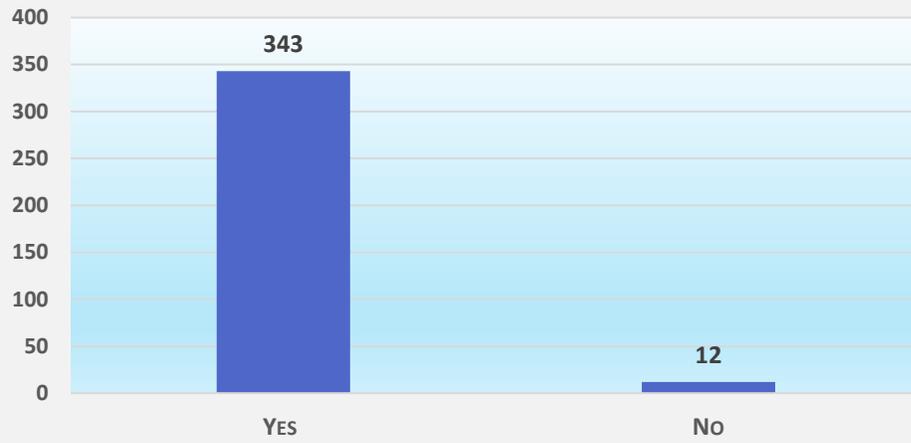
7. What type of housing do you live in? (360 responses)



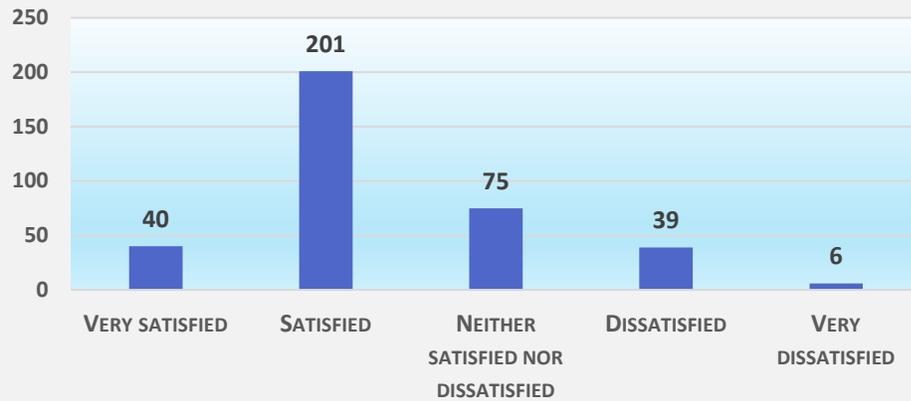
8. Do you own or rent your home? (356 responses)



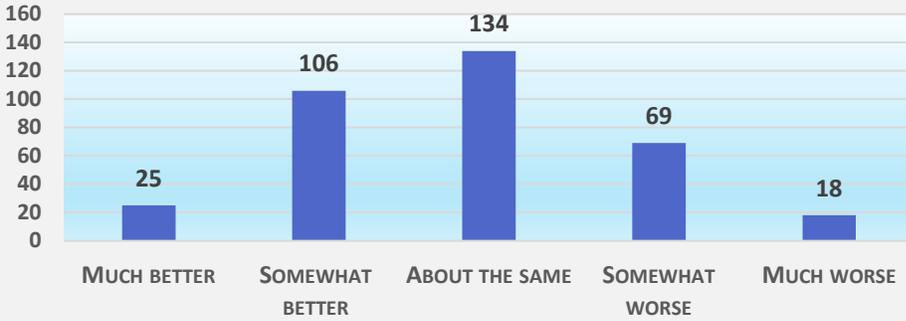
**9. Do you have a car?
(355 responses)**



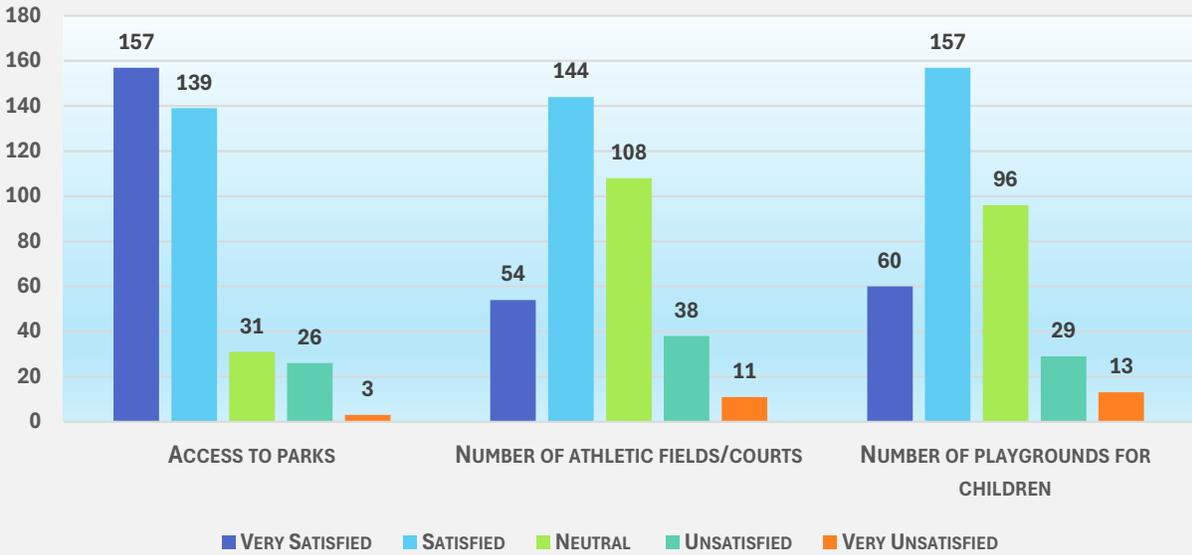
**10. Are you satisfied with the overall quality of life in Bloomfield?
(361 responses)**

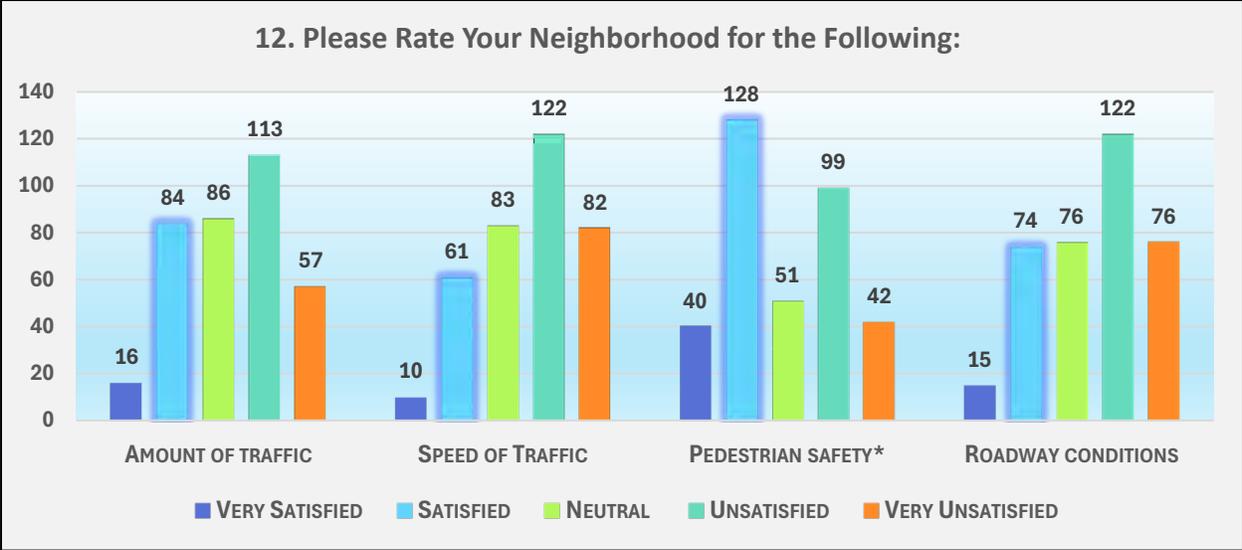
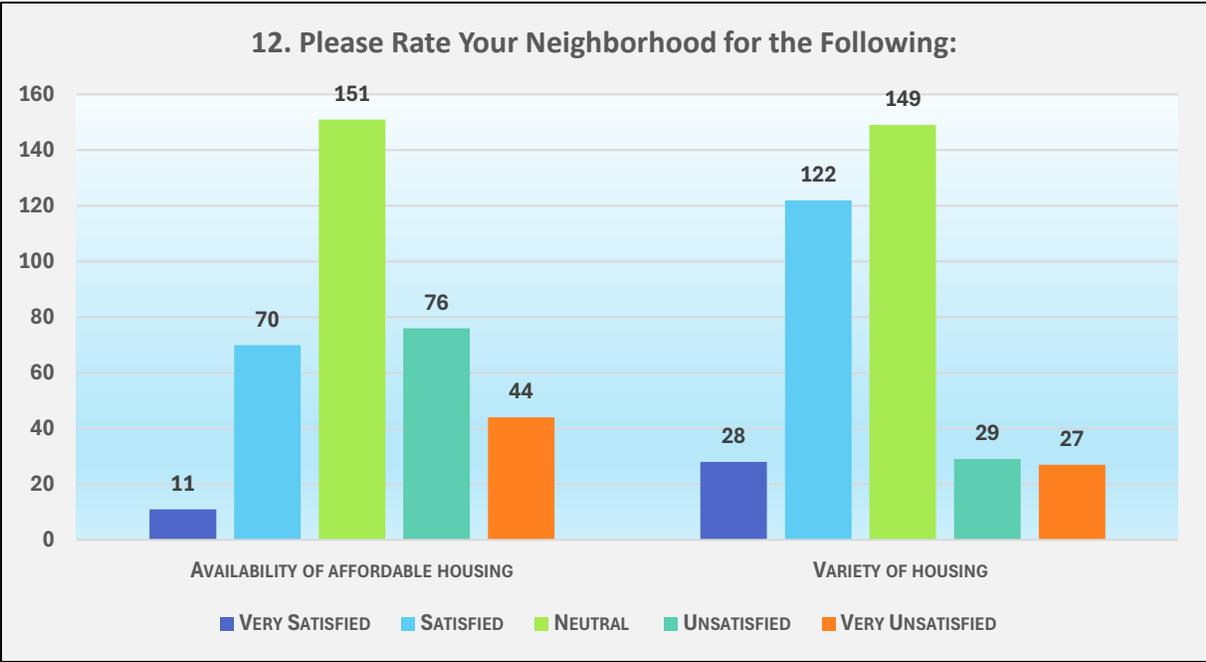


11. How does the quality of life in Bloomfield today compare to ten years ago? If you moved to Bloomfield less than 10 years ago, how does the quality of life compare to when you moved to Bloomfield?
(352 responses)

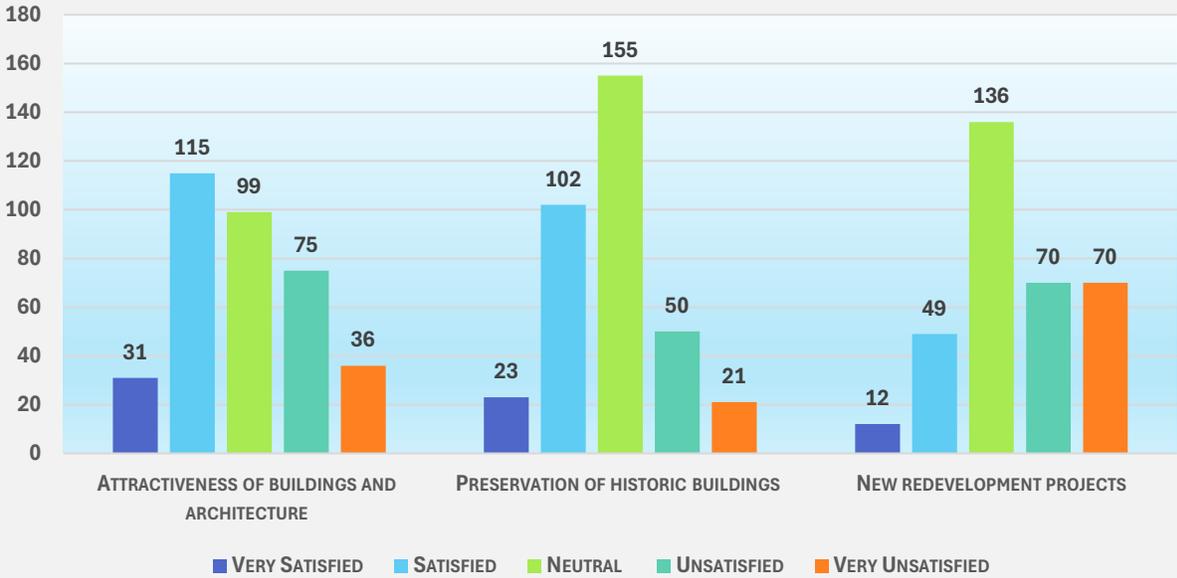


12. Please Rate Your Neighborhood for the Following:

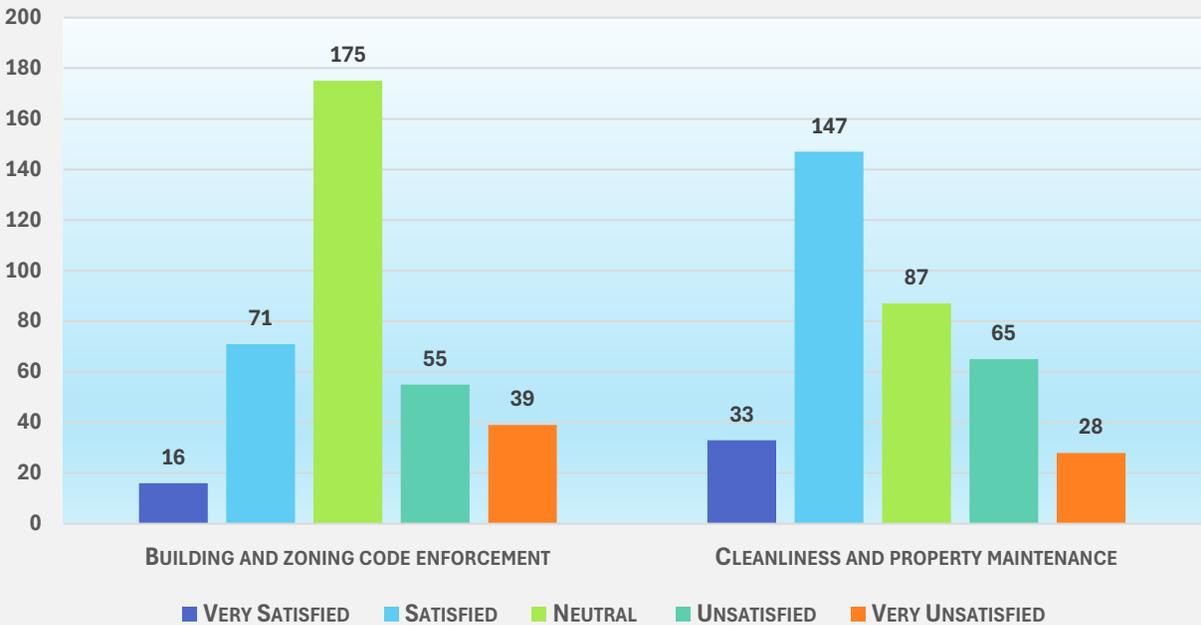




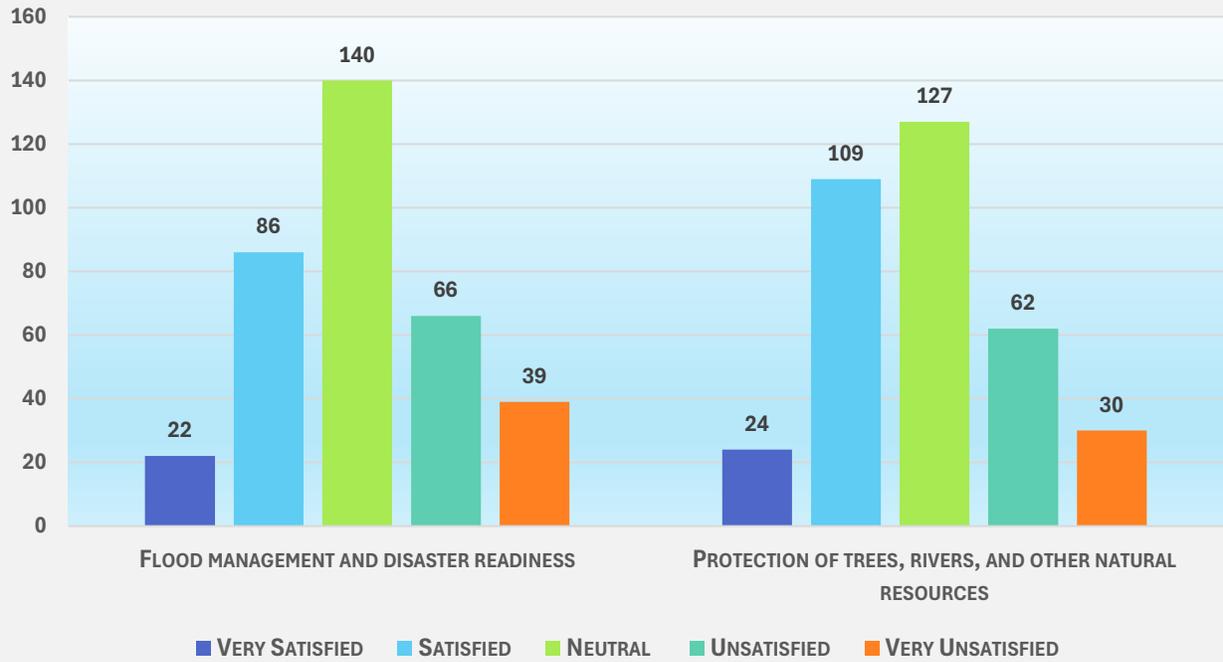
12. Please Rate Your Neighborhood for the Following:



