



Township Council  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 11/26/18 07:00 PM

**2018 RESOLUTION APPROVAL**

---

**RESOLUTION: APPROVING CONCEPT PLAN FOR REDEVELOPMENT OF BLOCK 227, LOTS 1, 24, 26, 30, 31, 32, & 35 AND APPROVING BONUS HEIGHT AND PIERCING SKY EXPOSURE PLANE AUTHORIZED BY BLOOMFIELD CENTER REDEVELOPMENT PLAN - PHASE I**

12-5

WHEREAS, by Resolution adopted by the Mayor and Council of the Township of Bloomfield (the "Township Council") on October 15, 2018, the Township authorized the execution of a Redevelopment Agreement between the Township of Bloomfield (the "Township") and Royal Urban Renewal, LLC (the "Redeveloper") for the redevelopment of properties designated as Block 227, Lots 1, 24, 26, 30, 31, 32, and 35 on the Tax Maps of the Township of Bloomfield (the "Project Site") (the "Redevelopment Agreement"); and

WHEREAS, the Project Site is located within a larger redevelopment area that is governed by a redevelopment plan entitled, "Bloomfield Center Redevelopment Plan - Phase I" adopted on December 15, 2008 and amended on November 21, 2011 by Ordinances of the Township Council (collectively the "Redevelopment Plan"); and

WHEREAS, the Redeveloper privately assembled Block 227, Lots 24, 30, 31, and 32; and

WHEREAS, by Resolution adopted on October 15, 2018, the Township Council authorized the sale of Block 227, Lots 1, 26, and 35 to the Redeveloper for the purpose of redevelopment; and

WHEREAS, the Redeveloper has successfully assembled the Project Site in order to maximize its development potential, which is encouraged by the Redevelopment Plan; and

**WHEREAS**, to facilitate assemblage, the Township Council may grant permission to property owners to take advantage of a Bonus Height and to pierce the Sky Exposure Plane, as detailed in Section 5 of the Redevelopment Plan (collectively referred to the “**Bonus Provisions**”); and

**WHEREAS**, the Redeveloper developed a concept plan for the redevelopment of the Project Site prepared by Michels & Waldron Associates, LLC, consisting of 8 sheets (A-101, A-102, A-103, A-104, A-105, A-106, A-107 and A-300) marked “progress” print, dated October 4, 2018 and October 10, 2018 (the “**Concept Plan**”), which was attached to the Redevelopment Agreement as Exhibit “A” and attached hereto as Exhibit “A”; and

**WHEREAS**, the Township Council, acting as the Redevelopment Entity, has reviewed the Concept Plan and finds it consistent with the Redevelopment Plan and Redevelopment Agreement; and

**WHEREAS**, the Township Council has evaluated the Concept Plan’s impact to adjacent properties and streets; and

**WHEREAS**, the Township Council finds that the proposed design and Concept Plan will not have a negative impact on the adjacent properties and will allow air and light to the street; and

**WHEREAS**, the Township Council finds that the Redeveloper shall be permitted to take advantage of the Bonus Provisions of the Redevelopment Plan; and

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

**Section 1.** The above “WHEREAS” paragraphs are hereby incorporated herein by reference as though specifically set forth herein below.

**Section 2.** The Concept Plan is hereby approved and Redeveloper may submit its application to the Township of Bloomfield Planning Board.

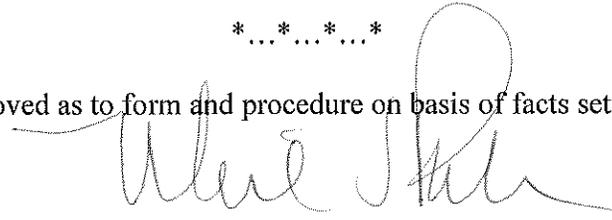
**Section 3.** Redeveloper shall be permitted to the Bonus Height and permitted to pierce the Sky Exposure Plan as detailed in Section 5 of the Redevelopment Plan.

**Section 4.** Redeveloper shall be permitted to make modifications to its Concept Plan without the need for further Township Council approval, provided the uses conform to the Redevelopment Plan.

**Section 5.** This Resolution shall take effect immediately.

\*...\*...\*...\*

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



Director of Law-Township Attorney

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



Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on November 26, 2018.



Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

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