



**Redevelopment Plan for:
221-225 Belleville Avenue
(Block 544, Lots 40 and 61)**

“Oakes Pond Redevelopment Plan Area”



**Bloomfield Township
Essex County, New Jersey
DRAFT: Revised to February 11, 2009**

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Table of Contents

SECTION 1. INTRODUCTION.....	1
1.1 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN	1
1.2 DESCRIPTION OF THE REDEVELOPMENT PLAN AREA	2
SECTION 2. THE PUBLIC PURPOSE	5
2.1 REDEVELOPMENT GOALS AND OBJECTIVES.....	5
2.2 RELATIONSHIP TO LOCAL OBJECTIVES	6
SECTION 3. THE REDEVELOPMENT PLAN	9
3.1 LAND USE PLAN	9
3.2 REDEVELOPMENT ACTIVITIES.....	10
3.3 LAND USE AND DEVELOPMENT REQUIREMENTS.....	12
3.3.1 DEFINITIONS	12
3.3.2 DEVELOPMENT REVIEW	12
3.3.3 PERMITTED USES	14
3.3.5 DESIGN STANDARDS.....	15
3.3.6 PARKING STANDARDS	18
3.4 IMPACT ASSESSMENT REPORT	19
3.4.1 CIRCULATION AND TRAFFIC IMPACT	19
3.4.2 ENVIRONMENTAL PERFORMANCE CONTROLS.....	19
3.5 PROVISIONS RELATED TO OFF-SITE IMPROVEMENTS.....	19
3.6 PROVISIONS RELATED TO STATE AND FEDERAL REGULATIONS.....	20
3.7 PROVISIONS RELATED TO AFFORDABLE HOUSING.....	20
3.8 PROPERTIES TO BE ACQUIRED	20
SECTION 4. RELATIONSHIP TO THE LAND USE AND ZONING ORDINANCE.....	21
4.1 ZONING ORDINANCE	21
4.2 MAP AMENDMENT	21
SECTION 5. RELOCATION ASSISTANCE.....	21
SECTION 6. SUSTAINABLE GUIDELINES	23

6.1	OVERVIEW	23
6.2	STRATEGIES.....	23
6.3	APPROACH.....	23
SECTION 7	RELATIONSHIP TO OTHER PLANS	24
7.1	PLANS OF ADJACENT MUNICIPALITIES	24
7.2	ESSEX COUNTY CROSS-ACCEPTANCE REPORT	24
7.3	NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN	25
SECTION 8	COMPLETION.....	26
8.1	CERTIFICATE OF COMPLETION AND COMPLIANCE	26

Section 1. Introduction

1.1 Statutory Basis for the Redevelopment Plan

On September 4, 2007, the Bloomfield Township Council adopted a resolution directing the Bloomfield Planning Board to conduct a preliminary investigation into whether or not 221-225 Belleville Avenue known as Block 544, Lots 40 and 61 (Study Area) qualified as an “area in need of redevelopment” (Redevelopment Area) as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (the “Redevelopment Law”) The Bloomfield Planning Board held a public hearing on the investigation results on March 18, 2008 and adopted a resolution on April 8, 2008 recommending that the Township Council designate Block 544, Lots 40 and 61 as an area in need of redevelopment. The Township Council adopted a Resolution in on May 19, 2008 designating Block 544, Lots 40 and 61 as being in need of redevelopment. Upon referral by the Township Council, the Bloomfield Planning Board reviewed the Oakes Pond Redevelopment Plan (as revised, the “Redevelopment Plan”) on August 26, 2008 and referred it back to the Mayor and Council by a Resolution, adopted on September 9, 2008, containing the following recommendations:

- (i) ensure appropriate environmental remediation of both the private and public properties;
- (ii) provide adequate parking for the private redevelopment of 221-225 Belleville Avenue;
- (iii) detailed review of the site plan for 221-225 Belleville Avenue, particularly for traffic and circulation issues engendered by the location of the limited access point to the site on Belleville Avenue;
- (iv) adherence to the limitation on the height of buildings contained in the Redevelopment Plan and the addition of a density requirement of no more than 30 units per acre;
- (v) the inclusion of additional permitted uses other than residential, including, without limitation, office/research and medical rehabilitation.

Subsequent to the Planning Board’s review, the Township Council referred the Redevelopment Plan to the Township’s Special Counsel for Redevelopment, who proposed additional revisions. The Township Council referred the revised Redevelopment Plan back to the Planning Board on December 15, 2008. The revised Redevelopment Plan was then reviewed by the author on behalf of the Planning Board and further revisions were made on behalf of the Board. The Planning Board held a public hearing on April 28, 2009, at which time extensive comments were given to the Board by representatives of the owners of the

two properties that comprise the redevelopment area. This Redevelopment Plan addresses those comments.

In addition, the Township Council had already adopted a Resolution in 2003 designating the entire Township as an Area In Need Of Rehabilitation. This Redevelopment Plan is intended to address a "Redevelopment Plan Area" (RPA) that includes both the Redevelopment Area of Block 544, Lots 40 and 61, and a portion of the Rehabilitation Area that includes Memorial Park and Foley Field. In this way, what is now a conflict in land use between an obsolete industrial brownfield site and an adjacent neighborhood and public recreational area can be planned for in a way that integrates the public and private properties on both sides of the Third River in a coordinated fashion that promotes the public welfare.

1.2 Description of the Redevelopment Plan Area

The redevelopment plan area (RPA), known as Block 544, Lots 40 and 61, as well as Memorial Park and Foley Field, is centrally located in the Township and contains approximately 30 acres. The portion of the RPA in the Redevelopment Area is about 13 acres in size and triangular in shape and is located along the Third (Yantecaw) River in the flood zone. The Garden State Parkway borders the RPA to the east, John F Kennedy Drive South to the west, and an approximately 50-foot wide undeveloped wooded hill of 25 feet in height forms the northern edge of the Redevelopment Area along the edge of a single family neighborhood that is bounded by Spring Street and East Almira Street south of the Mount Olivet Cemetery. A multi-family residential development is located southwest of the RPA across the Third River. Memorial Park contains a baseball field, tennis courts, a recreation building, and basketball courts. Foley Field is improved with the Bloomfield High School football field and track, and is in need of major upgrades (see **Figures 1 and 2**).