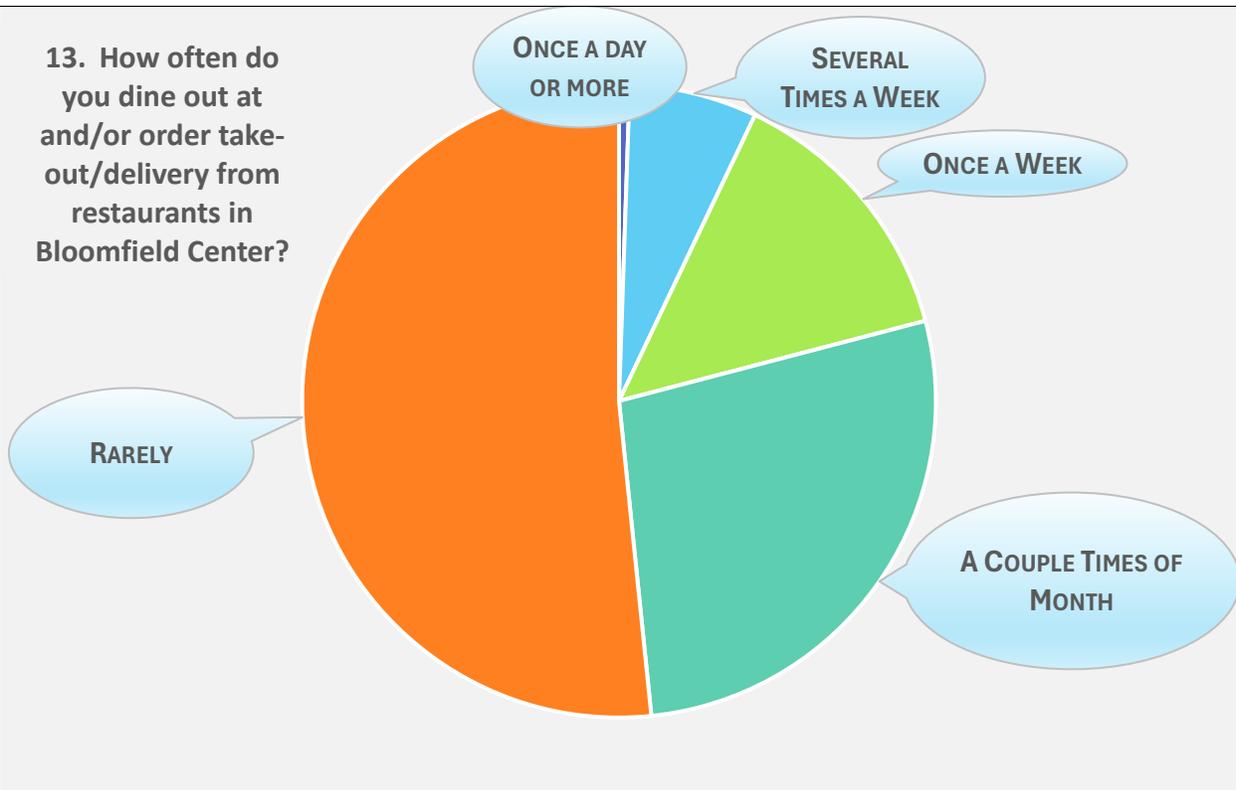
12. Please Rate Your Neighborhood for the Following:



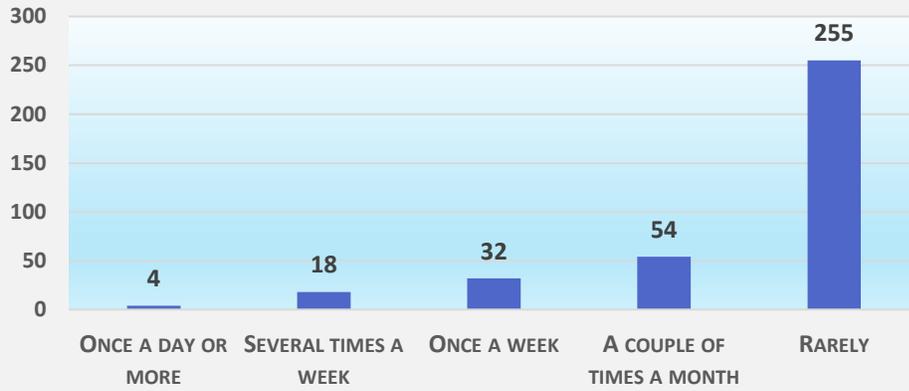
12. Please Rate Your Neighborhood for the Following:



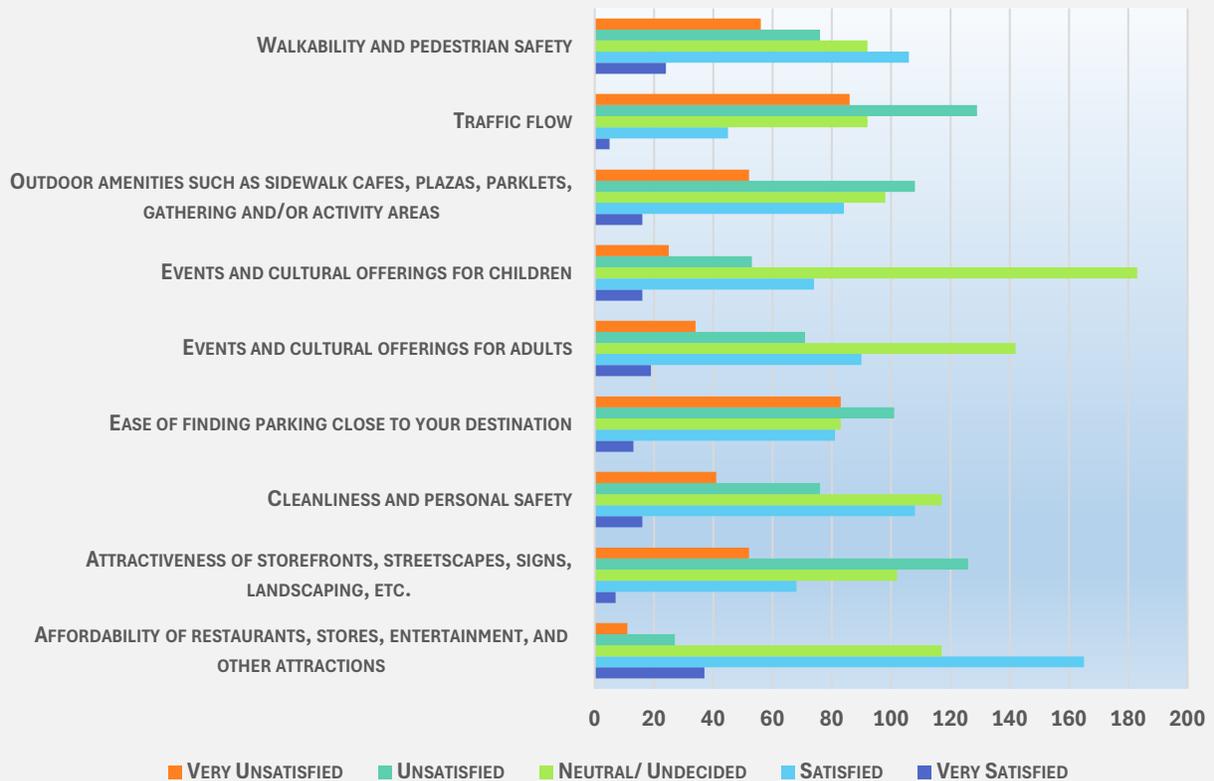
13. How often do you dine out at and/or order take-out/delivery from restaurants in Bloomfield Center?



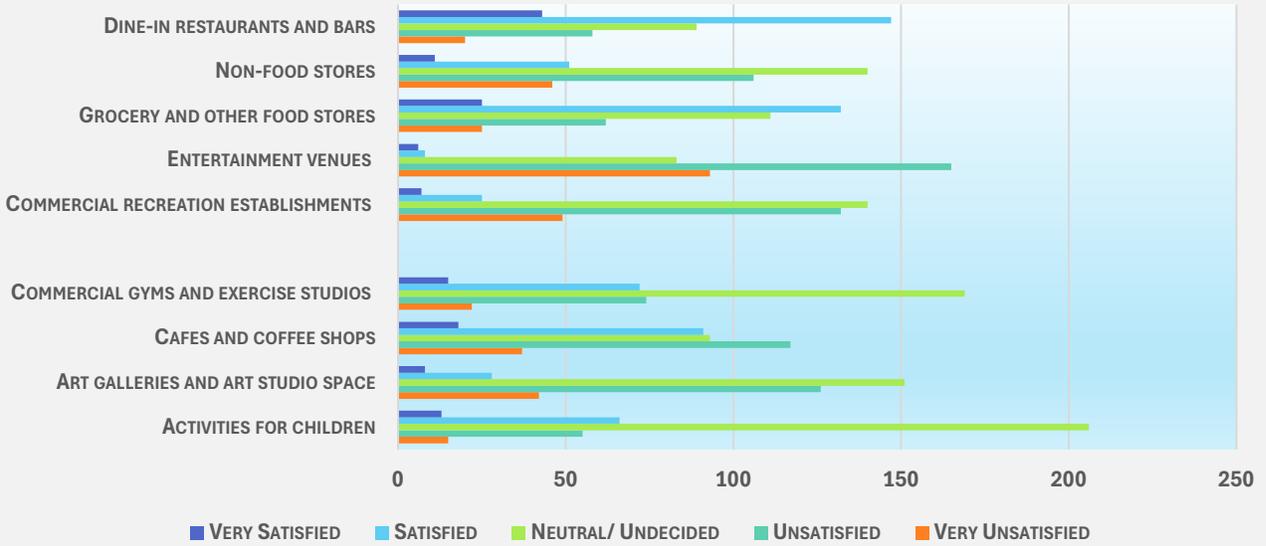
**14. How often do you shop at stores in Bloomfield Center?
(363 Responses)**



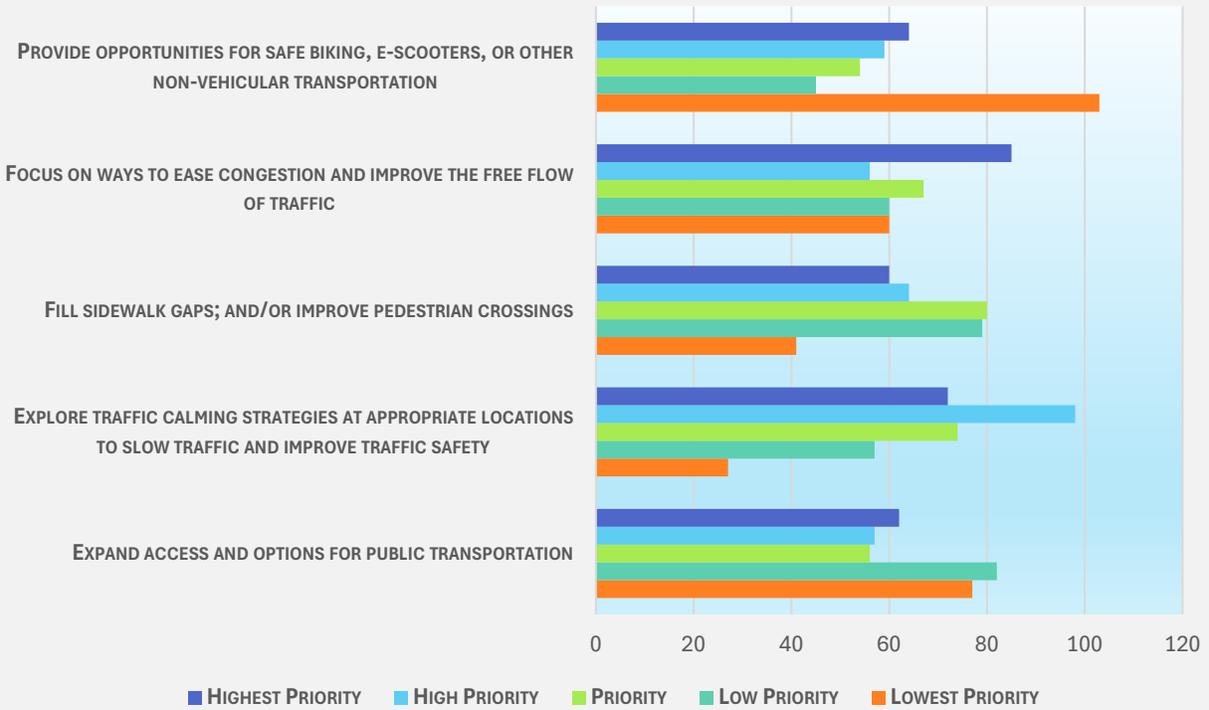
15. Please rank your level of satisfaction with the following in Bloomfield Center:



16. Please rank your level of satisfaction with the amount and variety of the following in Bloomfield Center:



17. Please rank the following transportation improvements in Bloomfield from the highest priority to the lowest priority. Priority level can only be used once:



Appendix B: Summary of Public Meetings



**SUMMARY OF:
TOWNSHIP OF BLOOMFIELD
MASTER PLAN VIRTUAL KICKOFF WORKSHOP
WEDNESDAY, MAY 17, 2023**

This document provides a summary of the proceedings and results of the Township of Bloomfield Master Plan Virtual Kickoff Workshop, which took place on May 17, 2023 via Zoom. The purpose of the workshop was to introduce the community to the new Master Plan development process, and to provide a public forum for residents to provide suggestions and feedback to help guide the development of the Master Plan.

Proceedings of the Master Plan Virtual Kickoff Workshop

The workshop consisted of four main sections. All sections, excluding the Breakout Group Session, were recorded and available for public viewing. The Breakout Group Session was not recorded to provide residents a space to voice their visions, opinions, and concerns without reservation.

1. Introduction (Recorded)

- Remarks by Mayor Michael J. Venezia
- Presentation by Paul A. Phillips, AICP, PP, from the planning consulting firm of Phillips Preiss Grygiel Leheny Hughes, LLC.

2. Breakout Group Session (Not Recorded)

- Participants were randomly assigned into one of 5 Breakout Groups and asked to discuss 5 questions.
- Each group was asked to elect one Chairperson to serve as the facilitator;
- Each group was asked to elect one Recording Secretary to take notes of the discussion in each group.

3. Report Back Session (Recorded)

- All participants were brought back from the Breakout Groups into one room.
- The Recording Secretary of each Breakout Group provided summaries of responses to each question of their respective groups.

4. Public Q&A (Recorded)

- The planning consultant team answered questions from residents.

Summary of resident responses during the Breakout Room Session

The following sections detail the responses to the 5 questions given by each Breakout Group, as recorded by the Recording Secretaries of each group and shared during the Report Back Session. A summary of the most common topics/issues mentioned by participants are also provided for each question. Note that the Breakout Groups were alphabetically labeled A through E.

1. What are Bloomfield's greatest **assets and strengths**?

MOST COMMONLY MENTIONED ACROSS GROUPS

- Great location near New York City, Newark, Newark International Airport
- Diversity of population racially, ethnically, and economically
- Good transit systems: bus, light rail, railroad
- Walkability
- Residents have deep roots in the community
- Extensive Park system and recreational opportunities
- Downtown
- Historic charm and nature of Bloomfield

GROUP A

- Great location: near NYC, international airport, strong bus system
- Diversity of population
- Rich history
- Many residents have deep roots in the community
- Recreation Department
- Taxes are lower than neighboring communities

GROUP B

- Proximity to New York City
- Good transportation system
- Strong downtown and revitalization

GROUP C

- Agree with reasons cited by Groups A and B
- Slow population turn over – stable population

GROUP D

- Numerous commercial areas
- Multiple transportation options, light rail, train, etc.
- Walkability
- Park system

GROUP E

- Proximity to NYC
- Multitude of public transportation
- Walkability
- Socio-economic diversity
- Housing affordability compared to neighboring towns
- Many young professionals, long term viability of living in Bloomfield
- Untapped potential (Bloomfield Center, rec facility, railroad station)
- County parks

2. *What are the most pressing **issues** Bloomfield faces **now**?*

MOST COMMONLY MENTIONED ACROSS GROUPS

- Concerns about future development and its impacts; both under construction and potential development on vacant sites
- Need more diverse and more affordable housing, specifically for seniors
- Traffic congestion and need for better pedestrian and cyclist circulation
- Parking concerns/capacity
- Future of the downtown, sustaining local businesses
- Maintenance and capacity of infrastructure including water, sewer, and stormwater management
- Concerns that taxes are increasing and existing residents will have to leave
- DeCamp bus line service that was terminated

GROUP A

- Higher taxes
- Discontinuation of DeCamp Bus Lines commuter service to and from NYC
- Future of vacant South Junior High School
- Divide between residents in North Bloomfield and residents in South Bloomfield
- Traffic congestion
- Over development

GROUP B

- Housing affordability: difficult for renters to move to home ownership; difficult for seniors to age in place
- Over development in South End (mentioned development on the former site of Stern's Royal Theater)
- Lack of code enforcement (illegal living situations, particularly in southeast section of the Township)
- Keeping taxes reasonable so existing residents can remain in Bloomfield

GROUP C

- Infrastructure capacity and maintenance: water, sewer, stormwater management
- Need more open/green space
- Need more parking

GROUP D

- Town needs a brand like Montclair and Newark
- Water quality issue
- Higher crime rate than national average
- Traffic and lack of bike lanes (bikes could alleviate traffic)
- Difficult for small businesses to survive

GROUP E

- Improved train station (aesthetically)
- More diverse housing including senior citizen housing
- Zoning for more affordable housing to prevent pricing out of long-time residents
- Empower local business
- Improve business recruitment for commercial areas (one Township official to be in charge of business recruitment and help businesses expedite getting through permitting process, etc.)
- Work with County to improve pedestrian safety on Broad Street, county roads
- Better park safety
- Improve traffic circulation and parking

OTHER COMMENTS

- Maintain Bus service along Bloomfield's main corridors 7 days a week morning to evening
- DeCamp off peak bus service

3. *What might be the biggest **challenges** in the next 5-10 years?*

MOST COMMONLY MENTIONED ACROSS GROUPS

- Preparation of infrastructure for climate change and major storms
- Keeping Bloomfield affordable, specifically for existing residents
- Traffic congestion
- Maintaining economic diversity
- Balancing redevelopment with affordability and its other impacts

GROUP A

- Preserve character of Bloomfield College; concerns about what the merger with Montclair State will mean for the future of the college
- How can Bloomfield be better prepared for handling future storms, climate change, and future development given the Township's aging infrastructure
- Master Plan needs to examine permitted uses including drive-thrus to better manage development

GROUP B

- Infrastructure needs to be maintained and modernized to handle community needs
- Need to improve pedestrian and cyclist safety
- Need to provide more green open space
- Traffic on Glenwood Avenue and Broad Street during school pick-up and drop-off at Watsessing Elementary School
- Storm mitigation and need for enhanced infrastructure

GROUP C

- Lowering taxes to keep Bloomfield affordable; don't want to price out current residents

GROUP D

- Same answers as for Question #2
- Global warming, need for street trees
- Gentrification
- Affordability
- Maintaining economic diversity

GROUP E

- Traffic congestion
- Loss of residents because people no longer have to live near New York City
- Affordability of housing
- More development, potentially less green space

- Maintenance of older apartment stock to be more modern, while maintaining affordability

4. *In the next 5-10 years, my vision for Bloomfield is...? I want Bloomfield to have...?*

MOST COMMONLY MENTIONED ACROSS GROUPS

- Concerns about future development both under construction and potential development on vacant sites
- Need more diverse and more affordable housing to retain residents
- Improved traffic congestion and need for better pedestrian and cyclist circulation
- Maintenance and capacity of infrastructure including water, sewer, and stormwater management
- More opportunities for green space and parks
- Downtown revitalization, maintaining business viability, reducing vacancies, having a mix of uses and attractions

GROUP A

- **Did not address question 4**

GROUP B

- Fewer empty storefronts in commercial areas
- More amenities downtown (theater for performing arts, a movie house, art exhibits, attractive cafes)
 - Especially needed along Bloomfield Avenue which has unoccupied spaces, as well as along the stretch of Broad Street between Bloomfield Avenue and the Bloomfield Green
- More affordable housing for elderly residents as Job Haines Home is operating at capacity
- More open space
- Improved pedestrian and cyclist safety

GROUP C

- Would like to keep Bloomfield affordable, maintain existing residents through affordable taxes

GROUP D

- More public art installations
- More historic districts, protect and preserve areas beyond Bloomfield Green

- Stronger Township brand identity
- Greater quality of retail stores
- More unique and local shops

GROUP E

- A theater or performance venue; more entertainment attractions downtown (more than just special events) – “a staple”
- Revitalized commercial areas, lessen need to go to Montclair
- More green space

5. *Any **additional topics** that you would like to bring to the Township’s attention?*

MOST COMMONLY MENTIONED ACROSS GROUPS

- More pedestrianized/ green spaces
- Increased affordability, ADUs for different living arrangements

GROUP A

- Did not address question 5

GROUP B

- Not a lot we don’t like
- Would like to see a more pedestrianized downtown (closure of Washington st example)
- Potential expansion of Pre-k capacity for schools

GROUP C

- Township pool

GROUP D

- Schools with asphalt parking lots be restored with lawns or planted areas

GROUP E

- More affordable housing with accessibility for seniors; families; co-living arrangements
- ADUs with conditional permit use in residential zones (tiny housing)
 - Develop rules to codify it similar to other surrounding towns

Appendix C: Bloomfield Township Environmental Resource Inventory



MARCH 2023

BLOOMFIELD TOWNSHIP ENVIRONMENTAL RESOURCE INVENTORY



Photo by Suzanne Greydanus

ACKNOWLEDGEMENTS



Prepared by CME Associates, Howell NJ and the Bloomfield Environmental Commission
Made possible by funding from Sustainable Jersey and PSEG Foundation

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Photo by: Glenn Wolff-Eisenberg

INTRODUCTION

This document has been prepared for the Environmental Commission of Bloomfield Township to provide comprehensive environmental information and serve as a reference manual and resource for Bloomfield's municipal officials, potential developers, planners, engineers, contractors, and other parties.

