

**UPDATE
OF THE 2002 MASTER PLAN**

**TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY**



**REEXAMINATION REPORT ADOPTED
JULY 29, 2008**

MASTER PLAN UPDATE: SEPTEMBER 26, 2008

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TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	PROBLEMS & OBJECTIVES: 2002 MASTER PLAN	2
3.0	THE EXTENT OF INCREASE OR REDUCTION OF PROBLEMS & OBJECTIVES	3
4.0	CHANGES IN ASSUMPTIONS, POLICIES & OBJECTIVES	13
4.1	DEMOGRAPHIC CHANGES	13
4.2	TOWNSHIP INITIATIVES	18
4.3	STATE POLICIES.....	19
5.0	MASTER PLAN UPDATE & ORDINANCE CHANGES.....	23
5.1	LAND USE PLAN AND ZONING MAP AMENDMENTS	23
	SUMMARY OF RECOMMENDATIONS.....	36
6.0	REDEVELOPMENT PLANS	38
6.1	BLOOMFIELD CENTER REDEVELOPMENT PLAN – PHASE I	38
6.2	OAKES POND REDEVELOPMENT PLAN AREA	43
6.3	ANNIN FLAG REDEVELOPMENT AREA	44
 APPENDIX		
	Demographic Data.....	47



1.0 INTRODUCTION

The Municipal Land Use Law (MLUL) requires every municipality in New Jersey that has adopted a master plan and land development regulations to periodically review and revise, if necessary, those documents every six years (N.J.S.A. 40:55D-89). The latest comprehensive Master Plan for the Township of Bloomfield was adopted on November 2002. The Bloomfield Planning Board adopted the 2008 Reexamination Report on July 29, 2008.

The purpose of this report is to incorporate the recommendations of the 2008 Reexamination report and to amend and update the Land Use Element to be consistent with previous and proposed amendments to the Bloomfield Township Land Development Ordinance and recent redevelopment initiatives involving the downtown area and 225 Belleville Avenue. In addition, a separate planning study was performed by The Nishuane Group of the M-1 Zoning District at Lawrence Street at the East Orange border because CMX was representing the developer of 5 Lawrence Street before the Zoning Board in East Orange. 5 Lawrence Street is a site that lies in both East Orange and within the M-1 Zone in Bloomfield. The Master Plan Update, including the Addendum prepared by The Nishuane Group regarding the M-1 Zone on Lawrence Street at the East Orange border, will be adopted as a Sub-element of the Master Plan by resolution of the Planning Board, after a public hearing, and forwarded to the Essex County Planning Board.

The findings and recommendations contained in this report are primarily based on the review of the following documents:

1. Bloomfield Township Land Development Ordinance Chapter 271, current to June 2006, with amendments through 2007.
2. Bloomfield Township Stormwater Management Plan, April 2006.
3. Bloomfield Township Open Space and Recreation Plan, August, 2004.
4. Essex County Cross Acceptance Report, December 2004.
5. Bloomfield Station Redevelopment Plan, *last revised* September 2003.
6. Township of Bloomfield Master Plan, November 2002.
7. Redevelopment Investigation Report – 225 Belleville Avenue
8. Draft Bloomfield Center Redevelopment Plan – Phase 1 2008

The MLUL requires a reexamination report to address five issues relating to the growth and development of the Township, including (N.J.S.A. 40:55D-89):

- a. *The major problems and objectives relating to land development in the Municipality at the time of such adoption, last revision or re-examination, if any;*
- 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 such plan or 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, 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; and*
- 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:12 A-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.*

The 2008 Master Plan Reexamination Report was adopted on July 29, 2008 and many of its recommendations are repeated in this Master Plan Update for official incorporation into the Bloomfield Master Plan.

Since 2002, the following events have occurred within the region and State that bear on land use in the Township. These events are:

1. Adoption of COAH's third round substantive and procedural rules effective December 20, 2004.
2. Third Round of Cross Acceptance of the Preliminary State Development and Redevelopment Plan and the Preliminary State Plan Policy Map released April 28, 2004.
3. Adoption of revised rules for Plan Endorsement by State Planning Commission, October 17, 2007.
4. Adoption of NJDEP Stormwater Management Rules effective February 2, 2004.
5. Court decision by the NJ Appellate Division in 2007 striking down the COAH Third Round Rules and requiring COAH to issue new Rules by December 31, 2007; Adopted revised third round rules, June 2, 2008; proposed amendments to third round rules, June 16, 2008.