The redevelopment area portion of the RPA is the former site of various industrial uses including Oakes Mill, Pittsburgh Plate Glass, National Starch and Chemical Corporation and Johnson Machinery. The entire Redevelopment Area is under private ownership and contains in excess of 200,000 square feet of industrial space. Panda Associates owns Block 544, Lot 40, which is occupied by month-to-month tenants. Bloomfield Belleville Associates owns Block 544, Lot 61, which is partially occupied by three month-to-month tenants.

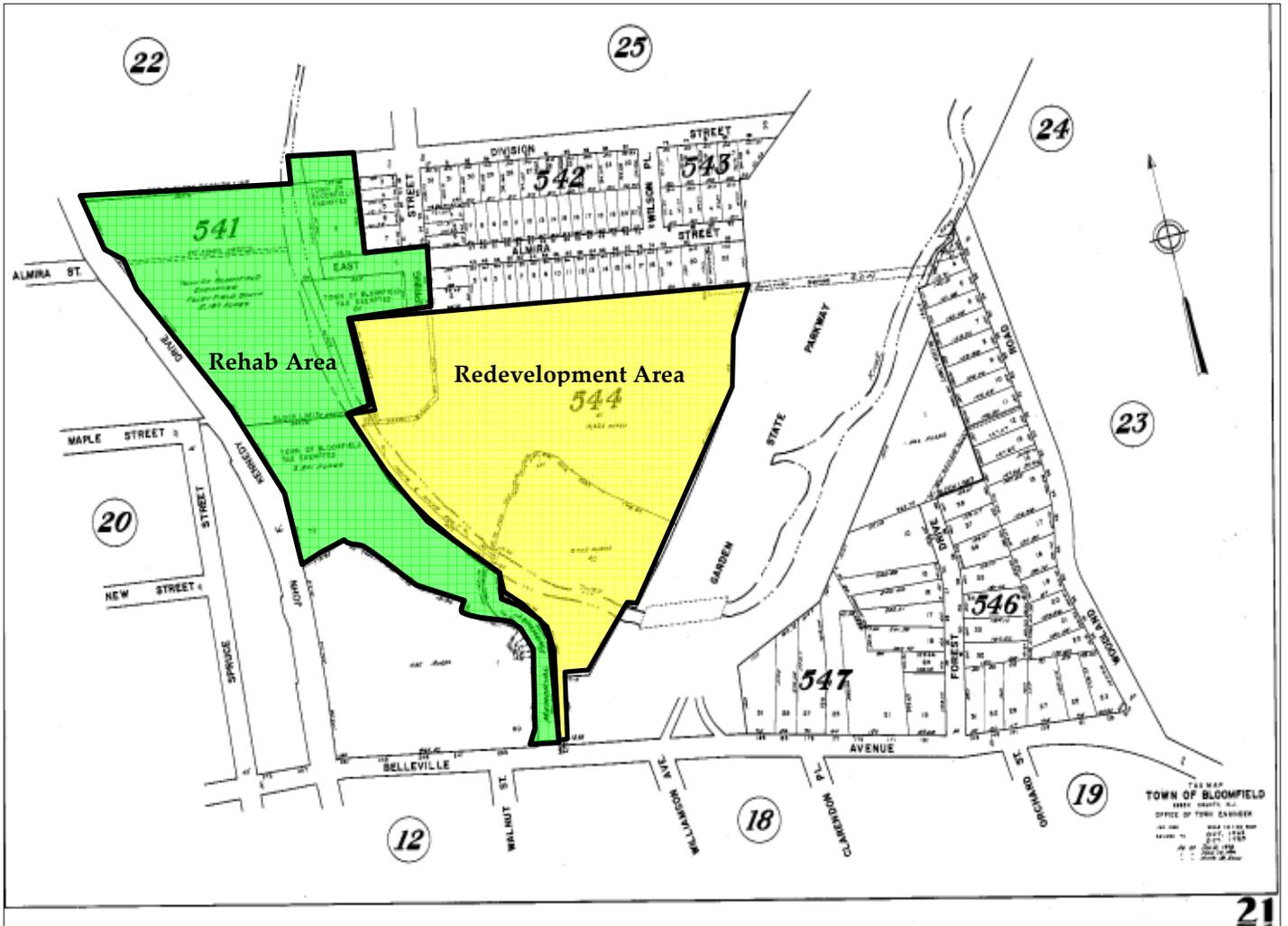


Figure 1: Redevelopment Plan Area (RPA) Boundary (Tax map)

Figure 2: Redevelopment Plan Area (RPA) Boundary (Aerial)



Section 2. The Public Purpose

2.1 Redevelopment Goals and Objectives

The Redevelopment Plan is based on the following smart growth planning principles:

- Reclaiming and redevelopment of contaminated land.
- Providing a mixture of land uses.
- Providing open space.
- Providing housing opportunities.
- Utilizing high quality design standards.

The Township's goals for the RPA are to:

1. Resolve the conflict between the current industrial use of the Redevelopment Area and the residential character of the surrounding neighborhoods.
2. Return a substantial parcel of underutilized land to a fully productive state by providing opportunities for a range of quality residential and recreational, or nonresidential uses compatible with the surrounding neighborhood uses.
3. Provide a parcel of land of sufficient size and dimension to enable an orderly arrangement of new land uses.
4. Create land use and building requirements specific to the RPA that are sensitive to environmental features and adjoining residential uses, and create a balance of open space and developed land.
5. Maximize the potential of the RPA through the enhancement of the Third River as an amenity for residential and recreational use and enjoyment.

Because the RPA includes Township park facilities, the Township sees the redevelopment of the area as an opportunity to coordinate public and private investment to improve capital infrastructure for the public good and welfare. This Redevelopment Plan is intended to coordinate the development of new multifamily residential or compatible nonresidential uses in the Redevelopment Area portion of the RPA with improvements to the Memorial Park/Foley Field Recreational Complex. These improvements could include an upgrade of existing facilities and the possible construction of new facilities and improved public parking and/or additional recreational fields within the RPA that will serve the entire Township. The final layout of all structures and/or recreational fields within the RPA will be set forth in a redevelopment agreement between the Township and one or more Redeveloper(s). The site plan for the redevelopment of the Redevelopment Area portion of the RPA will be subject to the approval of the Planning Board, pursuant to the Project Approvals Process set forth at Section 3.3.2.