The data used in the preparation of this Environmental Resource Inventory (ERI) was gathered from multiple sources including existing local, county, and state reports, as well as other government agency source material such as the Geographic Information Systems (GIS) of the New Jersey Department of Environmental Protection (NJDEP). Every attempt was made to ensure that the information contained within this document is as accurate as possible as of 2022.

This ERI is designed to provide pertinent information for understanding the Township's environment, evaluating the impacts of past and future development, aiding in the ongoing protection and preservation of the Township's natural resources, and gaining an appreciation for the special natural features located throughout Bloomfield.

Existing geologic, soil, hydrologic, and topographic conditions determine the location of features such as streams, wooded areas, and wetlands which affect the way the land may be used. Modification in land use or grade level may impact neighboring properties and even more distant areas due to increased surface runoff. It is important to understand the interrelationships among the various sections listed in this inventory when making decisions regarding the development or modification of property use within the township. Municipal authorities and other involved individuals must carefully evaluate the way in which future plans are both prepared and enforced since any changes in the land use may disturb the balance of natural features mentioned in this study.

Bloomfield Township spans an area of approximately 5.36 square miles within the north central portion of Essex County. The Township is roughly 5.5 miles from north to south and 1 mile wide from east to west. The Garden State Parkway traverses the Township in a north/south direction and there are several parkway exit and entry points within Bloomfield. The Garden State Parkway also includes access to a parkway maintenance facility and the Bloomfield NJ State Trooper barracks from the northbound side and the Bloomfield Toll Plaza on the southbound side.

Bloomfield Township possesses a variety of parks and recreational space, including Essex County Brookdale Park and Watsessing Park. The Township boasts over 137 acres of county park area within its borders. There are also portions of two golf courses within Bloomfield, the Upper Montclair Country Club and the Forest Hill Field Club. In addition to the county park

and golf course acreage, Bloomfield has twelve parks, fields, and open spaces that span over 62 acres of active and passive area.

Branches and tributaries of the Third River run through the Township in a general north to south direction through both the Upper Montclair Country Club and the Forest Hill Field Club, Clarks Pond Park, Brookside Park, and Foley Field. Sections of the historic Morris Canal parallel the Garden State Parkway within Bloomfield in areas such as Morris Canal Park. The Second River runs through the southern part of the Township, including Watsessing Park and Wrights Field. Apart from the open public space areas, the majority of Bloomfield is developed.

Bloomfield was originally settled by English Puritans from Newark in the late 1600's. The land was incorporated from outlying areas of Newark in 1812 by act of the New Jersey Legislature. Bloomfield was named in honor of the sitting Governor of New Jersey, Brigadier General Joseph Bloomfield. While Bloomfield was initially incorporated with over 20 square miles of area, portions of the Township were sectioned away to form other municipalities including Belleville, Montclair, Woodside, and Glen Ridge. These reductions in land area created Bloomfield at its current area of 5.36 square miles.

Within the decades following the incorporation of Bloomfield, the northern section of the Township was largely comprised of farms while the southern section industrialized. This industry included the Oakes Wool Mill in southern Bloomfield which thrived as a major supplier of wool uniforms for the Union Army during the Civil War. During the 20th century, Bloomfield industrialized further and featured major manufacturing entities such as General Electric, Westinghouse, Schering, and Charms Candy Company. At this time, many of the remaining farms and open areas were lost to the residential construction that supported the growing industry. After the World Wars and into the 1950s, the Township experienced significant population growth which increased the local industrial workforce, as well as the white-collar workforce in New York City. However, stricter environmental regulations and increased costs and competition in the latter half of the 20th century led to a significant reduction of industry in Bloomfield. These circumstances created the current conditions in Bloomfield; like many other suburban communities in northeast New Jersey, the Township serves primarily as a residential area.

I. POPULATION

As stated above, Bloomfield Township comprises an area of approximately 5.36 square miles. The Township population recorded in the 2020 Census was 53,105 with a population density of approximately 9,900 people per square mile. From 2010 to 2020 Bloomfield has had a slight increase in population of 5,790 (See *Table 1: Population Trends*).

Table 1: Population Trends

Year	Population
1900	9,668
1910	15,070
1920	22,019
1930	38,077
1940	41,623
1950	49,307
1960	51,867
1970	52,029
1980	47,792
1990	45,061
2000	47,683
2010	47,315
2020	53,105

II. CLIMATE

Bloomfield Township has a continental climate that is relatively dry with hot summers and cold winters. Like other municipalities in Northeastern New Jersey, the Township has many urban and residential locations that produce large amounts of pollutants from the high volumes of traffic and industrial processes. The concentration of buildings and paved surfaces serve to retain more heat, affecting the local temperatures.

Based on the National Oceanic and Atmospheric Administration’s National Weather Service database (1991-2020), July is the hottest month for the Newark Area, which includes Bloomfield, with an average temperature of 78.4 °F while January is the coolest with an average temperature of 32.6 °F. The rainfall in this region of New Jersey averages 48.02 inches per year, which is approximately average compared to the rest of New Jersey. The wettest month for this area is July, with an average of 4.97 inches of precipitation, and the driest month is February, with an average of only 3.05 inches. *Figure 1: Monthly Total Precipitation and Figure 2: Monthly Average Temperature* below include the statistics discussed in this section.

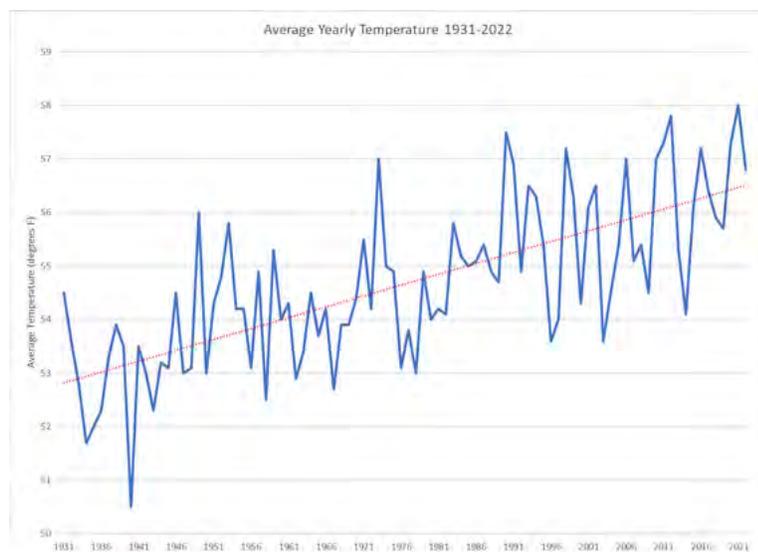
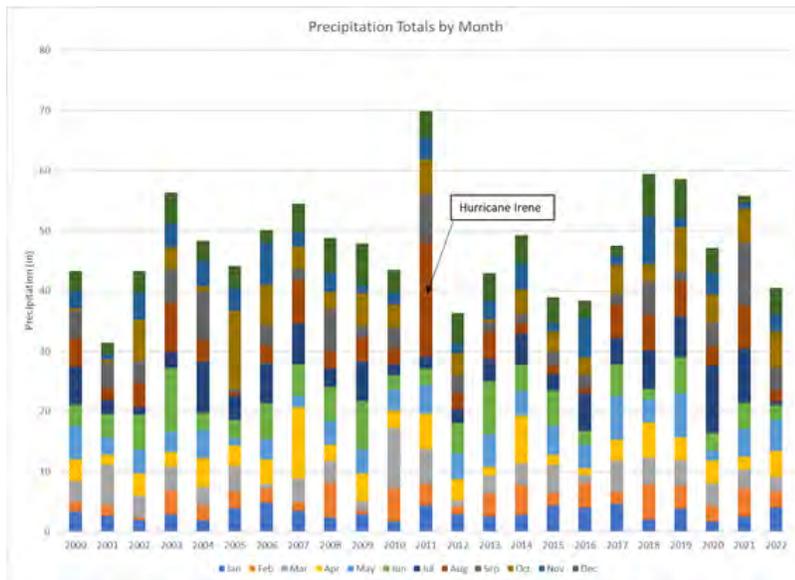


FIGURE 1

Monthly Total Precipitation for Newark Area, NJ (ThreadEx)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	3.39	1.6	3.43	3.57	5.66	3.42	6.3	4.73	4.58	0.54	2.71	3.42	43.35
2001	2.57	1.79	6.69	1.71	2.88	3.97	2.29	1.97	4.29	0.46	0.81	2.01	31.44
2002	1.85	0.52	3.59	3.76	3.89	5.88	1.19	4.05	3.66	6.79	4.48	3.71	43.37
2003	2.94	3.9	3.98	2.42	3.45	10.5	2.59	8.21	5.57	3.72	3.94	5.11	56.33
2004	1.89	2.44	3.07	4.85	4.6	2.95	8.39	3.7	8.01	0.89	4.21	3.37	48.37
2005	3.93	2.81	4.16	3.42	1.21	2.99	4.05	0.51	0.45	13.22	3.74	3.65	44.14
2006	4.82	2.36	0.79	4.05	3.35	5.99	6.71	2.82	3.38	6.75	6.95	2.19	50.16
2007	3.5	1.43	3.93	11.85	1.87	5.24	6.71	7.32	1.81	3.7	2.35	4.78	54.49
2008	2.3	5.82	3.61	2.7	3.95	5.63	3.14	2.8	7.14	2.79	3.07	5.88	48.83
2009	2.86	0.58	1.61	4.61	4.08	7.96	6.6	4.14	1.73	5.43	1.2	7.13	47.93
2010	1.66	5.48	10.08	2.9	3.48	2.37	1.93	2.44	3.58	3.84	1.83	3.88	43.47
2011	4.4	3.49	5.84	5.86	4.78	2.74	2.04	18.79	8.13	5.8	3.53	4.51	69.91
2012	2.89	1.33	1.05	3.45	4.32	5.02	2.27	2.56	3.13	3.65	1.62	5.06	36.35
2013	2.49	3.85	3	1.47	5.44	8.74	3.74	4.57	1.54	0.51	2.97	4.62	42.94
2014	2.78	4.94	3.65	7.95	4.03	4.41	5.1	1.76	1.52	4.15	4.13	4.91	49.33
2015	4.42	2.06	4.63	1.67	4.83	5.9	2.69	1.4	2.33	3.35	1.3	4.4	38.98
2016	4.01	4.04	1.38	1.12	3.85	2.4	6.08	0.93	2.17	3	6.52	2.91	38.41
2017	4.65	2.09	5.07	3.49	7.24	5.29	4.36	5.49	1.72	4.94	1.51	1.64	47.49
2018	2.06	5.74	4.48	5.85	3.8	1.87	6.3	5.87	5.64	2.82	7.95	7.09	59.47
2019	3.79	3.89	4.2	3.77	7.31	6	6.82	5.94	1.6	7.26	1.49	6.49	58.56
2020	1.67	2.6	3.76	3.8	1.66	2.89	11.22	3.19	4.06	4.56	3.67	4.1	47.18
2021	2.5	4.65	3.2	2.18	4.55	4.36	8.91	7.19	10.5	5.65	0.88	1.28	55.85
2022	4.06	2.65	2.38	4.36	5.23	2.4	0.55	1.92	3.73	5.97	2.77	4.53	40.55
Mean	3.11	3.05	3.81	3.95	4.15	4.74	4.78	4.45	3.92	4.34	3.2	4.2	47.69
Max	4.82	5.82	10.08	11.85	7.31	10.50	11.22	18.79	10.50	13.22	7.95	7.13	69.91
	2006	2008	2010	2007	2019	2003	2020	2011	2021	2005	2018	2009	2011
Min	1.66	0.52	0.79	1.12	1.21	1.87	0.55	0.51	0.45	0.46	0.81	1.28	31.44
	2010	2002	2006	2016	2005	2018	2022	2005	2005	2001	2001	2021	2001

FIGURE 2

Monthly Average Temperature for Newark Area, NJ (ThreadEx)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	31.5	37.4	47.8	51.4	64.2	72.4	73.7	73.3	66.4	57	45.2	30.7	54.3
2001	32.2	35.7	40	53.4	64	73.9	74.1	79	67.4	57.8	51.9	43.5	56.1
2002	39.4	40.3	44.1	56	60.9	72.4	80	77.9	70.5	55.5	45.4	35.1	56.5
2003	27.5	29.4	43.1	49.8	58.9	69.3	77.3	77.6	68.6	55	49.7	36.6	53.6
2004	24.2	34.7	43.7	54	66.3	72.2	75	74.5	69.6	55.6	47.5	36.5	54.5
2005	30	35.6	38.5	54.4	59.1	74.6	78.3	80.4	73.5	57.8	48.7	33.8	55.4
2006	39.6	35.2	43.2	55.7	63.8	72.6	79.4	77.3	66.6	55.8	51.3	43	57
2007	37	27.9	42	50.1	65.1	72.7	75.9	75.3	70.1	63.5	44.9	36.5	55.1
2008	35.7	35.7	42.9	54.7	60.5	75.3	78.7	74.1	69.5	55.3	45.4	37.4	55.4
2009	27.9	36.6	42.1	54.4	63.3	68.9	74.3	77.2	66.9	55.6	50.8	35.6	54.5
2010	32.4	33.2	48.2	57.9	66.2	76.2	82.3	77.7	71.6	58.3	47.3	32.9	57
2011	29.5	36.4	43.6	55.5	65.6	74.5	82.7	76.9	71.2	58.1	50.9	42.5	57.3
2012	37	40.5	51.3	55.2	66.4	72.4	80.8	77.6	69.5	58.8	43.3	41.1	57.8
2013	35.4	34.1	40.3	53.2	63.3	73.3	80.9	74.7	67.2	59.6	44.4	36.9	55.3
2014	27.1	29.9	37.8	52.3	64.1	72.8	77	74.5	69.8	59.3	43.9	40.1	54.1
2015	28.5	22.6	37.7	54.1	68.2	72	79	78.7	73.4	57.2	52	49.8	56.1
2016	33.3	37.1	49.1	53.1	62.6	72.9	79.9	79.9	71.8	58.9	49.7	37.7	57.2
2017	37.8	41.6	39.8	57.2	61.1	72.7	77.3	74	70.9	63.8	46.1	34.6	56.4
2018	30.9	41.4	40.4	49.4	66.9	72.1	78.2	79.2	71.4	57.4	43.7	39.4	55.9
2019	31.9	36	40.9	55.4	63.5	72.7	80.6	76.2	70.8	60.4	42.8	37.6	55.7
2020	38.7	40	47.9	50.3	60.8	74.4	80.8	77.7	69.1	58.1	51.5	38	57.3
2021	34.5	33	45.6	54.5	64.3	76.2	78.8	80	72.5	64.4	47.1	44.5	58
2022	28.6	36.1	45.2	53.4	66.2	74.4	82.6	80.5	69.7	55.9	51	38.3	56.8
Mean	32.6	35.2	43.3	53.7	63.7	73.1	78.6	77.1	69.9	58.2	47.6	38.3	56
Max	39.6	41.6	51.3	57.9	68.2	76.2	82.7	80.5	73.5	64.4	52	49.8	58
	2006	2017	2012	2010	2015	2021	2011	2022	2005	2021	2015	2015	2021
Min	24.2	22.6	37.7	49.4	58.9	68.9	73.7	73.3	66.4	55	42.8	30.7	53.6
	2004	2015	2015	2018	2003	2009	2000	2000	2000	2003	2019	2000	2003

GEOLOGY

Bloomfield Township is located within the Piedmont physiographic province. The Piedmont Province is primarily a low rolling plain divided by a series of higher ridges. The elevation of this province typically ranges from 300 to 400 feet above sea level but can reach up to 914 feet at Barren Ridge on the Hunterdon Plateau. However, Bloomfield Township lies 120 to 170 feet above sea level on average with certain areas, such as Brookdale Park, reaching as high as 200 feet above sea level.

According to the NJDEP's GIS system, NJ-GeoWeb, Bloomfield Township contains three outcrop areas. These areas are located at the Forest Hill Fair Club (Block 632, Lot 2), along a part of the Third River between Forest Drive and the Garden State Parkway (Block 547, Lots 29, 27, 25, 10 and the parkway right of way), and at the corner of Federal Plaza and Arlington Avenue (Block 63, Lot 71). Bedrock outcrops are generally areas of visible bedrock; however, in Bloomfield, they appear to have been removed and developed on. The formation strikes north/northeast to south/southeast and dips ten degrees to the west/northwest per the USGS Orange Quadrangle.

