Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 03/30/20 07:00 PM

2020 RESOLUTION APPROVAL

2020 RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, REFERRING TO THE TOWNSHIP PLANNING BOARD A PROPOSED AMENDMENT TO CHAPTER 315 OF THE TOWNSHIP CODE, EXTENDING THE CC-COMMUNITY COMMERCIAL ZONE PURSUANT TO N.J.S.A. 40:55D-26

WHEREAS, Chapter 315, Article V. Zoning, § 315-34 "Establishment of Zones", of the Township of Bloomfield Code **(the "Code")** acknowledged in §315-34(B) that the Zoning Map of the Township of Bloomfield was adopted on July 25, 2005, and that the Map depicts the location and boundaries of the 17 zones, two overlay districts and the designated redevelopment areas within the territory of the Township of Bloomfield **(the "Township")**; and

WHEREAS, following a reexamination of the Township Master Plan, the Township adopted an amended Zoning Map on October 6, 2014; and

WHEREAS, §315-34 (A) (10) of the Code established the CC-Community Commercial Zone **("CC Zone")** within the Township, which is reflected on the 2014 Zoning Map; and

WHEREAS, §315-38 (J) of the Code sets forth that the intent of the CC Zone is to accommodate large-scale shopping facilities that contain a supermarket or other anchor store, and smaller commercial uses. More than one principal building and/or use may be permitted on a lot; and

WHEREAS, §315-38 (J) of the Code sets forth that the intent of the CC Zone is to accommodate large-scale shopping facilities that contain a supermarket or other anchor store, and smaller commercial uses. More than one principal building and/or use may be permitted on a

WHEREAS, amongst the permitted uses within the CC Zone are shopping centers with no more than 200,000 square feet of gross leasable floor area and with no single establishment larger than 125,000 square feet of gross leasable floor area; and

WHEREAS, Brookdale Shop Rite proposes to construct a 1-story addition to the rear of its present store at 1347-1381 Broad Street, Bloomfield, New Jersey, also known as Lot 43, Block 1231 on the Township's Tax Map, and the addition will be constructed on a portion of the adjacent property known as Lot 46, Block 1231 under a long-term lease (**"Leased Area"**), and will consist of approximately 23,814 square feet, which will bring the store size to a total of approximately 84,912 square feet; and

WHEREAS, the MLUL requires in N.J.S.A. 40:55D-26, that all ordinances constituting a development regulation must be referred to the Planning Board for review to determine whether there are any inconsistencies between the proposed ordinance and the Township Master Plan and for any other recommendations the Planning Board may have with respect to the proposed ordinance; and

WHEREAS, concurrently with this resolution, the Mayor and Council have introduced on first reading an Ordinance for the purpose of revising the zoning map to expand the CC Zone boundary line to encompass the Leased Area; and

WHEREAS, by this resolution, the Mayor and Council hereby refer to the Planning Board the aforementioned Ordinance for its review pursuant to N.J.S.A. 40:55D-26.

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

Section 1.   The aforementioned recitals are incorporated herein as though fully set forth at

length.

Section 2.   The Mayor and Council for the Township of Bloomfield hereby direct the

Township of Bloomfield Planning Board to review, pursuant to N.J.S.A. 40:55D-26, the

proposed Ordinance revising the zoning map to expand the CC Zone boundary line to encompass

the Leased Area

Section 3.   The Township Clerk is hereby directed to forward a copy of proposed the

Ordinance to the Planning Board for its review.

Section 4.   This Resolution shall take effect immediately.

* . . * . . * . . *

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.

_____
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 March 30, 2020.

_____
Deputy   Municipal Clerk of the Township of Bloomfield

_____
Mayor of the Township of Bloomfield

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