The redevelopment of the area is to be guided by the following objectives:

- Provide for the comprehensive and coordinated development of the entire RPA.
- Ensure a long-term productive reuse of the Redevelopment Area that reinforces and enhances the residential character of adjoining neighborhoods.
- Ensure that the architecture, pedestrian space and green spaces are the focal point of the overall redevelopment.
- Preserve environmentally sensitive features and increase public open space in the RPA.
- Enhance pedestrian and bicycle circulation by using the existing pedestrian bridges over the Third River to connect the Redevelopment Area to existing and proposed recreation facilities and bus transit on JFK Boulevard.
- Ensure the safe movement of vehicles and pedestrians through and within the RPA.
- Maintain appropriate buffers and screening from adjoining neighborhoods.
- Ensure adequate infrastructure capacity and minimize flood hazards.
- Utilize high quality design standards

2.2 Relationship to Local Objectives

The Bloomfield Master Plan was adopted in 2002. The Redevelopment Plan is consistent with the Master Plan and is directly supportive of the following goals and objectives.

A. Master Plan Goals

- Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, enhances remaining industrial areas, preserves and addresses parks and open space, protects environmentally sensitive natural features, accommodates community facilities and facilitates local/regional circulation.
- Preserve and enhance the suburban residential character of the Township by protecting established neighborhoods, maintain a balance of housing choices, providing for compatible in-fill housing and planning for appropriate residential development in targeted redevelopment areas where land uses are in transition.
- Encourage the continued development of a fully intermodal circulation system that integrates roadways, mass transit, pedestrian/bicycle routes, greenway corridors and freight and goods movement facilities. Coordinate land uses with transportation facilities to facilitate access and encourage alternatives to driving.
- Maintain the existing system of community facilities in order to preserve the current high level of public services and provide new facilities, where necessary, in order to accommodate population growth, economic development and the changing needs of

residents.

- Support conservation efforts in order to preserve environmentally sensitive natural features, protect residential neighborhoods, preserve and address open space, promote public health and facilitate brownfield redevelopment.

B. Master Plan Objectives

Land Use

- Plan for and promote the redevelopment of underutilized or vacant commercial and industrial properties.
- Address quality of life issues resulting from land use conflicts, intensive commercial and industrial uses, increases in residential density from illegal conversions, vacant or underutilized parcels and limited parking in residential and commercial districts.

Community Facilities

- Maintain and upgrade existing community facilities, where necessary, and provide new community facilities to serve anticipated population, employment and economic growth.

Parks, Recreation and Open Space

- Explore the development of a greenway network along stream corridors linking residential neighborhoods to parks and major activity centers.

Circulation

- Evaluate and implement methods of providing adequate parking to serve existing development and proposed redevelopment.

Conservation

- Protect and preserve environmentally sensitive natural features through sound planning and land use regulations.
- Encourage the remediation of contaminated sites and brownfield redevelopment to enhance the local environment and return vacant sites to productive use.

Utilities

- Maintain and upgrade the Township's existing utility infrastructure including public water, wastewater treatment, sanitary sewers and stormwater management.
- Plan and implement new utility infrastructure to replace aging and obsolete systems that serve redevelopment areas.

Housing

- Maintain a balance of housing options to meet the needs of all residents.

In addition to Goals and Objectives, the 2002 Master Plan's Land Use Plan Element discussed the various land use categories. The subject study area was referred to as the National Starch Site within the M-1 Zone. On page II-5, the Land Use Plan Element states: "Careful consideration must be given to the development of the Township's remaining vacant or underutilized transitional sites because of their relatively large size, proximity to residential neighborhoods and potential impact upon the economy and character of the community. Such sites include the former Westinghouse site on Arlington Avenue, the Scientific Glass site on Liongate Drive and the National Starch site off of Belleville Avenue". On page II-16, the Land Use Element states: "The Multi-Family Residential Medium Density District corresponds primarily to the R-G Zone, although multi-family residential uses are also found in the O, R-2A and R-2A/O Zones. Such uses are also permitted in the M-1 Zone...The Multi-family Residential Medium Density District has a maximum density that ranges from 25 units per acre for garden apartments in the R-G Zone to 40 units per acre for mid-rise apartment buildings in the M-1 Zone". Recommendation #2 on page II-18 of the Master Plan then recommended a residential density in the R-G Zone of 50 dwelling units per acre. Since the Master Plan was adopted in 2002, the Township overhauled its Land Development Ordinance and eliminated mid-rise apartments as a permitted use in the M-1 Zone, while increasing the residential density in the R-G Zone to 50 dwelling units per acre to implement the 2002 Master Plan recommendation (Section 315-113.2(E)).

C. Bloomfield Vision 2010

The Township vision for 2010 views Bloomfield as a "prosperous and revitalized community" and "residential destination," which has "maintained the high-level quality of life that distinguishes it from other communities through investments in new parks and community facilities." Although the RPA is not specifically addressed in the vision, the redevelopment of the RPA will be contributory to the Township's vision.

D. Bloomfield Open Space and Recreation Plan

The Bloomfield Open Space and Recreation Plan was adopted in 2004. The Redevelopment Plan is consistent with the Open Space and Recreation Plan and is directly supportive of the following goals:

- Encourage and create a walkable community for improved health through a network of sidewalks and trails.
- Acquire and preserve land for pocket parks and expansion of existing parks and recreational facilities to meet growing needs for both active and passive recreation activities.
- Preserve the watershed, wetlands, and floodplains of the Second and Third Rivers, and their tributaries, within the Township.

In addition, the Redevelopment Plan will incorporate open space and greenways in the

implementation and construction of the redevelopment of the Redevelopment Area.

E. Bloomfield 2008 Master Plan Update

The 2008 Bloomfield Master Plan Update recommends that the M-1 General Industrial Zone district designation is no longer appropriate for the RPA and that the Redevelopment Area be re-designated from the “Industrial” to the “Multi-Family Residential Medium Density District” land use category of the Land Use Plan map to support the redevelopment of the Redevelopment Area.

The Master Plan Update makes the recommendation to investigate the Study Area as to whether it meets the criteria for designation as an Area In Need Of Redevelopment so that the ability to consolidate the two properties, develop a public private partnership regarding the coordinated redevelopment of the Study Area with the potential for a new Community Center in Memorial Park, and utilize funding mechanisms such as Long Term Tax Exemptions or Redevelopment Area Bonds (RAB) so that environmental remediation and/or site improvements can be pursued.