The elevation of this bedrock is approximately 45 feet AMSL in south Bloomfield to 150 feet in the north per NJGS OFM41 of the area.

Bloomfield Township resides on the Passaic Formation which has a lithology of sandstone and silt. The unit is planar to ripple cross-laminated, fissile, and locally calcareous and contains cracks and root casts. The sandstone beds are coarser and thicker near conglomerate units with a maximum thickness of approximately 3,610 ft. This formation contains no major faults, folds, or dikes.

The surficial geology of Bloomfield Township consists of Late Wisconsinan Glaciofluvial Terrace deposits comprised of sand, gravel and minor silt; Rahway Till consisting of clayey silt to sandy silt with many pebbles and cobbles; Late Wisconsinan Recessional Moraine Deposits made up of Rahway Till forming morainic ridges and knolls; Late Wisconsinan Glacial Delta deposits comprised of sand, pebble to cobble gravel and minor silt; and Alluvial consisting of sand, gravel, silt, minor clay, and peat (*see map in Appendix VI*).

SOILS

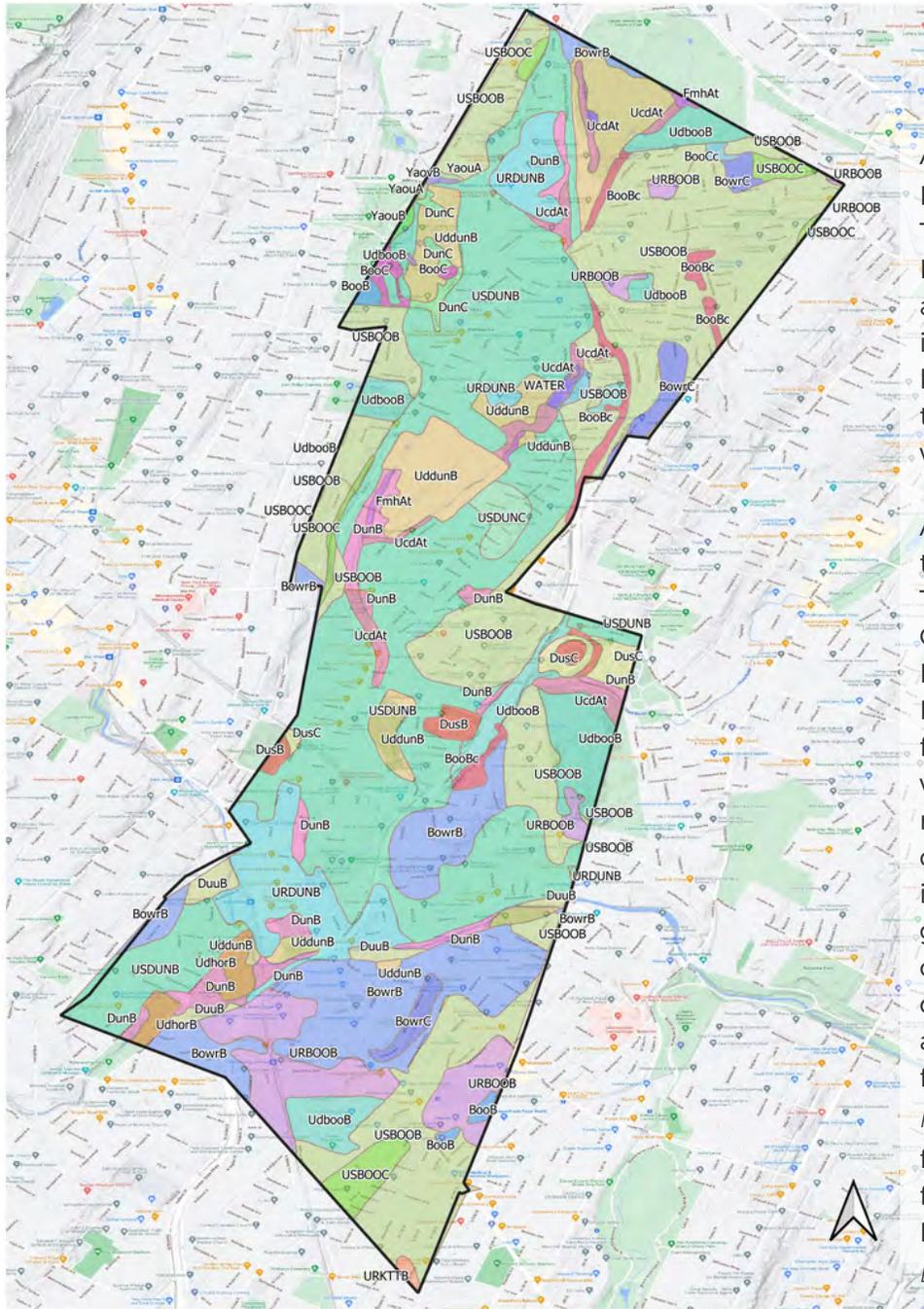


FIGURE 3
Soil Survey Map

As seen in *Figure 3: Soil Survey Map*, Bloomfield Township is primarily urban land. The most prevalent soils are Boonton Urban Land and Dunellen Urban Land. These soils are generally well drained; however, the immense amount of impervious surface located within Bloomfield does not allow these soils to properly drain stormwater which results in flooding.

Abbreviated descriptions of the soils series that have been mapped in Bloomfield Township are obtained from the Soil Conservation Service of the United States Department of Agriculture soil survey for Essex County. These soil series are derived from the unified soil classification system which classifies minerals and organic mineral soils on the basis of particle-size characteristics, liquid limit, and plasticity index. The major soil divisions and basic soil groups are determined based on estimated or measured values for grain-size distribution. ASTM D 2487 provides additional detail on the criteria chart used for classifying soils. Refer to *Table 2: Soil Properties* and *Appendix I Soils Descriptions* for detailed descriptions of the soil series found in Bloomfield Township, Essex County, New Jersey. Refer to *Appendix II: Soils Definitions* for further reference.

TABLE 2

Soil Properties

Map Unit Symbol	Soil Series	Slope (%)	Depth to Season High Water Table	Drainage Class	Flooding Frequency	Hydrologic Group	Surface Permeability (in/hr)
BooB	Boonton silt loam, red sandstone lowland	3 to 8	More than 80"	Well Drained	None	C	0.06 to 0.2
BooBc	Boonton silt loam, red sandstone lowland, extremely stony	0 to 8	More than 80"	Well Drained	None	C	0.06 to 0.2
BooC	Boonton silt loam, red sandstone lowland	8 to 15	More than 80"	Well Drained	None	C	0.06 to 0.2
BooCc	Boonton silt loam, red sandstone lowland, extremely stony	8 to 15	More than 80"	Well Drained	None	C	0.06 to 0.2
BotB	Boonton - Udorthents, Boonton substratum complex, red sandstone lowland	0 to 8	More than 80"	Well Drained	None	C/D	0.06 to 0.2
BowrB	Boonton - Urban land, Boonton substratum complex, red sandstone lowland	0 to 8	More than 80"	Well Drained	None	C	0.06 to 0.2
BowrC	Boonton - Urban land, Boonton substratum complex, red sandstone lowland	8 to 15	More than 80"	Well Drained	None	C	0.06 to 0.2
DunB	Dunellen sandy loam	3 to 8	More than 80"	Well Drained	None	A	1.98 to 5.95
DunC	Dunellen sandy loam	3 to 8	More than 80"	Well Drained	None	A	1.98 to 6
DusB	Dunellen - Udorthents, Dunellen substratum complex	0 to 8	More than 80"	Well Drained	None	A/D	1.98 to 5.95
DusC	Dunellen - Udorthents, Dunellen substratum complex	8 to 15	More than 80"	Well Drained	None	A/D	1.98 to 6
DuuB	Dunellen - Urban land, Dunellen substratum complex	0 to 8	More than 80"	Well Drained	None	A	1.98 to 5.95
FmhAt	Fluvaquents, loamy	0 to 3	Approx. 6" to 8"	Well Drained	Frequent	B/D	0.57 to 1.98
UcdAt	Udifuvents	0 to 3	Approx. 18" to 24"	Well Drained	Frequent	A/D	1.98 to 5.95
UdbooB	Udorthents, Boonton substratum, red sandstone lowland	0 to 8	More than 80"	Well Drained	None	D	0.06 to 0.2
UddunB	Udorthents, Dunellen substratum	0 to 8	More than 80"	Well Drained	None	D	1.98 to 5.95
UdhorB	Udorthents, Horseneck substratum	0 to 8	Approx. 18" to 40"	Well Drained	None	D	1.98 to 5.95
URBOOB	Urban land, Boonton substratum, 0 to 8 percent slopes, red sandstone lowland	0 to 8	N/A	N/A	N/A	N/A	N/A
URDUNB	Urban land, Dunellen substratum, 0 to 8 percent slopes	0 to 8	N/A	N/A	N/A	N/A	N/A
USBOOB	Urban land, Boonton substratum - Boonton complex, red sandstone lowland, 0 to 8 percent slopes	0 to 8	N/A	N/A	N/A	N/A	N/A
USBOOC	Urban land, Boonton substratum - Boonton complex, red sandstone lowland	8 to 15	More than 80"	N/A	None	C	0.06 to 0.2
USDUNB	Urban land, Dunellen substratum - Dunellen complex	0 to 8	More than 80"	N/A	None	A	1.98 to 6
USDUNC	Urban land, Dunellen substratum - Dunellen complex	8 to 15	More than 80"	N/A	None	A	1.98 to 6

I. DRAINAGE

Bloomfield Township overlays soils that are well drained; however, because of the total impervious cover, the soils are not able to drain to the best of their ability. The inability of the soil to drain properly creates flooding issues within Bloomfield Township.

II. FLOODING

The majority of Bloomfield Township soils are not prone to flooding; however, the Township has a major flooding problem after significant rain events. The impervious cover within Bloomfield does not allow for the soils to drain stormwater, resulting in flooding. The fluvaquent and udifluent soils within Bloomfield are located along the rivers and have a flooding frequency of frequent because of their permeability and location within the flood plain (Refer to *Table 3: Categories for Flooding Frequency* located in *Appendix II: Soils Definitions*).

Another resource to establish flooding within Bloomfield is the FEMA flood Hazard Area Maps that can be seen in *Appendix VI: FEMA Flood Mapping*. The flood hazard area is found along the Third and Second River and their tributaries.

III. PERMEABILITY

The USDA Web Soil Survey for Bloomfield Township contains permeability estimates for each soil type. According to the permeability rates obtained from the USDA Web soil survey for Bloomfield, the Boonton soils have slow permeability rates (0.06 – 0.2 in/hr.); the Dunellen, Udifluents, and Udorthents soils have moderately rapid permeability (1.98 – 5.95 in/hr.); and the Fluvaquent soils have very slow to slow permeability rates (0.57 – 1.98 in/hr.). Refer to *Table 4: Permeability Rates* in *Appendix II: Soils definitions*. Soil permeability is a critical parameter in the design of septic system disposal fields and stormwater management systems. Soil survey estimates of permeability are typically used as a planning guide in land or agricultural uses. Actual permeability is generally assessed by onsite evaluation and laboratory testing.

IV. HYDROLOGIC GROUP

The soils found in Bloomfield are most prominently group C hydric soils followed by group A, D, A/D, B/D, and C/D. The two prominent soils of Bloomfield are Boonton (group C) and Dunellen (group A) which create an interesting range of slow and high infiltration areas in the Township.

V. EROSION POTENTIAL

The soils found in Bloomfield have values of K ranging from 0.05 to 0.69, with higher values indicating a greater susceptibility to sheet and rill erosion by water.

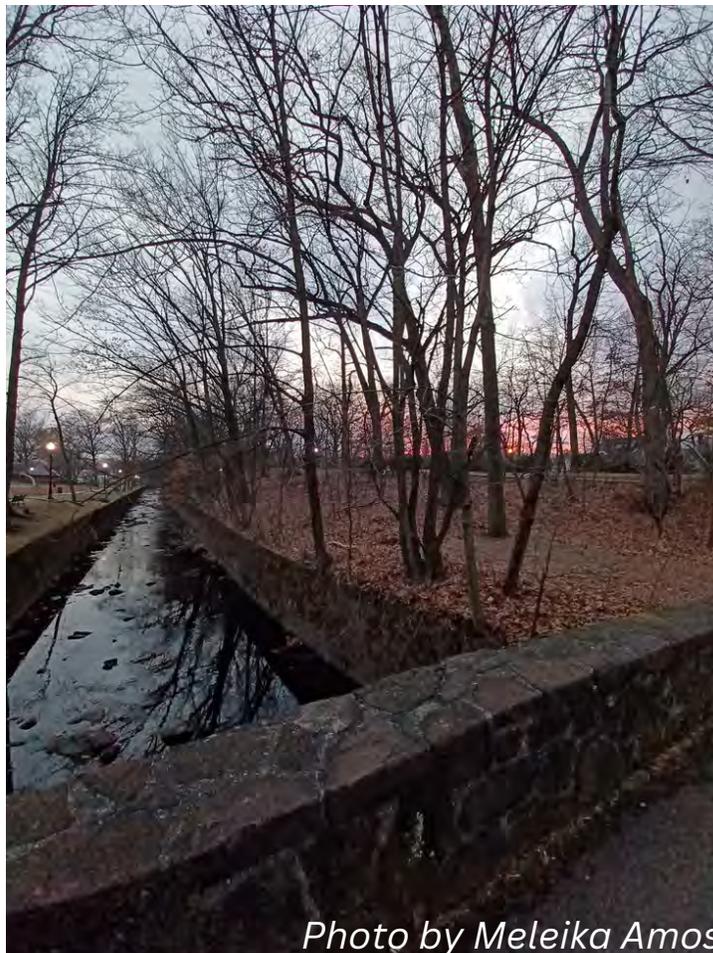


Photo by Meleika Amos

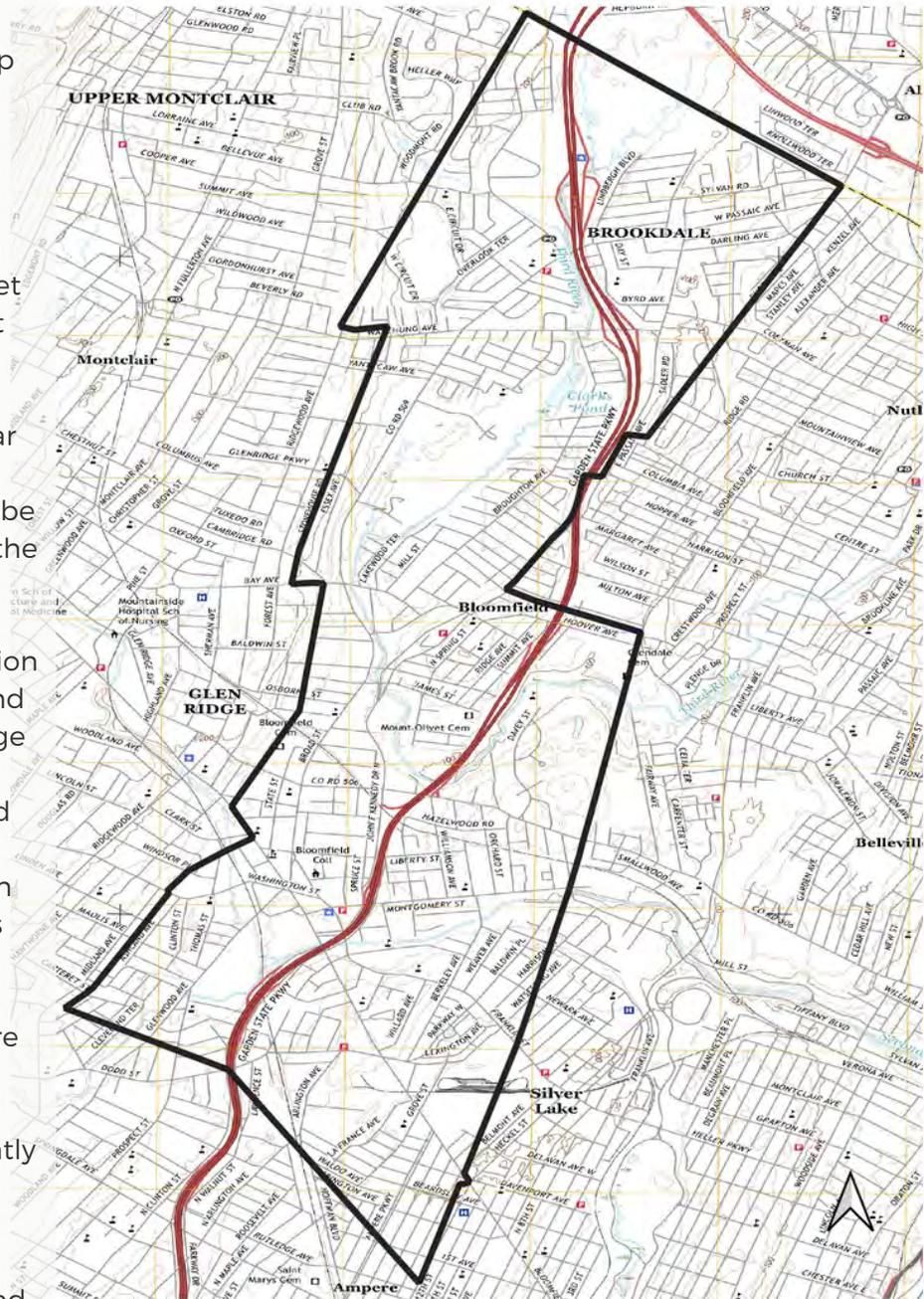
TOPOGRAPHY

FIGURE 4

Topographic Map

Bloomfield's topography can be characterized as flat to gently sloping with steeper slopes located in the northern half of the Township. Steep slopes generally do not present any serious limitations on development throughout most of the Township; however, isolated areas of steep slopes do exist. The highest point in Bloomfield is approximately 200 feet above sea level, located on the west side of Bloomfield near Brookdale Park, the east side near the Garden State Parkway, and to the north near the Upper Montclair Country Club. The lowest point of Bloomfield can be found at 117 feet above sea level to the east of Watsessing Park

Slopes are an important consideration in planning as they can limit the land use. Slope is measured as the change in elevation (vertical distance) over horizontal distance and is expressed as a percentage. Steep slopes can increase the cost of grading and can require more sophisticated footings and pilings to support structures. Slopes also increase stormwater runoff rates and, when disturbed, are subject to erosion which can make them difficult to stabilize. Slopes greater than 10% create a significantly higher risk of erosion than more gentle slopes and flatlands. Slopes that lack vegetation can subject nearby waterbodies to sediment load influxes during rainstorms which can be detrimental to wildlife, water quality, and landscapes.

