



Township Council  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 04/23/18 07:00 PM

12-2

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2018 RESOLUTION APPROVAL

**RESOLUTION OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY, DESIGNATING PROPERTY IDENTIFIED ON THE TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD AS BLOCK 62, LOT 1; BLOCK 64, LOTS 5 AND 8; BLOCK 96, LOTS 1, 4, 5, 7, 9, 10 AND 11; AND BLOCK 97, LOTS 1 AND 55 AND THE ADJACENT PUBLIC STREETS, LARGELY COMPRISING PARCELS COMMONLY KNOWN AS THE FORMER WESTINGHOUSE PLANT SITE AND INCLUDING OTHER LOTS NEAR THE WATSESSING TRAIN STATION, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE CRITERIA SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW.**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, (the “LRHL”), the governing body may direct the Planning Board to conduct an investigation and public hearing to determine whether certain areas of the Township are areas in need of redevelopment pursuant to the procedures set forth in N.J.S.A. 40A:12A-6; and

WHEREAS, the property depicted on the attached study area map and identified on the Tax Maps of the Township as Block 62, Lot 1; Block 64, Lots 5 & 8; Block 96, Lots 1, 4, 5, 7, 9, 10 and 11; and Block 97, Lots 1 and 55; MacArthur Avenue (entire length from Westinghouse Plaza to Arlington Avenue); Arlington Avenue (from MacArthur Avenue to southern end of Block 62, Lot 1); and Westinghouse Plaza (entire length from Watsessing Avenue to MacArthur Avenue) (the “Study Area”) that includes a 13.5 acre site commonly known as the former Westinghouse plant site, which is and has been vacant for many years and was the subject of an intensive and lengthy environmental clean-up, and certain other vacant lots which are also near the Watsessing train station, as well as the adjacent public streets; and

WHEREAS, the Township of Bloomfield’s 2002 Master Plan recommended the use of

the LRHL to facilitate redevelopment of the Study Area, and the 2008 Master Plan

Reexamination Report supports the redevelopment of the Study Area as a mixed-use Transit

Village; and

**WHEREAS**, it has become apparent that due to the costs associated with the environmental clean-up and the size of the Westinghouse site, and the overall condition of the area surrounding the Watsessing train station, redevelopment of the Property will not occur without assistance from the Township; and

**WHEREAS**, the Mayor and Council of the Township of Bloomfield, by Resolution #12-1, adopted October 30, 2017, and as modified by Resolution #6-2, adopted February 5, 2018, authorized the Planning Board of the Township of Bloomfield (**the “Board”**) to investigate whether the Study Area qualified as a non-condemnation area in need of redevelopment pursuant to the LRHL; and

**WHEREAS**, Paul A. Phillips, a New Jersey licensed professional planner from the firm Phillips, Preiss, Grygiel, LLC, was retained by the Planning Board to review the Study Area to determine whether it met one or more of the criteria for designation as an area in need of redevelopment set forth in the LRHL, and specifically N.J.S.A. 40A:12A-5; and

**WHEREAS**, Mr. Phillips prepared a map showing the boundaries of the Study Area and prepared an Area in Need of Redevelopment Investigation (**the “Redevelopment Study”**) setting forth his observations and conclusions with respect to the conditions in the Study Area, both of which were available for public review in the office of the Municipal Clerk and in the office of the secretary of the Board; and

**WHEREAS**, the Board published timely notices of the public hearing to be held by the Planning Board on the proposed area designation on February 3, 2018, and February 10, 2018, and sent notices to the owners of parcels within the Study Area by certified mail, return receipt

requested, on February 7, 2018, as required by N.J.S.A. 40A:12A-6(b) (2) and (3); and

**WHEREAS**, at its regular meeting held on February 20, 2018, the Planning Board held a public hearing on the proposed designation of the Study Area as an area in need of redevelopment; and

**WHEREAS**, at the public hearing, Mr. Phillips provided sworn testimony summarizing his findings and conclusions that the Study Area met one or more of the criteria set forth in the LRHL; and

**WHEREAS**, no written objection to the designation was received by the Board; and

**WHEREAS**, by resolution adopted on March 6, 2018, the Planning Board memorialized its action taken on February 20, 2018, recommending to the Township Council that the Study Area should be declared “a Non-Condensation Area in Need of Redevelopment” pursuant to the LRHL; and

**WHEREAS**, the Mayor and Council, based on the recommendation of the Planning Board, now desires to designate the Study Area a Non-Condensation Area in Need of Redevelopment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Township of Bloomfield, Essex County, New Jersey, as follows:

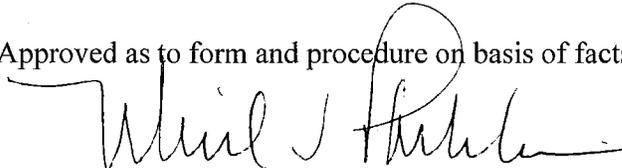
1. The aforementioned recitals are hereby repeated as if fully set forth herein at length.
2. The Study Area, comprising the property identified on the Tax Maps of the Township of Bloomfield as Block 62, Lot 1; Block 64, Lots 5 & 8; Block 96, Lots 1, 4, 5, 7, 9, 10 and 11; and Block 97, Lots 1 and 55; MacArthur Avenue (entire length from Westinghouse Plaza to Arlington Avenue); Arlington Avenue (from MacArthur Avenue to southern end of Block 62, Lot 1); and Westinghouse Plaza (entire length from Watsessing Avenue to MacArthur Avenue), is hereby designated as a Non-Condensation Redevelopment Area in accordance with the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5 (d) and (h) or, in the case of the public roadways, under Section 3, consistent with the recommendations contained in the Redevelopment Study and in the Planning Board’s memorializing resolution of March 6, 2018.
3. The Clerk of the Township of Bloomfield is hereby directed to transmit a copy of

4. The Clerk of the Township of Bloomfield is also hereby directed to serve notice of the area in need of redevelopment determination, within 10 days of the date hereof, upon all record owners within the Study Area, as those names are listed on the tax assessor's records, and upon each person who filed a written objection to the designation and stated, in or upon the written submission, an address to which notice of the determination may be sent.

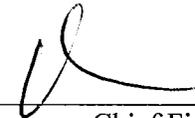
5. This Resolution shall take effect immediately.

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

  
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 Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

  
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 Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on April 23, 2018.

  
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 Municipal Clerk of the Township of Bloomfield

  
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 Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
			Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Adopt			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Deny			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Discussed			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> First Reading			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table with no Vote			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Veto by Mayor			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussion			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jenny Mundell		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nicholas Joanow		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sarah Cruz		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wartyna Davis		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ted Gamble		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Rockwell		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution (ID # 6918)

Meeting of April 23, 2018

<input type="checkbox"/> Defeated	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Discussion No Vote					