As indicated in the 2008 Master Plan Update, Bloomfield is in the search for a suitable location for a Community Center, preferably as part of a public-private partnership. As the RPA includes Township facilities and properties, a public-private partnership can be forged between the Township and a designated redeveloper to plan for redevelopment of the RPA that may possibly include the incorporation of a Community Center into the re-planning of the recreational facilities and parking on both sides of the Third River, and to strengthen the connection between the park and adjacent existing and proposed residential developments with pedestrian paths, improved Memorial Parkway bridge, additional parking areas, and potentially additional recreational fields.

Section 3. The Redevelopment Plan

3.1 Land Use Plan

The RPA is envisioned as a mixture of either residential or “low impact” type nonresidential uses such as office-research or medical rehabilitation, educational training campus, and recreational uses and green space that will provide high quality housing opportunities and enhanced passive and active recreational facilities. The RPA will be organized to enable residential uses or compatible nonresidential uses, attractive public spaces, strategically placed parking, and a safe and efficient circulation pattern.

The RPA is proposed to be redeveloped for either multifamily residential uses, compatible with those along Belleville Avenue adjacent to Memorial Parkway, or low impact nonresidential uses as described above. The residential or nonresidential uses will be located in the interior of the Redevelopment Area portion of the RPA at higher elevations, with the public uses that may include surface parking and open space, situated around the

exterior of the Redevelopment Area and linked to Memorial Park via the existing footbridge. The public recreational uses will be complemented by pedestrian amenities such as walkways that will provide a human-scale environment and linkages to the new redevelopment project. If the redevelopment project is residential, the residential component will consist of multifamily apartment buildings as generally permitted in the R-G Zoning District regulations. The internal streets will be pedestrian-oriented and designed to encourage the type of interaction one might experience in a traditional neighborhood.

Figure 3 illustrates the location of the Redevelopment Plan's two components. With either the residential uses or nonresidential uses located in the interior of the Redevelopment Area, public recreational uses and open space are situated to the front and side of the Redevelopment Area in proximity to Belleville Avenue and the Third River thereby serving as additional flood plains during flood events. A 50-foot wide wooded hill extends along the rear portion of the Redevelopment Area and serves as a buffer between the RPA and the residential neighborhood (See Section 3.3 for specific land use and development requirements in the RPA).

Parking in the RPA will consist primarily of architecturally integrated parking structures and/or well-landscaped surface parking lots.

Public spaces will be found throughout the RPA to define and connect the various components of the development, to protect environmentally sensitive features and to buffer adjoining residential uses.

Main vehicular access to the site will be facilitated by Memorial Parkway. The bridge will be reconstructed to accommodate two lanes of traffic. Gated emergency access will be provided via Spring Street. Pedestrian and bicycle connections will link the project internally, and link the redevelopment project to Memorial Park. Provisions to accommodate a shuttle and/or bus service within the RPA to connect residents and the public to the township's existing mass transit network are encouraged.

3.2 Redevelopment Activities

The major activities planned for the RPA include:

- Remediation of brownfields and known contaminated sites as per the New Jersey Department of Environmental Protection.
- Construction of residential and public uses, or compatible nonresidential uses, and the installation of a buffer area.
- Utility and infrastructure upgrades necessary to support the Redevelopment Plan.
- Improvements to stormwater/flood control facilities within the RPA.

The improvements to Memorial Park/Foley Field, including the possible location and design of a community center within the Memorial Park recreational complex, per the recommendation of the 2008 Master Plan Update, should be addressed in the

redevelopment agreement between the Township and a selected redeveloper(s). That redeveloper could be the same redeveloper that is developing the residential project in the Redevelopment Area or a different redeveloper, such as a for-profit or nonprofit recreation provider.

Figure 3 Land Use Plan



3.3 Land Use and Development Requirements

3.3.1 Definitions

All terms used herein shall have the same meaning as defined in the Bloomfield's Land Use and Zoning Ordinance unless otherwise specified in this Redevelopment Plan. (See Section 4 for a discussion of the Redevelopment Plan's relationship to the Land Development Ordinance). Additional defined terms are as follows:

- "Concept Plan" – shall mean conceptual plans and elevation drawings sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, parking, traffic circulation, landscaping, recreation space and other elements are consistent with the objectives and standards of this Redevelopment Plan.

3.3.2 Development Review

Upon the adoption of this Redevelopment Plan or any amendment thereto, the following procedure will occur:

1. The Mayor and Council, acting as the Redevelopment Entity, may authorize the good faith negotiation of a redevelopment agreement with one or more developers of any redevelopment/rehabilitation project governed by this Redevelopment Plan following its review of a proposed Concept Plan conforming to this Redevelopment Plan. Nothing herein shall be deemed to require the Redevelopment Entity to consider the Concept Plan of more than one redeveloper for any particular project or to compel the successful conclusion of any negotiation.
2. All selected redeveloper(s) will be required to execute a redevelopment agreement satisfactory to the Mayor and Council as one of the requirements to be designated as the redeveloper(s).
 - a. The redevelopment agreement(s) shall stipulate that the redevelopment project(s) shall be consistent with the uses permitted in this Plan.
 - b. The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions to assure the successful completion of the project.
3. Upon the successful negotiation of a redevelopment agreement, the Mayor and Council may, by resolution, formally designate one or more developers as the "Redeveloper" of any redevelopment/rehabilitation project governed by this Redevelopment Plan and authorize the execution of the redevelopment agreement.

4. Prior to the formal submission of an application to the Township of Bloomfield Planning Board for review of any development project governed by this Plan, which review shall utilize the normal site plan and subdivision procedures outlined in the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.), the redeveloper shall submit its plans to the Redevelopment Entity for its review.
5. After the designated redeveloper and the Township have executed a redevelopment agreement, all development applications shall be submitted to the Township of Bloomfield Planning Board through the normal site plan and subdivision procedures as outlined in N.S.J.A. 40:55-1 et seq.
6. Unless otherwise directed by the Mayor and Council, in their discretion, the Planning Board shall deem any application for redevelopment and/or rehabilitation for any property under this Redevelopment Plan incomplete if the applicant has not been designated by the Mayor and Council as a designated redeveloper(s) or if the redeveloper and the Township have not entered into a redevelopment agreement.
7. Variation from one or more of the specific development requirements set forth in this Redevelopment Plan may be necessary in certain circumstances for the effective redevelopment of the Redevelopment Area or RPA, or to meet state or federal permit requirements. However, the Bloomfield Planning Board may waive specific bulk, parking, sustainability or design requirements after considering the Resolution of the Redevelopment Entity, provided the designated redeveloper demonstrates that such waiver is necessary for the feasibility of the project, will not substantially impair the intent of the Redevelopment Plan, and will not present any detriment to the public health, safety and welfare. The Redevelopment Entity shall specifically address in its resolution its recommendations as to any deviations sought by the redeveloper from the provisions of this Redevelopment Plan, as permitted by this subsection.