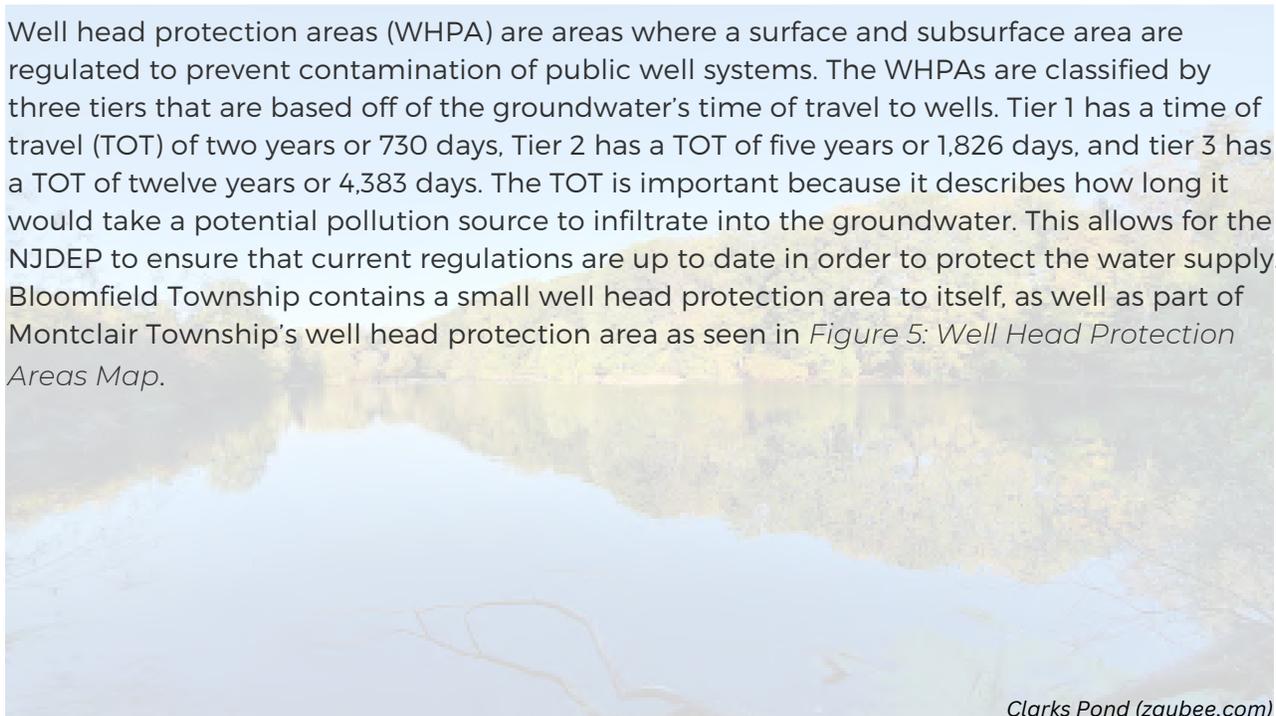


HYDROLOGY

The New Jersey Department of Environmental Protection has divided the State into 20 Watershed Management Areas (WMAs) for the purpose of environmental planning and management. The major drainage systems of Bloomfield Township are within the Lower Passaic and Saddle Watershed Management Area 04. Bloomfield Township is also located within the Third River Sub-Watershed.

Bloomfield Township is located within two different aquifers in the Newark Basin part of the Piedmont, according to the NJDEP. Located in the west to northwest of Bloomfield Township is the Basalt Aquifer where the groundwater is stored and transmitted in the fractures of the bedrock. There are few high-capacity wells; the water is normally fresh, slightly to highly alkaline, moderately hard, and of the calcium-bicarbonate type. The second and more abundant aquifer, the Brunswick Aquifer, is located throughout the rest of Bloomfield Township. The bedrock of this aquifer is made of sandstone, siltstone, and shale of the Passaic, Towaco, Feltville, and Boonton Formations. The groundwater that is stored and transmitted in the fractured bedrock is normally fresh, slightly alkaline, non-corrosive, and hard water. It is dominated by calcium-bicarbonate type water and subordinate calcium-sulfate waters associated with dissolved solids.

Well head protection areas (WHPA) are areas where a surface and subsurface area are regulated to prevent contamination of public well systems. The WHPAs are classified by three tiers that are based off of the groundwater's time of travel to wells. Tier 1 has a time of travel (TOT) of two years or 730 days, Tier 2 has a TOT of five years or 1,826 days, and tier 3 has a TOT of twelve years or 4,383 days. The TOT is important because it describes how long it would take a potential pollution source to infiltrate into the groundwater. This allows for the NJDEP to ensure that current regulations are up to date in order to protect the water supply. Bloomfield Township contains a small well head protection area to itself, as well as part of Montclair Township's well head protection area as seen in *Figure 5: Well Head Protection Areas Map*.

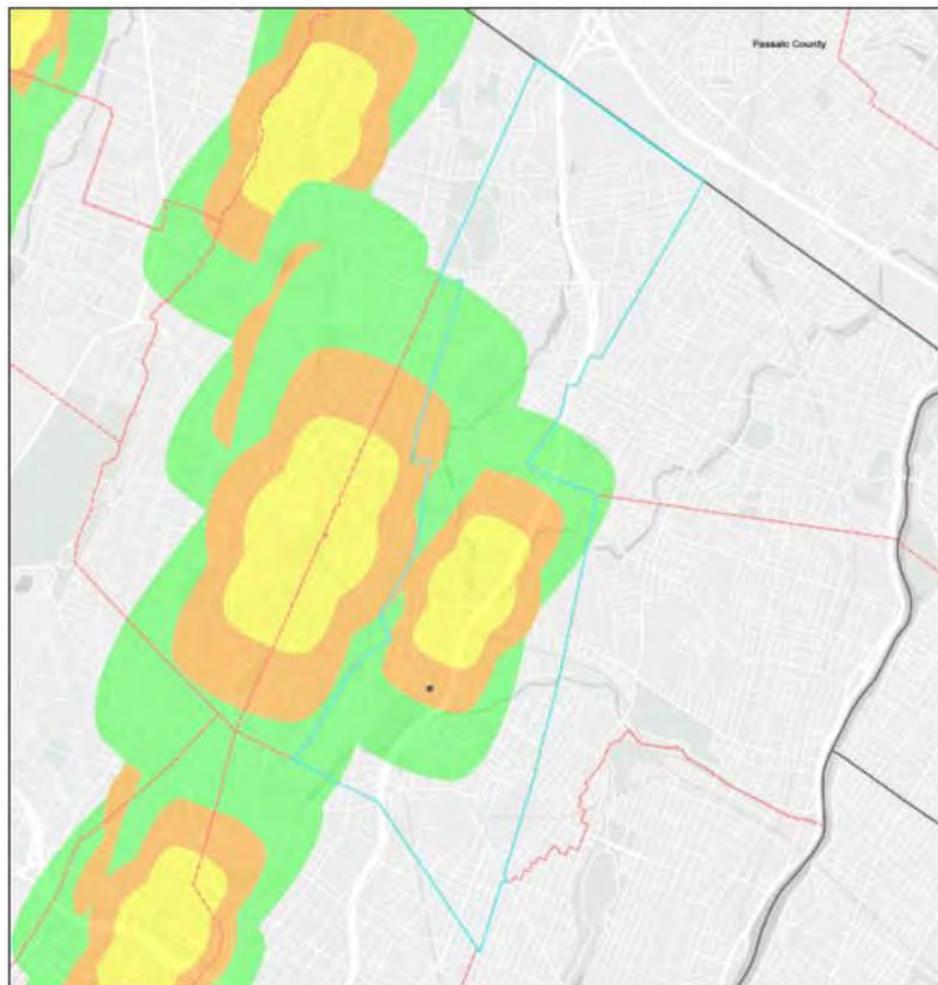


Clarks Pond (zaubee.com)

Classification Exception Areas (CEA) serve as an institutional control by providing notice that there is groundwater pollution in a localized area due to a contaminated site. The CEAs in Bloomfield are located at or around industrial buildings, service areas, utility plants, or gas stations. There is a total of 38 CEAs located within Bloomfield Township that are depicted on *Figure 6: CEA Map*.

FIGURE 5

Well Head Protection Areas



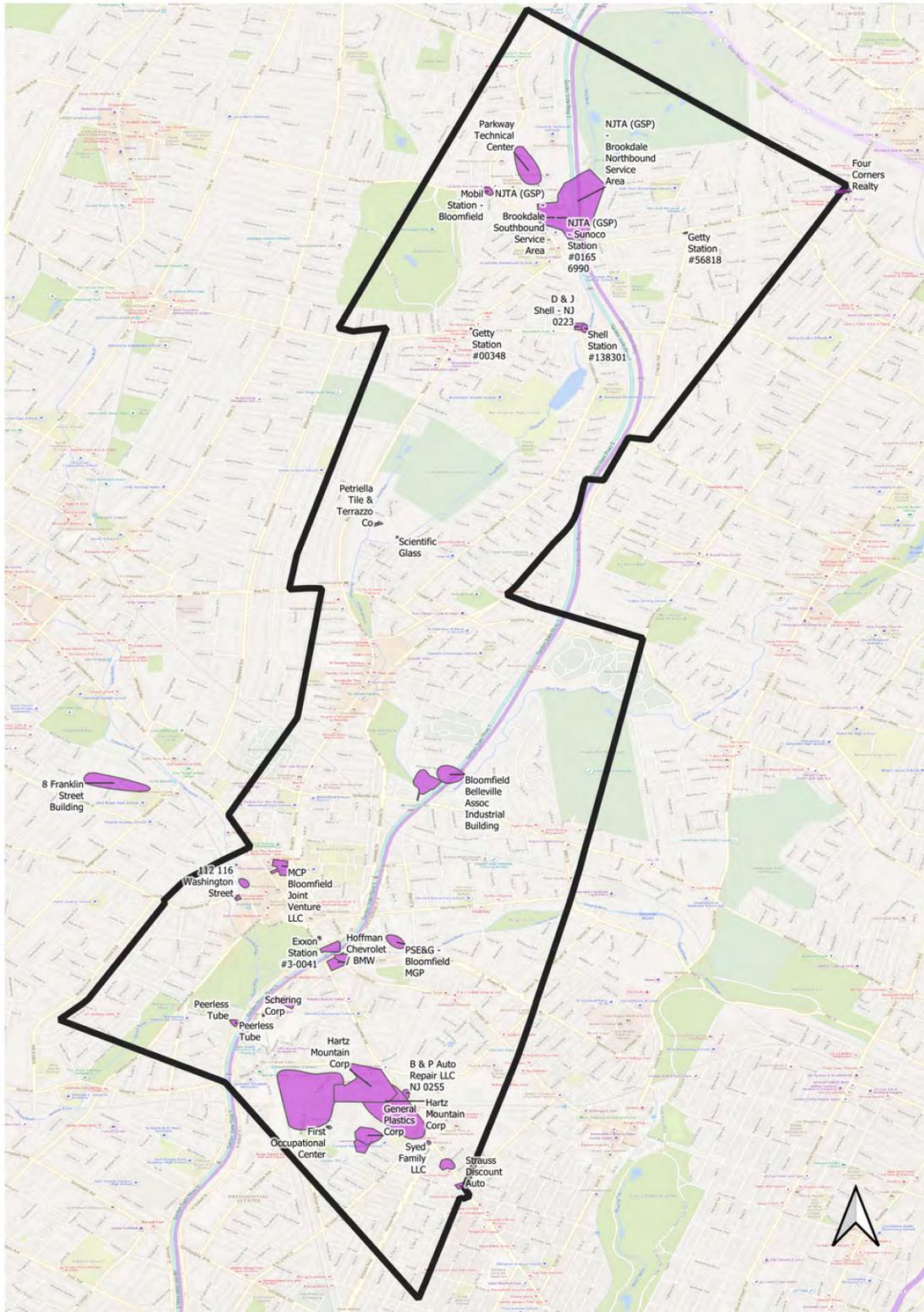
11/2/2021, 9:32:12 AM
County Boundaries
Municipalities
Well Head Protection Areas (Community)
Tier 1: 2-Year
Tier 2: 5-Year
Tier 3: 12-Year

1:45,000
0 0.4 0.8 1.5 mi
0 0.5 1 2 km

NYC OpenData, New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, METANASA, USGS, EPA, NPS, USDA | NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of

NYC OpenData, New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, METANASA, USGS, EPA, NPS, USDA | NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of

FIGURE 6
Classification Exception Area (CEA) Map



SURFACE WATER

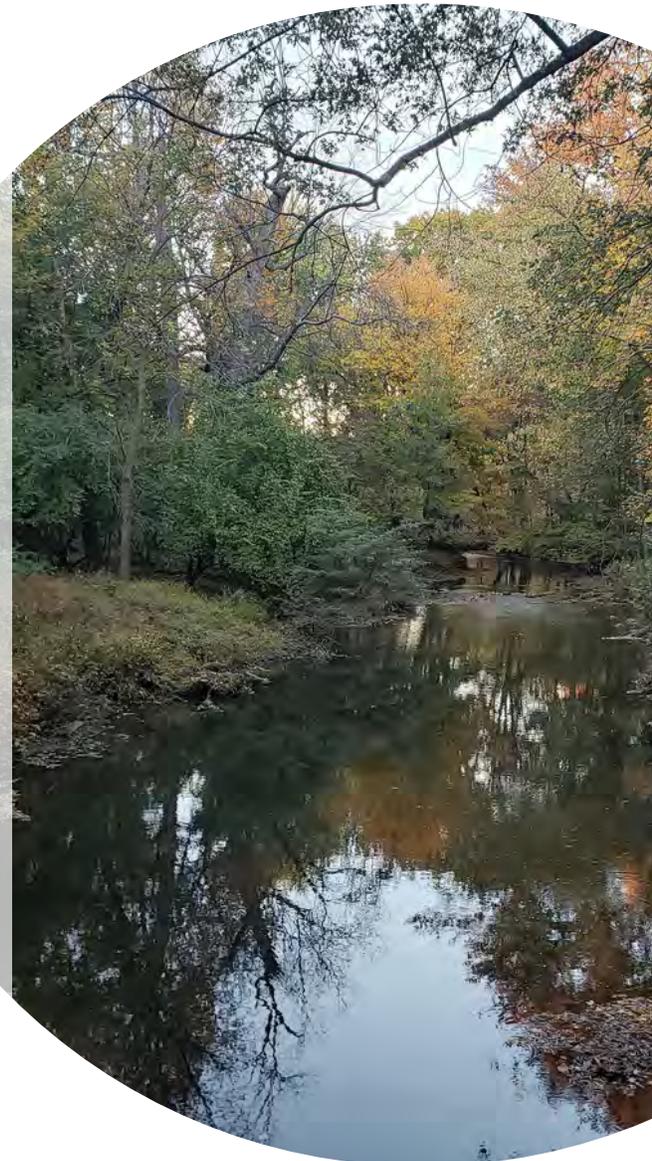
The surface water within Bloomfield Township is comprised of three streams including the Wigwam Brook, Second River, and Third River. They are all categorized as FW2-NT-SE2 (Freshwater- nontrout-saline waters of estuaries) which are designated as stated below. The Township also contains Clarks Pond, tributaries of the Second and Third rivers, and private ponds such as the ponds located at Forest Hill Field Club. These surface water bodies are depicted on *Figure 7: Waterbodies Map*.

In all FW2 waters, the designated uses are:

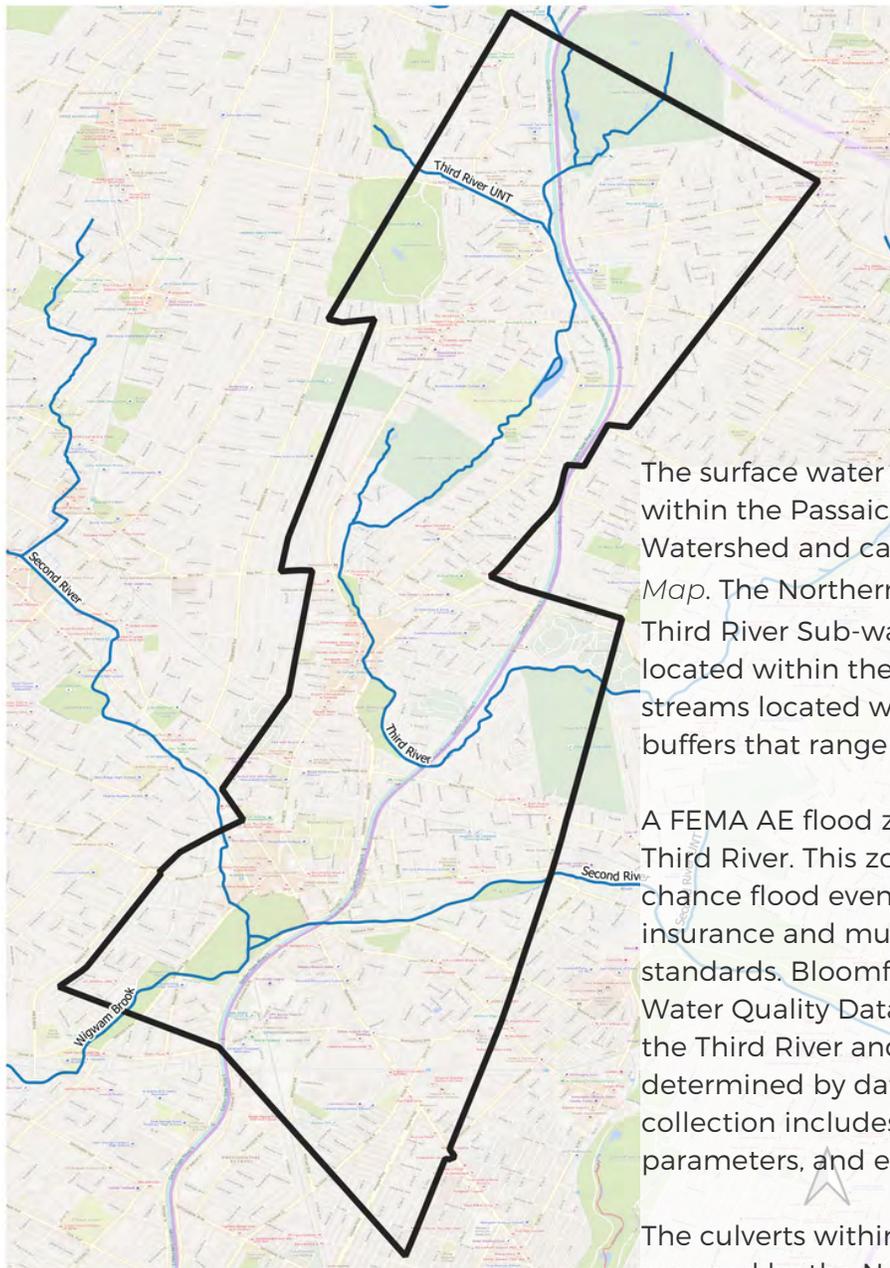
- Maintenance, migration, and propagation of natural and established biota;
- Primary contact recreation;
- Industrial and agricultural water supply;
- Public potable water supply after conventional filtration treatment (a series of processing including filtration, flocculation, coagulation, and sedimentation, resulting in substantial particulate removal but no consistent removal of chemical constituents and disinfection);
- Any other reasonable uses.

In all SE2 waters the designated uses are:

- Maintenance, migration, and propagation of the natural and established biota;
- Migration of diadromous fish;
- Maintenance of wildlife;
- Any other reasonable uses.



Third River

**FIGURE 7****Surface Water Map**

The surface water within Bloomfield Township is located within the Passaic River Lower (Newark Bay to Saddle) Watershed and can be seen in *Figure 8: Waterbodies Map*. The Northern part of Bloomfield is located within the Third River Sub-watershed while the Southern part is located within the Second River Sub-watershed. The streams located within the Township all have riparian buffers that range from 50 feet to 300 feet.

A FEMA AE flood zone exists along the Second River and Third River. This zone represents the 1-percent-annual-chance flood event. These areas require mandatory flood insurance and must abide by floodplain management standards. Bloomfield Township is also equipped with 16 Water Quality Data Exchange monitoring locations: 8 on the Third River and 8 on the Second River. The sites are determined by data collection locations. This data collection includes field sampling, measurement of field parameters, and evaluation of environmental habits.

The culverts within Bloomfield Township have been mapped by the North Atlantic Aquatic Connectivity Collaborative. As per the GIS data on NJ-GeoWeb, there are 39 culverts located throughout Bloomfield. These culverts have not been surveyed for organism pass ability.

FRESHWATER WETLANDS

I. TYPES

Originally adopted in 1989, the Freshwater Wetlands Protection Act was set forth to define procedures to identify wetlands areas and formally recognize the vital ecological and socioeconomic value of these resources. Wetlands are generally defined as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support vegetation adapted for life in saturated soil conditions. Extended periods of inundation create anaerobic conditions that cause the depletion of color from soil layers. These soils are referred to as hydric soils. The NJDEP Freshwater Wetlands Map (*Figure 8: Wetlands Map*) for Bloomfield Township depicts wetlands within the Township as interpreted by the New Jersey Department of Environmental Protection. These wetland areas are classified according to the U.S. Geological Survey Land Use and Land Cover classification system used for land use mapping. The wetlands map is intended for use as a planning guide to indicate areas that may potentially contain regulated wetlands. Actual determination of regulated areas is dependent on a field delineation of the wetland boundary in accordance with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989) as required by the NJDEP.

Bloomfield Township's Freshwater Wetlands are located at the following locations:

- Watsessing Park, Block 154 Lot 1
- Wrights Field, Block 481 Lot 55
- Forest Hill Field Club, Block 632 Lot 2, Block 751 Lot 2, and Garden State Parkway Right- of-Way
- Between Lion Gate soccer field and Broad Street, Block 792 Lots 46, 55, 58, 60, 61, 64, 68-81, 131 and 132, Block 871 Lots 18, 30 and 102
- Glen Ridge County Club, Block 871 Lot 20
- Clarks Pond, Block 991 Lot 78 and 92
- Upper Montclair Country Club, Block 1232 Lot 80 and Garden State Parkway Right-of- Way



Lion Gate Wetland Restoration (photo from PrincetonHydro)

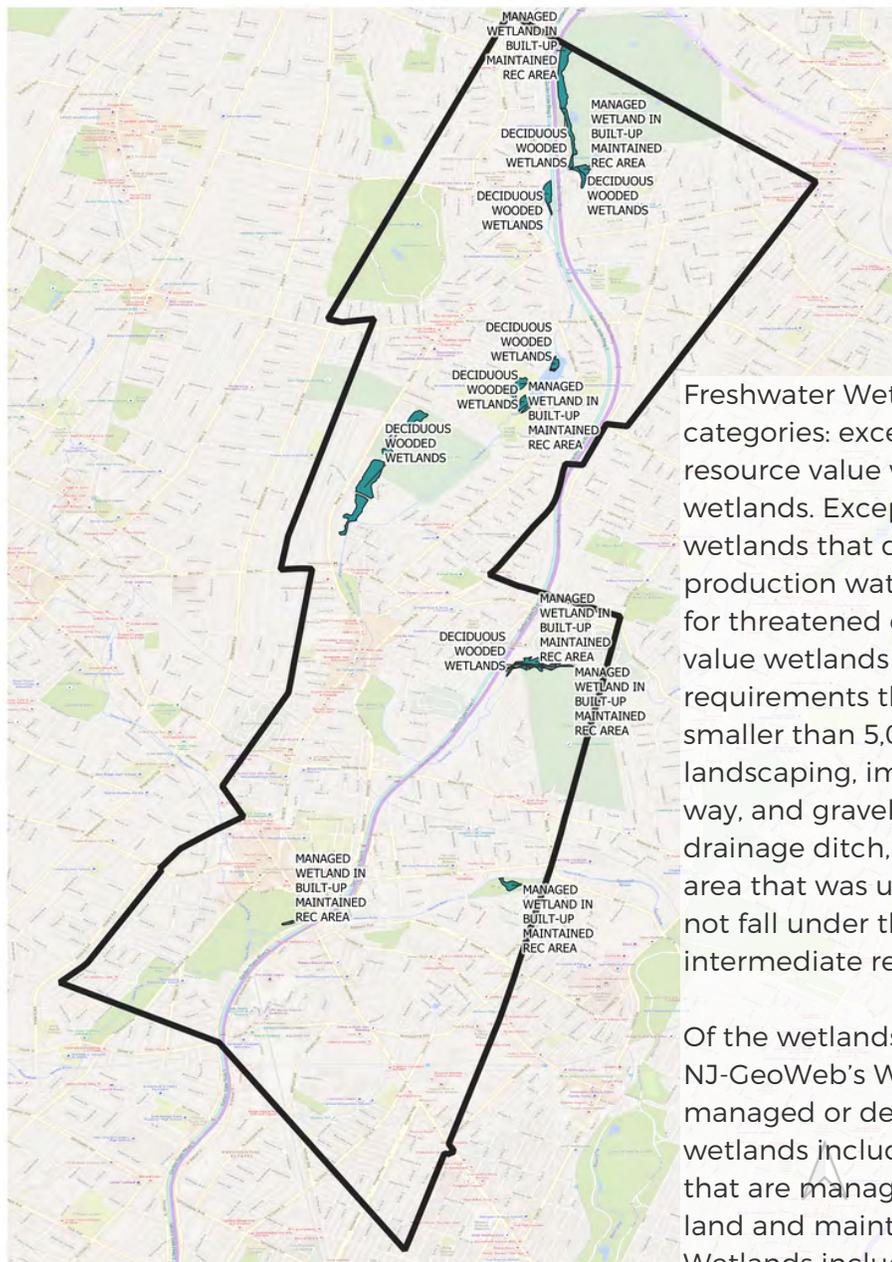


FIGURE 8
Wetlands Map

Freshwater Wetlands are classified under three different categories: exceptional resource value wetlands, ordinary resource value wetlands, or intermediate resource value wetlands. Exceptional resource value wetlands are wetlands that discharge into FW-1 or FW-2 trout production waters or are a present or documented habitat for threatened or endangered species. Ordinary resource value wetlands are classified based on a broad range of requirements that include: an isolated wetland area that is smaller than 5,000 square feet, used as lawns, maintained landscaping, impervious surfaces, active railroad rights-of-way, and graveled or stoned parking/storage areas or a drainage ditch, swale, or a detention facility created in an area that was upland at the time. Any wetland that does not fall under the two classifications stated above are intermediate resource value wetlands.

Of the wetlands that are present according to the NJDEP NJ-GeoWeb's Wetland Layer (2012), the majority consists of managed or deciduous wooded wetlands. Managed wetlands include modified former natural wetland areas that are managed for miscellaneous types of recreational land and maintained grass lawn areas. Deciduous Wooded Wetlands include closed canopy swamps associated with watercourses and marsh edges, as well as isolated wetlands. The wetlands are dominated by deciduous tree species (>75%) with an average height greater than 20 feet. The wetlands in Bloomfield Township are commonly associated with stream corridors or small ponds and are classified as ordinary wetlands.

URBAN WETLAND, PARK IN BLOOMFIELD EARNS 'SMART GROWTH' AWARD

A formerly contaminated site in Bloomfield has been transformed into an urban wetlands and park space, earning an award along the way.

Article from patch.com Nov. 14 2022

A formerly contaminated site in Bloomfield has been transformed into an urban wetlands and park space, earning a “Smart Growth” award from a New Jersey nonprofit along the way.

The Township of Bloomfield recently announced that it has been selected as a winner of the 2022 Smart Growth Award for the Lion Gate Park and Urban Wetland Floodplain Creation Project.

Presented by the nonprofit environmental organization New Jersey Future, the award honors redevelopment projects that contribute to making New Jersey communities “sustainable, equitable and strong.”

“At the same time, located on the Third River, an urban flood prone tributary to the Passaic River, Lion Gate Park incorporates over four acres of freshwater wetland that reestablishes the original floodplain to hold up to 10 million gallons of flood surge during storms. The land’s capacity for absorption helps to prevent some of the flooding which often takes place as the result of storms, and cleanup of the area has contributed to cleaner water entering the adjacent Passaic River. Additionally, because the Passaic River is a Superfund-designated waterway, the interventions made at Lion Gate Park have helped to reduce the toxicity of the river, serving as a model for other New Jersey townships with tributaries to toxic rivers that has the potential to serve dozens if not hundreds of New Jersey municipalities facing similar challenges.”



“The property upon which Lion Gate Park resides was once the site of an old dye factory and former thermometer manufacturer that was later abandoned. The contaminated site lay dormant and was an eyesore for several decades, until a team of environmental advocates, local leaders and architects worked to implement the Lion Gate Park and Urban Wetland Floodplain Creation project. The new 18-acre park includes recreational facilities, a freshwater wetlands complex, and a fieldhouse, and serves as a safe space for recreation, in which a turf soccer field has become a destination for Bloomfield’s booming soccer program and residents alike.”



II. VEGETATION

Vegetation that could be used to identify a wetland includes over 1,000 vascular plants; examples are listed below in *Table 5: Obligate Plants of Essex County*. This list is not final and is not based off actual observations and does not include all the plants that could potentially exist in Bloomfield Township, Essex County, New Jersey.

Many factors influence wetland vegetation such as climate, hydrology, water chemistry, and human activities. Other important physical factors include soil type, aeration, nutrients, acidity, temperature, and light. Wetland plants are classified into 5 different hydrophyte types which include:

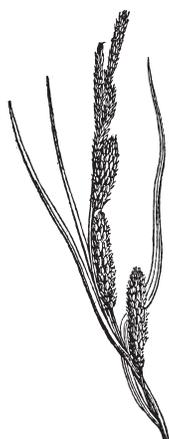
- Obligate: The plant almost always occurs in wetlands under natural conditions.
- Facultative Wetland: The plant usually occurs in wetlands but is occasionally found in non-wetlands.
- Facultative: The plant is equally likely to occur in wetlands and non-wetlands.
- Facultative Upland: The plant usually occurs in non-wetlands but occasionally is found in wetlands.
- Upland: The plant occurs in wetlands in other regions but occurs almost always under natural conditions in non-wetlands in New Jersey.



*Lion Gate Wetland
Restoration (photo from
PrincetonHydro)*

TABLE 5

Obligate Plants of Essex County



Hydrophyte Type	Common Name	Scientific Name
Obligate	calamus	<i>Acorus calamus</i>
Obligate	shortawn foxtail	<i>Alopecurus aequalis</i>
Obligate	dragon's mouth	<i>Arethusa bulbosa</i>
Obligate	Carolina mosquitofern	<i>Azolla caroliniana</i>
Obligate	smooth beggartick	<i>Bidens laevis</i>
Obligate	twoheaded water-starwort	<i>Callitriche heterophylla</i>
Obligate	yellow marsh marigold	<i>Caltha palustris</i>
Obligate	longhair sedge	<i>Carex comosa</i>
Obligate	coastal sedge	<i>Carex exilis</i>
Obligate	woollyfruit sedge	<i>Carex lasiocarpa</i>
Obligate	drooping sedge	<i>Carex prasina</i>
Obligate	eastern straw sedge	<i>Carex straminea</i>
Obligate	upright sedge	<i>Carex stricta</i>
Obligate	common buttonbush	<i>Cephalanthus occidentalis</i>
Obligate	Atlantic white cedar	<i>Chamaecyparis thyoides</i>
Obligate	white turtlehead	<i>Chelone glabra</i>
Obligate	bulblet-bearing water hemlock	<i>Cicuta bulbifera</i>
Obligate	spotted water hemlock	<i>Cicuta maculata</i>
Obligate	threeway sedge	<i>Dulichium arundinaceum</i>
Obligate	purpleleaf willowherb	<i>Epilobium coloratum</i>
Obligate	floating mannagrass	<i>Glyceria septentrionalis</i>
Obligate	kidneyleaf mudplantain	<i>Heteranthera reniformis</i>
Obligate	crimson-eyed rosemallow	<i>Hibiscus moscheutos</i>
Obligate	American marshpennywort	<i>Hydrocotyle americana</i>
Obligate	northern St. Johnswort	<i>Hypericum boreale</i>
Obligate	slender blue iris	<i>Iris prismatica</i>
Obligate	harlequin blueflag	<i>Iris versicolor</i>
Obligate	Appalachian quillwort	<i>Isoetes engelmannii</i>
Obligate	tapertip rush	<i>Juncus acuminatus</i>
Obligate	rice cutgrass	<i>Leersia oryzoides</i>

Hydrophyte Type	Common Name	Scientific Name
Obligate	minute duckweed	<i>Lemna perpusilla</i>
Obligate	star duckweed	<i>Lemna trisulca</i>
Obligate	lowland yellow loosestrife	<i>Lysimachia hybrida</i>
Obligate	earth loosestrife	<i>Lysimachia terrestris</i>
Obligate	sharpwing monkeyflower	<i>Mimulus alatus</i>
Obligate	Allegheny monkeyflower	<i>Mimulus ringens</i>
Obligate	low watermilfoil	<i>Myriophyllum humile</i>
Obligate	goldenclub	<i>Orotium aquaticum</i>
Obligate	royal fern	<i>Osmunda regalis</i>
Obligate	snakemouth orchid	<i>Pogonia ophioglossoides</i>
Obligate	pickerelweed	<i>Pontederia cordata</i>
Obligate	marsh marmalweed	<i>Proserpinaca palustris</i>
Obligate	cursed buttercup	<i>Ranunculus sceleratus</i>
Obligate	brownish beaksedge	<i>Rhynchospora capitellata</i>
Obligate	swamp rose	<i>Rosa palustris</i>
Obligate	greater water dock	<i>Rumex orbiculatus</i>
Obligate	hooded arrowhead	<i>Sagittaria calycina</i>
Obligate	awl-leaf arrowhead	<i>Sagittaria subulata</i>
Obligate	silky willow	<i>Salix sericea</i>
Obligate	lizard's tail	<i>Saururus cernuus</i>
Obligate	woodland bulrush	<i>Scirpus expansus</i>
Obligate	roundleaf goldenrod	<i>Solidago patula</i>
Obligate	branched bur-reed	<i>Sparganium angrocladum</i>
Obligate	broadfruit bur-reed	<i>Sparganium eurycarpum</i>
Obligate	annual seapweed	<i>Suaeda linearis</i>
Obligate	humped bladderwort	<i>Utricularia gibba</i>
Obligate	cranberry	<i>Vaccinium macrocarpon</i>
Obligate	water speedwell	<i>Veronica anagallis-aquatica</i>
Obligate	bog white violet	<i>Viola lanceolata</i>

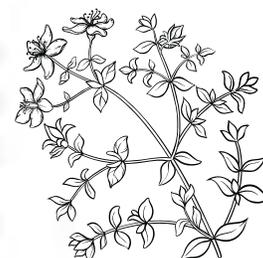


TABLE 6

Facultative Wet Plants of Essex County

Hydrophyte Type	Common Name	Scientific Name
Facultative Wet	strawcolored flatsedge	Cyperus strigosus
Facultative Wet	giant sunflower	Helianthus giganteus
Facultative Wet	northern sweetgrass	Hierochloa hirta
Facultative Wet	lesser Canadian St. Johnswort	Hypericum canadense
Facultative Wet	tamarack	Larix laricina
Facultative Wet	whitegrass	Leersia virginica
Facultative Wet	maleberry	Lyonia ligustrina
Facultative Wet	sensitive fern	Onoclea sensibilis
Facultative Wet	yellow fringed orchid	Platanthera ciliaris
Facultative Wet	palegreen orchid	Platanthera flava
Facultative Wet	green fringed orchid	Platanthera lacera
Facultative Wet	bristly dewberry	Rubus hispida
Facultative Wet	pussy willow	Salix discolor
Facultative Wet	Missouri River willow	Salix eriocephala
Facultative Wet	steepiebush	Spiraea tomentosa
Facultative Wet	sand violet	Viola affinis

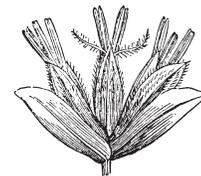


TABLE 7

Facultative Plants of Essex County

Hydrophyte Type	Common Name	Scientific Name
Facultative	red maple	Acer rubrum
Facultative	gray birch	Betula populifolia
Facultative	cutleaf grapefern	Botrychium dissectum
Facultative	American hornbeam	Carpinus caroliniana
Facultative	blue huckleberry	Gaylussacia frondosa
Facultative	sheep laurel	Kalmia angustifolia
Facultative	common moonseed	Menispermum canadense
Facultative	pink azalea	Rhododendron periclymenoides
Facultative	smooth carrionflower	Smilax herbacea
Facultative	roundleaf greenbrier	Smilax rotundifolia
Facultative	slippery elm	Ulmus rubra
Facultative	southern arrowwood	Viburnum dentatum
Facultative	alpine violet	Viola labradorica



III. SOILS

Hydric soils are defined by the U.S.D.A. Soil Conservation Service (1982) as soil that is either: saturated at or near the soil surface with water that is virtually lacking free oxygen for significant periods during the growing season or flooded frequently for long periods during the growing season. The Soil Conservation Service (SCS) developed two national lists to classify soils, hydric soils, and soils with hydric conditions. The list was further refined for New Jersey by the SCS where three general groups were created; these groups are listed below. Bloomfield Township contains one hydric soil: Fluvaquents. These soils are only found along the Third River near Clarks Pond.

- Group 1: Soils that nearly always display consistent hydric conditions.
- Group 2: Soils displaying consistent hydric conditions in most places.
- Group 3: Soils displaying hydric conditions in a few places.