3.3.3 Permitted Uses

Table 1 provides the list of permitted uses in the RPA. All uses are subject to the requirements of the Redevelopment Plan Design Standards, the Bloomfield Land Use and Zoning Ordinance or as otherwise stated in this Redevelopment Plan. Uses permitted by specific provision of the Municipal Land Use Law are also permitted in the RPA. No other uses are permitted and no use or other Variances under NJSA 40:55D-70(d) may be granted for a project governed by this Redevelopment Plan.

**Table 1
RPA Permitted Uses**

<i>Residential Uses</i>
1. Multi-Family Medium Density Residential (up to five stories)
2. Limited ancillary services (transportation, limited health care, personal services, etc)for the exclusive use of the residents.
3 Recreational facilities and activities customarily incidental to the residential use such as a community room, pool, health club, and sport courts.
<i>Public Plazas and Green Space</i>
Pedestrian plazas and courtyards
Landscaped areas
Natural areas
Pedestrian trails
Stormwater basins
Recreation fields, buildings and indoor/outdoor facilities
<i>Nonresidential Uses</i>
1. Research & Development Facilities
2. Educational & Training Campus
3. Medical Rehabilitation Facilities
4. Wireless Communication Antennae

3.3.4 Wireless Communication Facilities

Wireless Communication Facilities are permitted as accessory uses pursuant to the terms hereof. Unless otherwise waived by the Mayor and Council, acting as the Redevelopment Entity, pursuant to subsection 5 hereof, all applications seeking to install wireless communications facilities are subject to the Development Review procedures outlined in Section 3.3.2 hereof. Any such application may seek a variance or waiver from the standards set forth herein as part of the Development Review process, except no deviation from the prohibition on the use of towers or monopoles is permitted.

All Wireless Communication Facilities shall meet the following standards:

1. Towers or monopoles are prohibited unless incorporated into a Concept Plan approved by the Redevelopment Entity;

2. Wireless facilities may be mounted only on a building or other vertical structural element such as a flag pole, clocktower or other ornamental feature;
3. The antenna and supporting electrical and mechanical equipment should be integrated into the exterior wall or roof system of the building, or be of a neutral color that is identical to, or closely compatible with, the color and design of the building and should be designed to be as unobtrusive as possible.
4. Applications for wireless telecommunications facilities shall include a computer-generated architectural rendering of the building or structure hosting the wireless facilities portraying an accurate image of the visual impact of the facility.
5. The Mayor and Council, in their discretion, may waive the provisions of Section 3.2.2 requiring redeveloper designation and redevelopment agreements, and may instead refer such an application directly to the Planning Board with any recommendations that they deem appropriate.

3.3.5 Design Standards

A. General

The following design standards will be applied to all development in the RPA governed by this Redevelopment Plan. Any elements not covered by these standards will be subject to other appropriate provisions of this Redevelopment Plan and/or the R-G standards (for residential uses) and the Regional Office (RO) Zone (for nonresidential uses) of the Bloomfield Land Development Ordinance. In the event of a conflict between this Redevelopment Plan and the Bloomfield Land Development Ordinance, this Redevelopment Plan shall govern. Final determination of compliance with this Redevelopment Plan shall be made by the Mayor and Council, acting as the Redevelopment Entity, and the Planning Board, as part of the process outlined in Section 3.3.2 of this Redevelopment Plan. All redevelopment activities are also subject to applicable state and federal requirements.

All new construction in the RPA will conform to the following standards.

Number of Principal Structures – More than one principal structure is permitted in the RPA as part of a comprehensive development plan.

Parcel Size – It is the preference of this plan to redevelop the Redevelopment Area portion of the RPA as a single parcel consistent with the Land Use Plan (see section 3.1). However, the Redevelopment Area portion of the RPA may be redeveloped in phases such that one of the two designated parcels may proceed ahead of the other due to constraints on property assembly. Reasonable subdivisions for financing purposes may be granted.

Setbacks – All principal and accessory structures in the Redevelopment Area will conform to the setbacks listed in Table 2. No parking or loading facilities are permitted in these setback areas. Internal roadways, pedestrian and bicycle pathways, ornamental structures and signs are permitted in the setback subject to the approval of the Land Use Planning Board during the site plan review process. All setback areas are to be suitably landscaped consistent with the project’s overall landscaping and open space plan. An exception to minimum setback requirements may be permitted to satisfy certain financing, ownership or management requirements provided that cross-access and maintenance agreements are provided, if necessary to protect the integrity of the project.

Utilities – All utilities shall be underground.

**Table 2
REQUIRED SETBACKS FOR ALL BUILDINGS**

Minimum setback from:	
Adjoining residential property lines outside of the Redevelopment Area	50 feet
Garden State Parkway	20 feet
Third River	In accordance with NJDEP regulations

All structures will be arranged to provide adequate light and air, a safe and efficient pedestrian and vehicular circulation system, the maximum amount of open space, appropriate access for the maintenance of all structures, and a visually pleasing environment. The final layout of all buildings and improvements in the RPA will be set forth in a Conceptual Site Plan attached to the redevelopment agreement between the Township and the Redeveloper.

Building Height – The maximum height of all buildings in the RPA is 60 feet. Building height shall be measured from the final grade at the base of the building.

The Planning Board may allow certain minimal exceptions for architectural ornamentation and rooftop mechanical equipment during the site plan review process if it can be demonstrated that the exception will contribute to the architectural theme of the development or is necessary for the safe and efficient operation of the building; and will not create a visual detriment to surrounding properties. All rooftop mechanical equipment must be screened from view.

Land Coverage – Total impervious coverage should be kept to a minimum but in no case will it exceed 80% of the total Redevelopment Area. The redeveloper must show compliance with all applicable wetland, stream encroachment and storm water requirements. Privately

owned land within the Redevelopment Area that is dedicated to the Township for public open space or recreation purposes shall be credited toward the open space and pervious surface requirements of the redevelopment project.

Maximum Residential Units – The total number of residential units constructed in the Redevelopment Area of the RPA will be established by the layout and height limitations in the Redevelopment Plan, subject to the approval of the Mayor and Council acting as the redevelopment entity, and as set forth in the executed redeveloper agreement. Notwithstanding the preceding, the overall gross residential density shall not exceed 30 dwelling units per acre, based upon the total land area of the designated Redevelopment Area (excluding the Rehabilitation Area portion of the Redevelopment Plan Area), except that bonus density required to meet affordable housing requirements may be permitted up to a total maximum density of 40 dwelling units per acre.

B. Residential

Residential buildings will be designed to provide architectural interest and residential character and avoid a monolithic box-like appearance. The distance between any two buildings shall be not less than half of the height of the taller of the two buildings. Roofs should be either gable or hip; dormers are encouraged. Flat roofs are permitted provided that sufficient architectural treatment is given to cornices and ornamental features to add interest to the roofline. Windows should be provided in all building facades to avoid monotonous blank walls. Accessory buildings will be designed to complement the principal structures.

Active and passive recreational areas and other public and/or semi public open space, such as courtyards, plazas, and pedestrian walkways will be designed and located to promote their use and enjoyment. Such areas will be designed to utilize natural features on the site including existing vegetation, where possible, and will be extensively landscaped with a variety of plant materials. (See “Public Plazas and Green Space” for more detail.)

To avoid having the residential component become an isolated development where the sole means of accessing the larger community is by automobile, pedestrian and bicycle linkages will be provided to the active and passive recreational areas and Belleville Avenue.

C. Public Plazas and Green Space

Any portion of the Redevelopment Area that is not absolutely required for buildings or parking will be used for public plazas and green space to be maintained by the redeveloper and/or a successor association. These areas will be designed to provide:

- amenities to the residents of the Redevelopment Area (which may include low intensity open air recreation activities),

- protection for environmentally sensitive features,
- a workable pedestrian and bicycle circulation system,
- appropriate visual and noise buffers, and
- an attractive transition between the Redevelopment Area and neighboring residential uses.

The redeveloper will prepare a landscaping and open space plan for review by the Mayor and Council for inclusion in the redevelopment agreement review process. The plan will specifically address and demonstrate how each of these objectives is achieved. These performance standards take the place of any landscaping or buffer requirements currently in the Bloomfield ordinances.

D. Parking Facilities

Parking should be provided for in garages, if possible. Surface parking for residential uses should be kept to an absolute minimum. Where garages are provided they should be accessed from the side or rear of the building to prevent cars from being the dominant feature of the development and from interrupting the pedestrian-way. Such garages will be incorporated into the architectural design of the building and located and designed to be minimally visible from the street through enclosure and the use of architectural treatments, screening and/or landscaping. Guest parking may be provided in parking garages and in surface lots. Exterior surface parking shall be set back at least 15 feet from any principal building.

E. Public Rights-of-Way

Public rights-of-way will be designed to meet all local, state and federal standards. Sidewalks are to be provided on both sides of all streets. All pedestrian crossings will utilize materials and colors to readily distinguish vehicular and pedestrian travel ways.

F. Transit-Friendly Design

Appropriate design features will be incorporated to accommodate potential shuttle service and/or pedestrian walkways to the public sidewalks leading to the nearest bus stops on Belleville Avenue and/or JFK Boulevard. Features may include such elements as shelters, street furniture and pull-off lanes located within reasonable proximity to major uses.

3.3.6 Parking Standards

Parking for residential uses will be provided in conformance with the New Jersey Residential Site Improvement Standards, except to the extent that waivers are approved by the Planning Board. Parking for nonresidential uses shall conform to the applicable sections of the Bloomfield Land Development Ordinance.

3.4 Impact Assessment Report

The redevelopment agreement may require the redeveloper to prepare a comprehensive impact assessment report. The redeveloper will retain one or more qualified professionals to perform the necessary work. The report shall be presented with sufficient detail and description which will include written, graphic or other explanatory material. The redevelopment agreement may provide that certain requirements may be waived by the Planning Board if the redeveloper can prove conclusively that specific requirements are unwarranted. The report will include the elements listed below, at a minimum, but the Board may require additional information as deemed necessary.

3.4.1 Circulation and Traffic Impact

Describe in detail the existing infrastructure with respect to the transportation network. Include an appropriate analysis relative to the impact of the proposed project on the Township's circulation network.

3.4.2 Environmental Performance Controls

Describe in detail what measures will be employed during the planning, construction and operation phases which will minimize or eliminate negative impacts on- and off-site that could result from the proposed project. Of specific interest are:

- a. Stormwater management plan, which shall include but not be limited to soil erosion and sedimentation controls. Every effort should be made to reduce off-site surface runoff from predevelopment levels.
- b. Sewage disposal.
- c. Water conservation proposals, such as integration of rain gardens into the stormwater management plan and the use of grey water for irrigation of landscaped areas and athletic fields.
- d. Site design techniques sensitive to the natural environment, which should include innovative landscape, building and circulation design.
- e. Energy conservation measures as recommended by the US Green Buildings Council.
- f. Remediation of on-site contamination.
- g. Miscellaneous on-site and off-site public improvements.

3.5 Provisions Related to Off-Site Improvements

The redevelopment agreement will set forth the obligations of any designated redeveloper with respect to necessary off-site improvements or infrastructure improvements.

3.6 Provisions Related to State and Federal Regulations

Certain redevelopment activities proposed in this Redevelopment Plan may be subject to state and federal standards, regulations and permit requirements. The redeveloper is responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits prior to the issuance of any construction permits.

3.7 Provisions Related to Affordable Housing

The redevelopment agreement will specify the manner in which any affordable housing obligation generated by the redevelopment activities in the RPA is to be satisfied.

Inventory of Affordable Housing

N.J.S.A. 40A:12A-7 requires an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the Redevelopment Plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure. In response to this requirement, there are not any housing units affordable to low and moderate income households as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304) that will be removed as a result of implementation of this Redevelopment Plan.