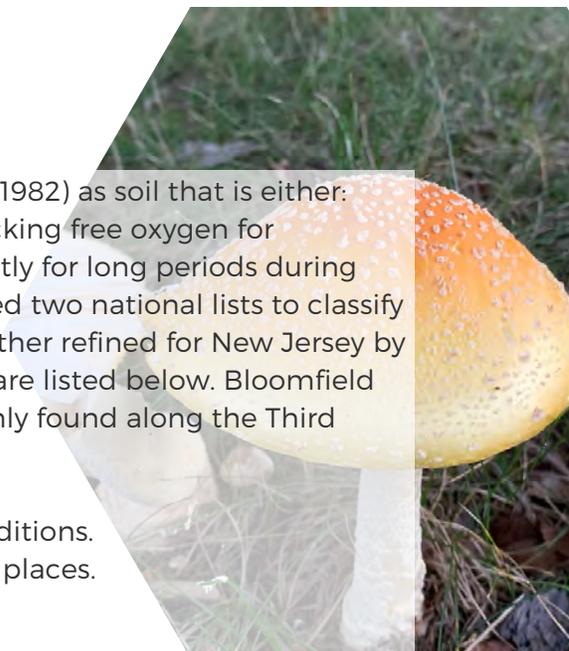


Photo by Sarah Walker

TABLE 8

Group 1 Soils of NJ

Soil Series or Land Types	Taxonomy	Soil Series Or Land Type	Taxonomy
Adrian	Terric Medisaprists	Lyons	Mollic Haplaquepts
Bayboro	Umbric Paleaquults	Lyons, Stony	Mollic Haplaquepts
Berryland	Typic Haplaquods	Manahawkin	Terric Medisaprists
Bibb	Typic Fluvaquents	Matlock	Typic Umbraquults
Biddeford	Histic Humaquepts	Muck	N/A
Bowmansville	Aeric Fluvaquents	Mullica	Typic Humaquepts
Carlisle	Typic Medisaprists	Norwich	Typic Fragiaquepts
Chippewa	Typic Fragiaquepts	Norwich, Stony	Typic Fragiaquepts
Cokesbury	Typic Fragiaquults	Pocomoke	Typic Umbraquults
Cokesbury, Stony	Typic Fragiaquults	Portsmouth	Typic Umbraquults
Colemantown	Typic Ochraquults	Preakness	Typic Humaquepts
Croton	Typic Fragiaqualfs	Sloan	Fluvaquentic Haplaquolls
Doylestown	Typic Fragiaquults	St. Johns	Typic Haplaquods
Elkton	Typic Ochraquults	Sulfaquents	N/A
Fluvaquents	N/A	Sulfihemists	N/A
Fresh Water Marsh	N/A	Swamp	N/A
Halsey	Mollie Haplaquepts	Tidal Marsh	N/A
Humaquepts	Cumulic Humaquepts	Walkill	Thapto-histic Fluvaquents
Keansburg	Typic Umbraquults	Wayland	Mollic Fluvaquents
Lamington	Typic Fragiaquults	Weeksville	Typic Humaquepts
Livingston	Mollic Haplaquepts	Whitman	Humic Fragiaquepts
		Whitman, Stony	Humic Fragiaquepts

TABLE 9

Group 2 Soils of NJ

<i>Soil Series Or Land Type</i>	<i>Taxonomy</i>	<i>Soil Series Or Land Type</i>	<i>Taxonomy</i>
Atherton	Aeric Haplaquepts	Passaic (Parsippany variant)	Aeric Ochraqualfs
Atsion	Aeric Haplaquods	Plummer	Grossarenic Paleaquults
Fallsington	Typic Ochraquults	Raynham	Aeric Haplaquepts
Fredon	Typic Oehraquults	Reaville (wet variant)	Aquic Hapludalfs
Haledon (wet variant)	Aquic Fragiudalfs	Ridgebury	Aerie Fragiaquepts
Leon	Aeric Haplaquods	Ridgebury, Stony	Aeric Fragiaquepts
Othello	Typic Ochraquults	Shrewbury	Typic Ochraquults
Parsippany	Aeric Ochraqualfs	Watchung	Typic Ochraqualfs
Pasquotank	Typic Haplaquepts	Watchung, Stony	Typic Ochraqualfs

TABLE 10

Group 3 Soils of NJ

<i>Soil Series Or Land Type</i>	<i>Taxonomy</i>	<i>Soil Series Or Land Type</i>	<i>Taxonomy</i>
Abbottstown	Aeric Fragiaqualfs	Rowland	Fluvaquentic Dystrochrepts
Amwell	Aquic Fragiudalfs	Turbotville	Aquic Fragiudalfs
Chalfont	Aquic Fragiudalfs	Venango (Albia)	Aeric Fragiaqualfs
Hanunonton	Aquic Hapludults	Venango, Stony	Aeric Fragiaqualfs
Klej	Aquic Quartzipsamments	Whippany	Aquic Hapludalfs
Lenoir	Aeric Paleaqualfs		

VEGETATION AND WILDLIFE

I. VEGETATION

Vegetation found in Bloomfield varies due to natural factors such as soils, geology, hydrology, and climate. The types of vegetation that can be found within the Township include perennial, biennial, and annual forbs/herbs, trees, shrubs, subshrubs, graminoids, and vines. The vegetation that falls into these categories can be any of the 553 native vascular plants of Essex County as seen on The Native Plant Society page of New Jersey's website.

The forest cover within Bloomfield is classified by the NJDEP through NJ-GeoWeb based on its crown closure. Each forested area in the Township is considered a deciduous forest or a mixed forest and can have a crown closure that ranges from 10-50%.

A list of species found within Bloomfield is included in *Appendix III: Plants & Trees*.

II. WILDLIFE

Lists of the mammals, birds, reptiles, amphibians, and fish common to western Essex County were compiled from State checklists generated by the New Jersey Division of Fish and Wildlife.

Endangered species are defined as those whose prospects for survival within the State are in immediate danger due to one or many factors including habitat loss, over exploitation, predation, competition, and/or disease. An endangered species requires immediate assistance or extinction may follow. Species listed as threatened may become endangered if conditions surrounding the species begin to or continue to deteriorate. However, the potential for a particular rare species to be present in the Township is dependent on the presence of suitable habitat.



Watsessing Butterfly Garden (photo from friendsofwatsessing.org)

As of 2022, the monarch butterfly (*Danaus plexippus*) was classified as a Federally Endangered species. This classification is not yet included in the NJ-GeoWeb- landscape layer or regulated rules associated with threatened/endangered habitat. Therefore, it is not included in our species list. However, the monarch butterfly may be a species associated with regulated activity for land use in the near future. Verification of habitat requires site specific field evaluation by an experienced wildlife biologist.

A list of species found within Bloomfield is included in *Appendix IV: Wildlife*.

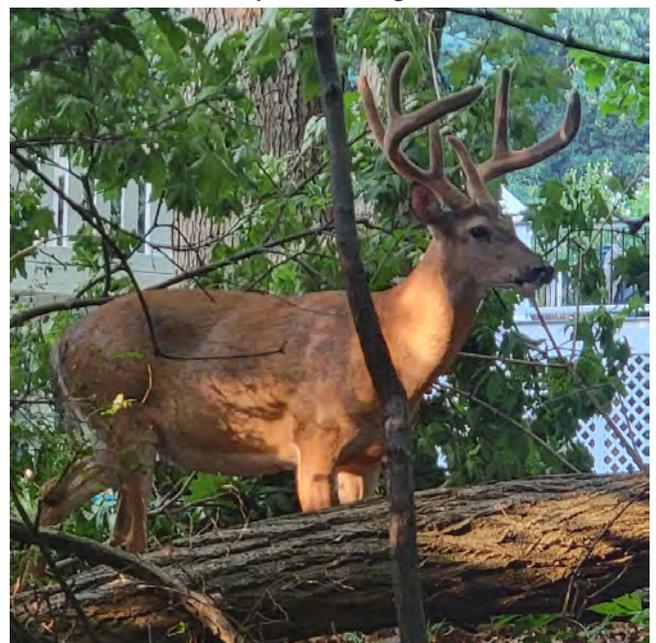


Monarch Butterfly (Danaus plexippus) (photo by Richard and Susan Moseson)

Red fox (Volpes volpes) spotted next to the Civic Center (photo by Cailyn Bruno)



Male white tailed deer (Odocoileus virginianus) near Clarks Pond (photo by J. Andrew Smith)



OVERLOOK SPRING & STREAMBED RESTORATION AND POLLINATOR PROJECT



“

This hidden gem from Brookdale Park’s Olmsted Brothers 1930s master plan is currently being restored under the leadership of David Wasmuth, Jose German, and Suzanne Trimel as part of another Rutgers Environmental Stewards program project. This project is monitored by the Conservancy and is partially funded with generous donations from our supporters.

-Brookdale Park Conservancy

**Learn more about the project here:
<https://www.youtube.com/watch?v=l5CdbPNVbEk>**

”

LAND USE

NJ-GeoWeb's Land Use layer includes several different types of land uses within Bloomfield Township as of 2015. These land use types are interpreted from aerial infrared photography and do not reflect changes in land use that have occurred since that data was acquired. Brief definitions of each land use category mapped in Bloomfield are included in the NJ-GeoWeb database and are provided in this section. *Figure 9: Land Use Map* depict the land uses from NJ-GeoWeb.

Agriculture

There are no agricultural areas such as crop land, pastures, orchards, vineyards, nurseries, or horticultural areas within Bloomfield Township.

Barren Land

The barren land within Bloomfield Township is labeled as transitional area and/or other urban or built-up land. There are few plots of barren land within Bloomfield. Other ways of describing barren land could also include areas that are not clearly wooded, not agricultural, not developed, not landscaped, transitional or altered lands, or are cleared or unused but not tied to other uses.

Forest

Forested areas are regions of continuous canopy of solid tree cover, woodlands, and natural lands. Wooded areas can be dominate deciduous, dominant coniferous or mixed, with varying canopy density. Hedgerows and wooded areas associated with residences are not interpreted as wooded. Like the previous category, Bloomfield has few forested areas generally located within its parks and along the Garden State Parkway border.

Urban

This map unit includes residential, commercial, industrial, and recreational areas. The residential areas include urban developed single-family detached units where lot boundaries are evident and multi-family dwellings including duplexes, apartments, condominiums, etc. Also included in this unit are row homes which are series of connected single-family houses forming a continuous group.

The commercial areas include lands that contain structures predominantly used for the sale of products and services. Examples include central business districts, malls, strip malls, shopping

centers, hotels, motels, and warehousing and distribution centers. All landscaped areas associated with a commercial area are also included in this category. The industrial area includes industrial parks and small-scale manufacturing assembly land uses.

Finally, the recreational areas are those developed for recreational activities. These include recreational parks and playgrounds such as those associated with schools, golf courses, picnic areas, camps, fairgrounds, recreational boat launches, swimming pools, theatres, stadiums and arenas, zoos, amusement parks, and non-military firing ranges. The majority of Bloomfield is urban and can be subcategorized as predominantly residential and commercial with some industrial and recreational areas.

Water

Water areas are rivers, canals, streams, lakes, artificial lakes, tidal rivers and inland bays, reservoirs, and ponds that have two definable boundaries. When coexisting with another land use other than Transportation, the Water land use takes priority. Reference the “Surface Water” section for the bodies of water specific to Bloomfield.

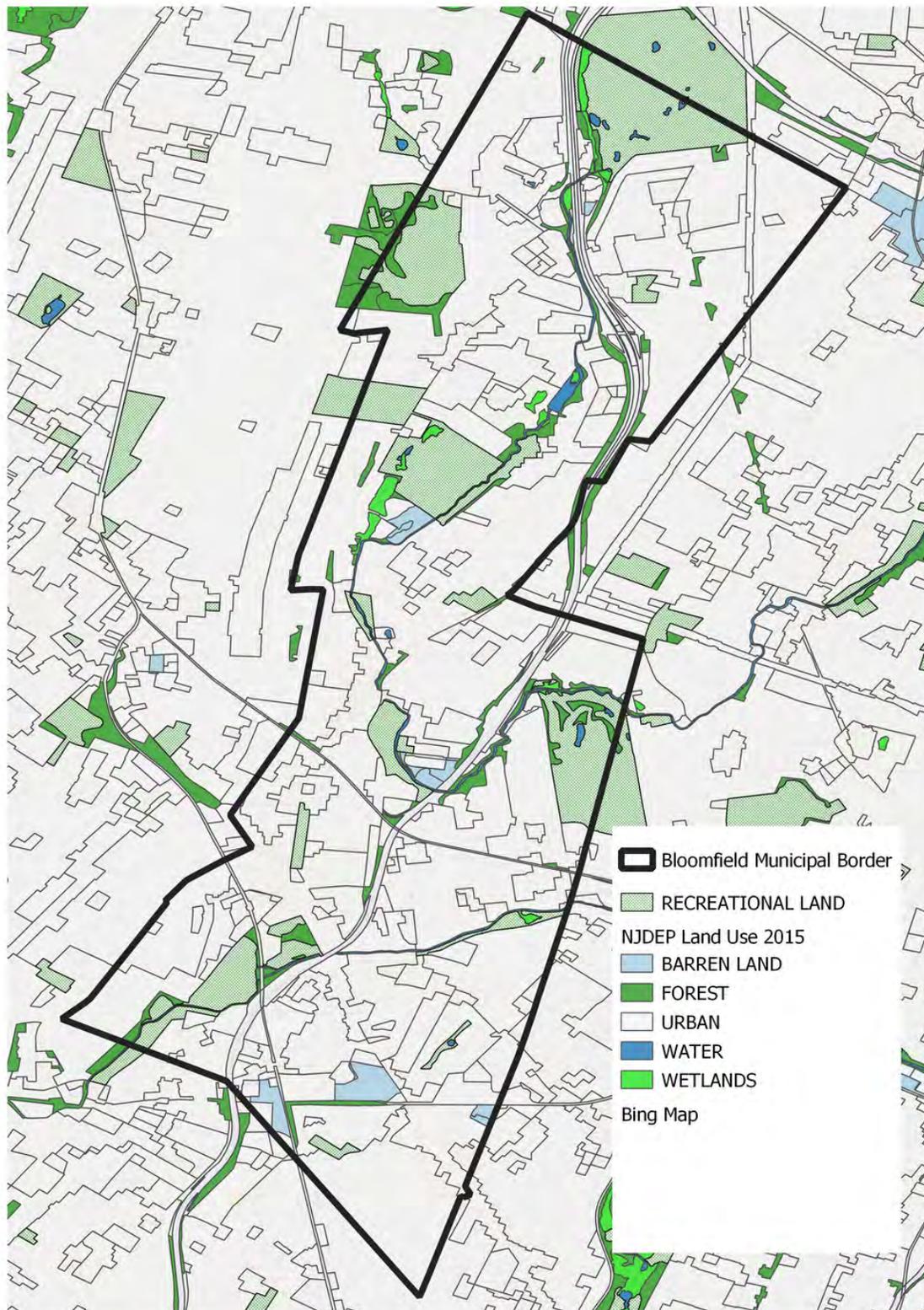
Wetlands

Wetland areas have a variety of cover types including deciduous wooded forest, maintained grass lawns in recreational areas, scrub shrub land, and freshwater and tidal marsh. They are often associated with lakes and streams or other sources of water, as well as low points in the landscape. Reference the “Wetlands” section for more detail about the wetland locations specific to Bloomfield.



Clarks Pond (Photo by Michael Aquino)

FIGURE 9
Land Use Map



I. HISTORIC SITES

The NJ-GeoWeb's Historic Properties layer depicts the historic areas located within Bloomfield Township and are included in *Figure 10: Historic Properties Map*. The historic properties include the Morris Canal plane, Forest Hill Field Golf Course, Bloomfield Railroad Station, churches and schools, parks, estates, and houses. More information can be found on the Historical Society of Bloomfield's site: www.bloomfieldhistorical.org. According to the New Jersey Register of Historic Places, there are 21 listed historic sites in Bloomfield:

Arlington Avenue Bridge – Built in 1931, this bridge is still open to traffic as of 2022.

Bakelite Corporation Factory Buildings – In 1992, Bakelite Corporation merged with Condensite Company of America in Bloomfield to produce some of the first plastics made from synthetic components. The plastic was primarily used in radio and telephone casings due to its electrical nonconductivity and heat resistance.

Bloomfield Cemetery – The original cemetery was given to Bloomfield by Isaac Bell in 1796 and additional acreage was later added through 1882. Many notable people, such as former NJ governors, are buried in Bloomfield Cemetery.

Bloomfield South Junior High School – Built in 1939 at 177 Franklin Street, the modernistic architecture the school possessed shaped how public schools were designed and built for the next 40 years.

Bloomfield Green Historic District – The Bloomfield Green is a tree-lined five-acre rectangular park originally established in 1775. A detailed walking tour is included in *Appendix VII*.

Bloomfield High School – The original high school was constructed in 1871 and marked its 100th year anniversary in 2011. The building is still in use today.

Bloomfield Railroad Station – The station was built in 1912 during a grade separation program. Bloomfield station has been on the NJ Registered Historic Places since March 17th, 1984.

Collins House – John Collins, an Irish immigrant, built this one and a half story home circa 1790 which makes it one of the earliest residential buildings in NJ. The oldest section of the house acts an exhibit of the typical East Jersey Cottage of the period.

Forest Hill Field Golf Course – This pristine golf course opened in 1896 with dramatic views of the New York City skyline. It features several elevation changes, tree-lined fairways, fast greens, and a view of the Empire State Building from the first tee.

Garden State Parkway Historic District – This area was built in the 1950's and was constructed to connect Northern New Jersey to the Jersey Shore. The construction of the roadway displaced hundreds of historical buildings and homes that were not included in the funds for demolition or preservation of the land.

General Electric Company Bloomfield Works – Constructed in 1918, the General Electric building was one of the largest manufacturing buildings during its time. The building had no official address because it was on private property. The front gate is located in Bloomfield, but the majority of the structure is in East Orange.

Halcyon Park Historic District – The park was developed in 1895 as a planned community of homes that would include community grounds for a club house, tennis courts, and ponds. The land was developed with water, sewer, gas lines, and paved streets which were innovative for the time. Today, Halcyon Park is an intact collection of early twentieth century residential housing.

Hoover Avenue Bridge – Built in 1922, the bridge is 107 feet in length and 28 feet wide and spans the Second River and Morris Canal. The bridge was considered unsafe for use in 2017. In hopes of rehabilitating the historic bridge, the Township replaced the structure in 2017 and included a 1-foot increase in length and an 18-foot extension in width.

Interstate Hosiery Mills, Inc. Milling Building – Built in 1923 for the Silk Hosiery Company, the company eventually merged with Brilliant Silk in 1929 to become Interstate Hosiery Mills Inc. From 2006 to 2009, the Interstate Hosiery Mills building was restored and converted into apartments.