Plan for the Provision of Affordable Replacement Housing

N.J.S.A. 40A:12A-7 requires a plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of a redevelopment plan. In response to this requirement, the implementation of this Redevelopment Plan does not result in the removal of any affordable housing unit that is subject to affordability controls.

3.8 Properties To Be Acquired

It is the expectation of the Mayor and Council that all property situated in the Redevelopment Area as identified in this Redevelopment Plan will be acquired by a designated Redeveloper through bona fide negotiations. Therefore, the Redevelopment Plan does not identify any properties that are subject to acquisition through the power of Eminent Domain conferred on the Mayor and Council by the Redevelopment Law. In the event that the Redeveloper cannot acquire the property through bona fide negotiations, the Mayor and Council may amend this Redevelopment Plan to identify such property as being necessary for such acquisition.

Pursuant to N.J.S.A. 40A:12A-15, Eminent Domain is not legally permitted in furtherance of a redevelopment plan for an area in need of rehabilitation. However, this provision shall not be

interpreted to limit the use of Eminent Domain for the acquisition of property by a public body or any interest therein by a public body for any other public purpose authorized by law.

Section 4. Relationship to the Land Use and Zoning Ordinance

4.1 Zoning Ordinance

The standards contained within this Redevelopment Plan constitute an overlay and the underlying zoning in the Bloomfield Land Development Ordinance remains in effect to govern existing uses in the M1 Zone until such time as they are redeveloped in conformance with this Redevelopment Plan. In the case where a particular site development standard is not covered in this Redevelopment Plan, compliance with the Bloomfield Land Development Ordinance or other applicable Bloomfield code or ordinance will be required as set forth in Section 3.3.5(A) above. Final determination of compliance with this Redevelopment Plan shall be made by the Mayor and Council, acting as the Redevelopment Entity, upon the submission by the Redeveloper of a general concept plan prior to the submission of a site plan application to the Planning Board.

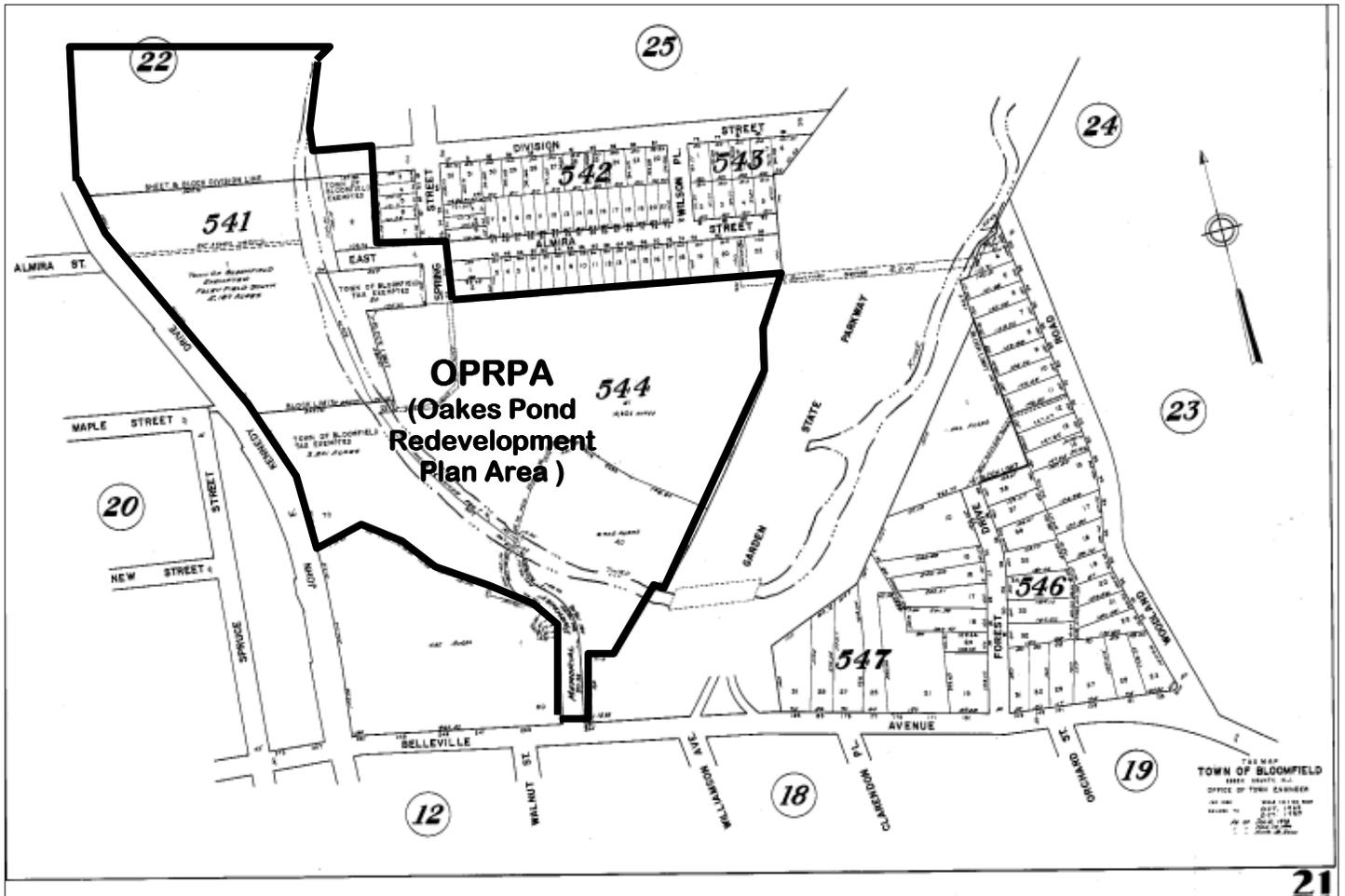
4.2 Map Amendment

The Zoning Map of the Township of Bloomfield is hereby amended in accordance with Figure 4 to indicate the boundaries of the RPA and to identify the district as the “Oakes Pond Redevelopment Plan Area (OPRPA).”

Section 5. Relocation Assistance

As no properties are identified for acquisition in this Redevelopment Plan, there is no relocation assistance anticipated. Should the Redevelopment Plan be amended in the future such that relocation may be required, the required amount of relocation necessary to fully implement the Redevelopment Plan is expected to be low given the low number of occupied structures and the month-to-month leasing arrangements of the tenants. To the extent required by law and in the event that residents or businesses are displaced as a result of the future acquisition of property identified in an amendment to this Redevelopment Plan, adequate provision for the temporary and permanent relocation of such businesses, as necessary and as required by law, shall be made in accordance with all applicable regulations.

Figure 4 Zoning Map Amendment



Section 6. Sustainable Guidelines

6.1 Overview

“Sustainability : Meeting the needs of the present without compromising the ability of future generations to meet their own needs”

This Redevelopment Plan encourages a strategy for promoting economic, social and environmental sustainability through the redevelopment of the Oakes Pond Redevelopment Plan Area as follows:

1. Economic Sustainability: Produce an environment that is financially attractive over the long term with lower long-term operating costs and an improved tax base.
2. Social Sustainability: Provide a liveable, attractive and inclusive community
3. Environmental Sustainability: Reduce the overall demands on local infrastructure systems, the use of natural resources and sources of pollution.

6.2 Strategies

- a. Reduce automobile dependence and congestion, improving air quality and quality of life
- b. Improve and expand pervious landscaped zones to mitigate heat island effect and improve stormwater management capabilities;
- c. Provide comfortable pedestrian areas including public amenities, landscaped open spaces fostering community activity and a healthier environment;
- d. Reduce building operating costs through higher performance buildings;
- e. Reduce water consumption and conveyance, including sewage, and improve stormwater management systems;
- f. Reduce the demand for fossil fuels and encourage the use of alternative energy sources
- g. Reduce the use of polluting materials, lighting and activities thus improving air quality and conserving the quality and quantity of natural resources.

6.3 Approach

Bloomfield aims to address the specific needs and be a leader in sustainable redevelopment by:

- a. adopting New Jersey’s Smart Growth strategies as the basis of the Redevelopment Plan;
- b. Aligning the Redevelopment Plan and the requirements for potential developments within the Redevelopment Plan with the U.S. Green Building Council’s LEED® (Leadership in Energy and Environmental Design) Green Building Rating Systems or with any other applicable or similar nationally recognized ratings program. The USGBC, a recognized leader in environmentally responsible buildings and environments, established LEED® as a voluntary national rating system, incentivizing new and existing buildings to obtain third party certification for sustainable performance. All new redevelopment or rehabilitation projects constructed through the implementation of this Redevelopment Plan are encouraged to follow the appropriate LEED Rating System as a guide for site and building design and be

prepared to demonstrate such attempts in the Concept Plan required as part of the process of negotiating a Redevelopment agreement.

- c. At a minimum, the Concept Plan should identify the manner in which the following concepts, as applicable, will be implemented:
- Improving parking facilities and capacities through covered, shaded and structured parking;
 - Reducing the amount of storm water and ground water contamination; –
 - Providing secure bicycle racks to promote alternative modes of transportation; –
 - Using appropriately designed and low energy demand lighting to minimize light pollution, energy use and maintenance ;
 - Setting requirements for reducing potable water demand and the volume of wastewater conveyance to conserve natural resources and energy while covering the demand on existing water and sewage conveyance infrastructure ;
 - Increasing the number of trees and amount of vegetation while reducing the amount of asphalt and impervious surfaces to mitigate heat-island effect and demand on the stormwater management infrastructure;
 - Setting requirements for roof surfaces to mitigate heat island effect,
 - Increase on-site stormwater retention through the use of rain gardens and bio-retention technologies for stormwater management;
 - Produce on site alternative energy through renewable sources; –
 - Encouraging the reuse of salvaged materials from demolition in the construction of the buildings and improvements in the redevelopment project.

Section 7 Relationship to Other Plans

7.1 Plans of Adjacent Municipalities

The Township of Bloomfield is located on the northern border of Essex County. The adjoining municipalities are Belleville Township, Clifton City, East Orange City, Glen Ridge Borough, Montclair Township, Newark City, and Nutley Township.

The RPA is centrally located within Bloomfield and does not abut any municipal boundaries. In addition, the limited size and scope of the development potential of the project in a Redevelopment Area of only 14 acres in size, while perhaps requiring off-site improvements in the immediate vicinity of the site, will have no measurable impact on traffic or related conditions experienced in any municipalities adjacent to Bloomfield Township. Therefore, the Redevelopment Plan is unlikely to have a notable impact on the Master Plan or Zone Plan of any adjacent municipalities.

7.2 Essex County Cross-Acceptance Report

Because the Essex County Master Plan has not been updated in many years, the 2004 Essex County Cross-Acceptance Report was used as a surrogate for the County Master Plan

because it is relatively current, comprehensive in scope and addresses numerous municipal and county planning issues. The Redevelopment Plan incorporates many of the key findings and recommendations of the County Cross-Acceptance Report, as follows:

- *Redevelopment and Revitalization.* The Redevelopment Plan supports the continued redevelopment and revitalization of Bloomfield.
- *Transportation.* The Redevelopment Plan promotes alternative transportation methods with provisions for a shuttle and/or bus service within the redevelopment area to connect with the township's existing mass transit network.
- *Aging Infrastructure.* The Redevelopment Plan will provide for utility and infrastructure upgrades necessary to support the redevelopment.

7.3 New Jersey State Development and Redevelopment Plan

The State Development and Redevelopment Plan places the Township of Bloomfield within the Metropolitan Planning Area (PA-1). The Redevelopment Plan is compatible with the State Plan's intention for the Metropolitan Planning Area, which is to provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. The Redevelopment Plan also furthers the following State Plan policy objectives:

Land Use

Ensure efficient and beneficial utilization of scarce land to strengthen its existing diversified and compact nature.

Housing

Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse and the introduction of new housing into appropriate nonresidential settings.

Economic Development

Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements.

Redevelopment

Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Public Facilities and Services

Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment.

Section 8 Completion

8.1 Certificate of Completion and Compliance

Upon the inspection and verification by the Township of Bloomfield's redevelopment entity that the redevelopment of a parcel subject to a redevelopment agreement has been completed, a Certificate of Completion and Compliance will be issued to the redeveloper and such parcel will be deemed no longer in need of redevelopment.

This Redevelopment Plan will remain effective until the RPA has been redeveloped and deemed no longer in need of redevelopment by the Township of Bloomfield Council.

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