Locust Avenue Bridge – This bridge was constructed over Lloyd Brook in Bloomfield Township.

Montclair Branch of the Delaware, Lackawanna & Western Railroad Historic District – New Jersey Transit's Montclair-Boonton Line from Roseville Avenue Newark to Glen Ridge Avenue, Montclair Township is listed under Bloomfield Township on the New Jersey National Register of Historic Places.

Morris Canal – The canal began operating in 1831 and it would eventually extend 102 miles across New Jersey from the Delaware River in Phillipsburg and Lake Hopatcong in the west to the Hudson River in Jersey City in the east. The canal was originally constructed to transport mined coal from Pennsylvania, but it was eventually used to move a variety of commodities including agricultural products across New Jersey. By the early 1900's, the canal became obsolete and was closed and dismantled in 1924. Today, the canal is preserved to protect its surviving remains and it offers public recreational opportunities in Bloomfield such as in Morris Canal Park.

Oakes Estate – Constructed in 1895 for Thomas Oakes, the estate is a well-preserved example of the turn-of-the-century architecture and is representative of 20th century suburban gardens. The estate has remained virtually untouched since the addition of a solarium in 1928. The Oakes Estate is the last remaining residence of the Towns’ oldest and most influential families and is operated as a cultural center within Bloomfield.

Seibert Hall – Bloomfield Academy, originally located on the grounds of the First German Presbyterian Church in Newark, relocated to Franklin Street in Bloomfield in 1872. The school was then renamed to Seibert Hall after the school’s first president, Reverend George Seibert. The hall included a dormitory, classrooms, faculty housing, and a library. In 1961, the school was renamed to Bloomfield College. It is currently on the cutting edge of innovation in higher education and is ranked as one of the most diverse liberal arts colleges in the nation.

Watsessing Avenue Station – The station was first established in 1856 and passed through different owners until it was bought by the Delaware, Lackawanna, and Western Railroad, giving it the name Watsessing.

White Circle System Diner – Built in 1954 by Manno Dining Car Co., it is now the Taqueria Los Gueros restaurant.



Oakes Estate (bloomfieldtwpnj.com)

TABLE 11

Listed Historic Properties from the National Register

Property Name	Status	State	County	City	Street & Number
Interstate Hosiery Mills, Inc. Mill Building	Listed	NEW JERSEY	Essex	Bloomfield	110 N. Fulton St.
Bloomfield Green Historic District	Listed	NEW JERSEY	Essex	Bloomfield	Bounded by Belleville Ave., Montgomery, Spruce, State, Liberty, and Franklin Sts.
Oakes Estate	Listed	NEW JERSEY	Essex	Bloomfield	240 Belleville Ave.
Bloomfield Station	Listed	NEW JERSEY	Essex	Bloomfield	Washington St. and Glenwood Ave.
Collins House	Listed	NEW JERSEY	Essex	Bloomfield	108 Baldwin St.

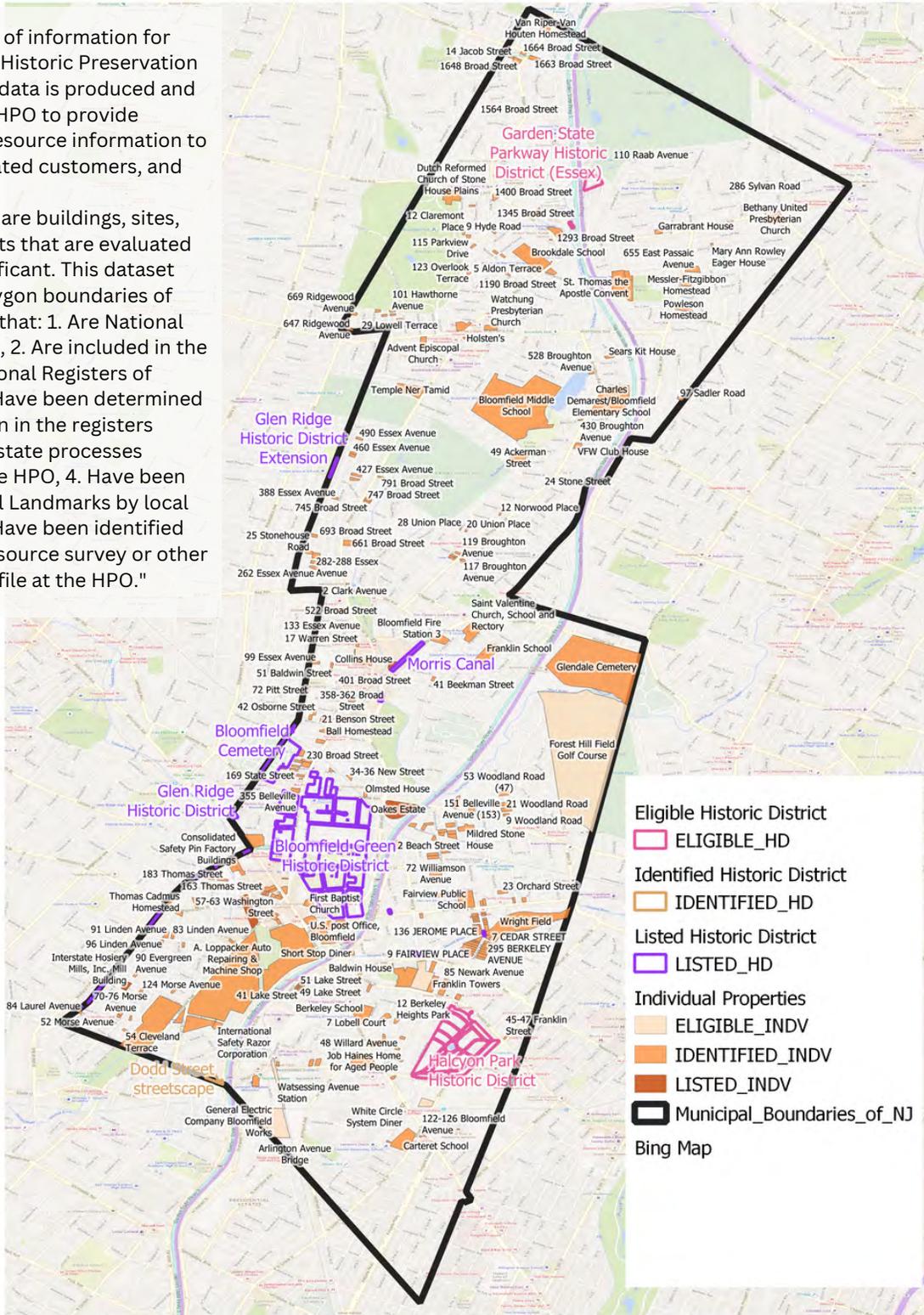


Bloomfield Historic District (bloomfieldtwpnj.com)

FIGURE 10 Historic Properties Map

Note on the source of information for this map from NJ's Historic Preservation Office (HPO): "This data is produced and maintained by the HPO to provide accurate cultural resource information to government, regulated customers, and the public.

Historic Properties are buildings, sites, structures or objects that are evaluated as historically significant. This dataset represents the polygon boundaries of historic properties that: 1. Are National Historic Landmarks, 2. Are included in the New Jersey or National Registers of Historic Places, 3. Have been determined Eligible for inclusion in the registers through federal or state processes administered by the HPO, 4. Have been designated as Local Landmarks by local government, or 5. Have been identified through cultural resource survey or other documentation on file at the HPO."

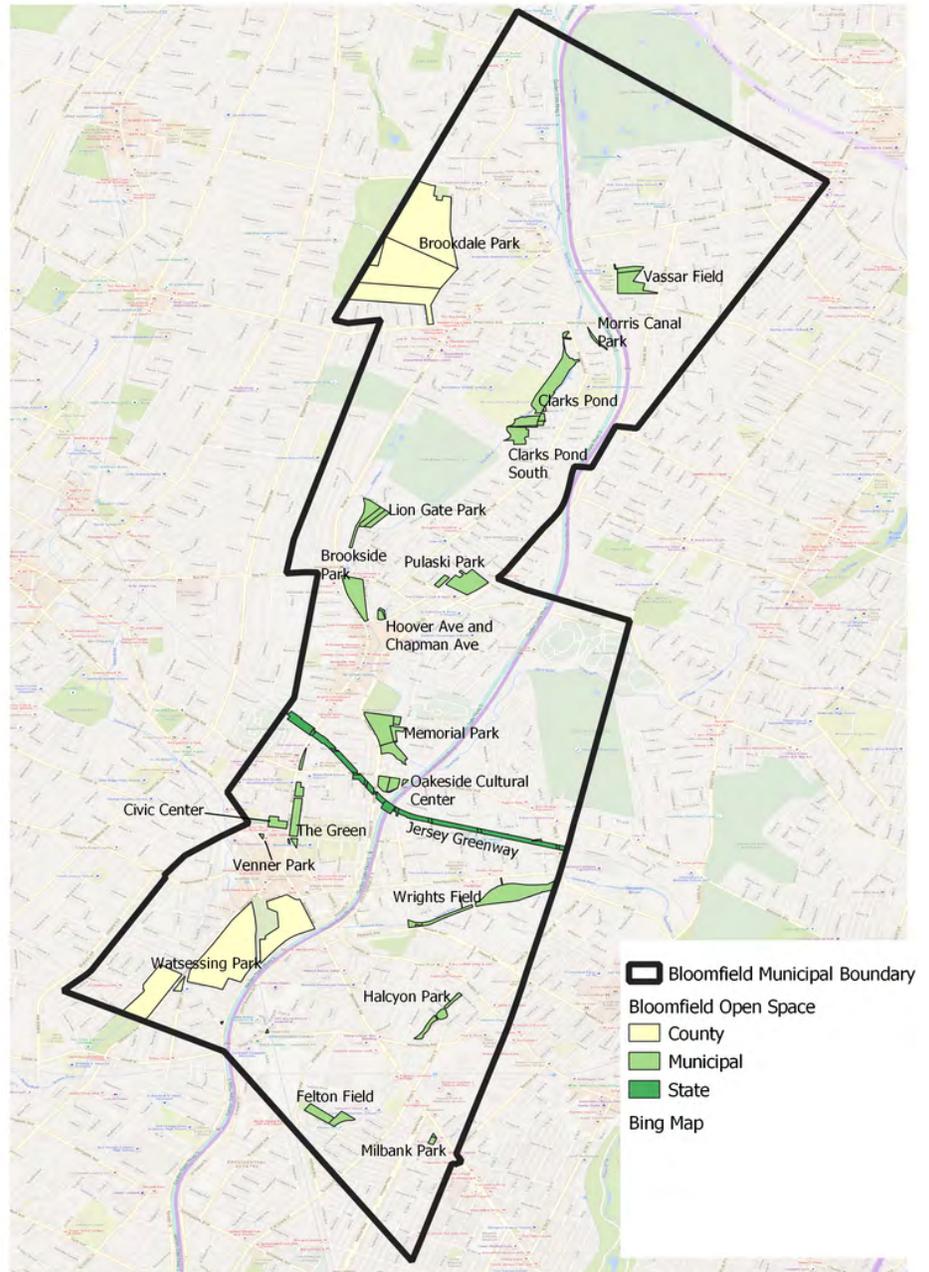


II. OPEN SPACE

The NJDEP’s NJ-GeoWeb provides the Open Space listed for Bloomfield Township. The dataset contains designated Green Acres protected open space and recreational areas. The Green Acres Program was created in 1961 to meet New Jersey’s growing recreation and conservation needs by preserving the natural, historic, and cultural heritage of New Jersey. Bloomfield Township is home to 18 public spaces that are Green Acres encumbered. These areas are owned by either Bloomfield Township or Essex County and are preserving space for public recreational areas for the community. A list is provided below of the Open Public Space within Bloomfield Township and *Figure 11: Open Space Map* depicts their locations.

- Area on the corner of Hoover Ave and Chapman Street - No Name GA encumbered
- Brookdale Park
- Brookside Park
- Civic Center
- Clarks Pond
- Future Essex-Hudson Greenway
- Felton Playground (includes playground and sport fields per google maps)
- The Green or Bloomfield Green (Geoweb or google maps)
- Halcyon Park
- Lion Gate Park
- Memorial Park
- Milbank Park
- Morris Canal Park
- Oakeside Bloomfield Cultural Center
- Pulaski Park
- Vassar Field
- Venner Park
- Watsessing Park
- Wrights Field

FIGURE 11
Open Space Map



STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (“the Plan”) was initially adopted in June of 1992, with the final plan adopted on March 1, 2001. In 1985, the New Jersey State Legislature adopted the State Planning Act (under N.J.S.A. 52:18A-196 et. Seq.). According to the New Jersey Office for Planning Advocacy, the Plan was developed because of a need for sound and integrated statewide planning. The Plan was designed to establish statewide planning objectives “regarding land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination”.

The Resource Planning and Management Structure of the Plan has two basic concepts: Planning Areas and Centers/Environs. Planning Areas are determined by type and intensity of development, proximity to existing developed areas, public and private infrastructure, and environmental resources. Five Planning Areas are defined:

- PA1: Metropolitan Planning Area – Designed to “promote growth, stabilize and revitalize communities, modernize infrastructure, and redesign areas of sprawl”.
- PA2: Suburban Planning Area – Designed to “promote much of the statewide growth in centers and redesign areas of sprawl”.
- PA3: Fringe Planning Area – Designed to “accommodate growth in centers and keep environs largely open”.
- PA4: Rural Planning Area, which includes PA4B, the Rural/Environmentally Sensitive Planning Area – Designed to “promote a viable agricultural industry, protect large contiguous areas of farmland – including those on environmentally sensitive land –, and accommodate growth in centers”.
- PA5: Environmentally Sensitive Planning Area, which includes PA5B, the Environmentally Sensitive/Barrier Island Planning Area – Designed to “protect environmental resources – including large areas of open lands and sensitive barrier islands – as to accommodate growth in centers”.

Centers are defined as central places within planning areas where growth should be either attracted or contained, depending on the unique characteristics and growth opportunities of each center and the characteristics of the surrounding planning area in which it is located.

Environs are “areas outside centers and should be protected from the growth that occurs in centers”.

The entirety of Bloomfield Township is designated within the Metropolitan Planning Area (PA1). State Planning Areas generally do not coincide with the Townships boundaries but extend into adjacent municipalities. The New Jersey State Development and Redevelopment Plan should be referenced for specific details on how the designated State planning areas may affect various aspect of development within Bloomfield Township. A copy of the plan can be obtained from the New Jersey Office for Planning Advocacy website.

SANITARY SEWER SERVICE AREAS

The entirety of the Township is serviced by the Passaic Valley Sewerage Commission. Waste water is treated at the PVSC wastewater facility. It should be noted that this plan is subject to change based upon the Township, Essex County Board of Chosen Freeholders, and NJDEP approved sewer extensions.

PRIME FARMLAND

The Prime Farmland Map for Bloomfield Township is based on data provided by the Natural Resource Conservation Service (NRCS). Prime farmland is generally defined by the U.S. Department of Agriculture as land with the soil quality, growing season, and moisture content needed to produce a sustained high yield of crops while employing conventional farming methods. This mapping therefore identifies the location and extent of the most suitable land for producing crops. Prime farmland will typically meet the following criteria (Jablonski & Baumley, 1989):

- Adequate and dependable moisture content;
- Favorable temperature and length of growing season;
- Soils have acceptable pH levels;
- Soils have few or no rocks;
- Soils are permeable to water and air;
- Soils are not excessively erodible;
- Soil is not saturated with water for long periods and does not flood frequently during the growing season or is protected from flooding;
- Slope is mainly 0 to 6 percent.

Additionally, land classified as prime farmland is either in active agricultural production or is available for that use. Areas of water or urban or built-up land are generally not identified as prime farmland.

Lands that meet the criteria for prime farmland are generally gently sloping with well to moderately well drained, sandy loam and loamy sand soils. In Bloomfield Township, prime farmland would generally correspond to Boonton silt loam (BooB) and Dunellen sandy loam (DunB); however, Bloomfield is highly developed and in-turn does not contain any prime farmland.

AIR QUALITY

The dominant feature of the atmosphere in New Jersey is the prevailing westerlies, a movement of air whirling in a broad flow from west to east. Hence, although there are no major industries to generate static sources of air pollution within Bloomfield Township, developments in areas lying west of the Township could have an impact on Bloomfield’s air quality.

Cars and trucks produce up to 80% of the State's air pollution in the form of volatile organic compounds (VOCs) and nitrogen oxides. In the presence of sunlight and through a complex chemical process, these compounds create ground level ozone, known in its extreme accumulation as smog. This is not to be confused with the beneficial form of ozone higher up in the atmosphere that is in danger of depletion. Ground level ozone is monitored nearby at the Newark Firehouse Station.

Air Quality Index (AQI) was created by the EPA to specify a region’s air quality by measuring the levels of five (5) criteria pollutants: ground level ozone, particulate matter, carbon monoxide, nitrogen oxides, and sulfur dioxide. The AQI is used to determine the potential human health hazards caused by breathing unhealthy air. The scale used by the AQI measures ranges from 0 to 500 and is divided into six (6) color-coded categories as is shown below.

TABLE 12
AQI Level of Health Concern

AQI Level of Health Concern	Numerical Value	Meaning	Color Code
Good	0 to 50	Air quality is considered satisfactory, and air pollution poses little or no risk.	Green
Moderate	51 to 100	Air quality is acceptable; however, for some pollutants there may be a moderate health concern for a very small number of people who are unusually sensitive to air pollution.	Yellow
Unhealthy for Sensitive Groups	101 to 150	Members of sensitive groups may experience health effects. The general public is not likely to be affected.	Orange
Unhealthy	151 to 200	Everyone may begin to experience health effects; members of sensitive groups may experience more serious health effects.	Red
Very Unhealthy	201 to 300	Health warnings of emergency conditions. The entire population is more likely to be affected.	Purple
Hazardous	301 to 500	Health alert: everyone may experience more serious health effects.	Maroon

The 2022 Healthy Community Planning Report by the NJDEP provides a data summary of AQI values for Bloomfield Township (refer to *Appendix V: AQI Data Summary*). The report monitored the AQI in Bloomfield Township from 2018 to 2020. In the 3-years span, Bloomfield Township had an AQI value above 100 for an average of 4.3 days per year. Recordings above 100 are considered unhealthy for sensitive groups. Therefore, on average, 4.3 days in one year had air quality that is classified as unhealthy for sensitive groups. Furthermore, Bloomfield Township had 360.7 days per year with air quality between good to moderate. Essex County as a whole had an AQI above 100 for an average of 3.7 days per year. The State of New Jersey as a whole had an AQI value above 100 for an average of 3.2 days per year. Bloomfield Township had more 'unhealthy for sensitive groups' days per year when compared to Essex County and the State of New Jersey.

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