2.0 PROBLEMS & OBJECTIVES: 2002 MASTER PLAN

The following lists the underlying Master Plan Goals as set forth in the adopted 2002 Bloomfield Township Master Plan:

- a. 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.
- b. Preserve and enhance the suburban residential character of the Township by protecting established neighborhoods, maintaining 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.
- c. 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.
- d. Promote the growth of a diversified economic base that generates employment growth, increases tax rates, improves income levels and facilitates the redevelopment of brownfield sites. Focus economic development efforts on growth sectors of the economy and existing commercial and industrial districts.
 - e. Maintain the existing system of parks, recreation and open space and explore the development of additional facilities to meet the needs of Township residents. Advocate for increased maintenance and improvements in Essex County parks.
 - f. Continue 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.
 - g. 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.
 - h. Preserve and upgrade the existing utility infrastructure including public water, stormwater management and wastewater treatment. Continue rehabilitation programs while pursuing selected replacement and expansion projects in order to accommodate growth and redevelopment. Incorporate high technology infrastructure, such as fiber optic lines, into utility planning.
 - i. Promote historic preservation in order to maintain the Township's unique character, protect designated historic resources and complement economic development efforts.
 - j. Promote recycling in order to protect the environment and reduce the Township's solid waste stream.

The 2002 Master Plan also lists Objectives for each of the following subjects: Land Use, Community Facilities, Parks, Recreation and Open Space, Circulation, Economic, Conservation, Historic Preservation, Utilities, Recycling, and Housing. The 2002 Master Plan describes existing conditions and trends, identifies issues, and concludes with Recommendations for each Plan Element including all of the above subjects except Housing¹.

3.0 THE EXTENT OF INCREASE OR REDUCTION OF PROBLEMS & OBJECTIVES

- a. *Provide a balanced land use pattern that preserves residential neighborhood, strengthens the vitality of commercial districts, enhances remaining industrial areas,*

¹ A Housing Plan Element and Third Round Fair Share Plan is currently being prepared as a stand-alone updated to the 1996 Fair Housing Plan.



preserves and addresses parks and open space, protects environmentally sensitive natural features, accommodates community facilities and facilitates local/regional circulation.

The Bloomfield Station and surrounding area, known as the Bloomfield Center, once served as a major residential and transportation hub, and downtown shopping district for its residents, commuters, and people within the region. However, for the past 50 years, this central business district has been in decline.

In response to this slow decline, the Township Council formerly declared the Bloomfield Station and surrounding area as “an area in need of redevelopment” to spur revitalization and redevelopment in 2000. Subsequently, in 2003, the Bloomfield Station Redevelopment Plan was prepared. The Plan envisioned the Bloomfield Station and surrounding area as a mixed-use Transit Village, with several hundred residential units, retail and office space, pocket parks and public space. The Plan proposed to restore an access tunnel that will take commuters under the existing train station to the Midtown Direct rail service enhancing public transportation service in Bloomfield. As a result of unanticipated occurrences and legal actions with regards to redevelopment efforts that were to be undertaken by Forest City Bloomfield, L.L.C. and Forest City Bloomfield Urban Renewal, L.L.C., with respect to the Bloomfield Station Redevelopment Plan, but which did not materialize, the Mayor and Council of the Township of Bloomfield (“Mayor and Council”) undertook to conduct a series of community planning meetings, in order to obtain comments from residents, property owners, potential redevelopers and other interested citizens and to participate in the formulation of a new Redevelopment Plan that would encompass the Redevelopment Area and also include a portion of the Rehabilitation Area. The new plan would not change the requirements of the Bloomfield Station Redevelopment Plan as to properties comprising Block 220, Lots 26, 27, 30, and 35 and now or formerly owned or controlled by 110 Washington Street Associates. In the process of developing this Reexamination Report, the Bloomfield Planning Board cited the need for public-private partnerships to construct parking decks to replace surface parking in other locations within the Downtown, including the Municipal Plaza and the commuter parking lot near the existing Public Works Yard site to relieve Halcyon Park residents from out-of-town commuters using the Grove Street Station parking in their neighborhood.

In addition, the Township, through its grant consultants, was successful in securing \$750,000 from NJDOT to rehabilitate the westbound station house of the Bloomfield Center Train Station and in 2006 received another \$500,000 grant, matched by New Jersey Transit to restore the eastbound station house. Subsequently it was decided that both grants were necessary to rehabilitate the eastbound station house because of its advanced deterioration and its importance to the redevelopment of the Bloomfield Station Redevelopment Area. The Township has invested heavily in the belief that the proximity to convenient mass transit is the key to the revitalization of Bloomfield Center. While legal challenges have thwarted redevelopment efforts with several properties in the redevelopment area, other projects have progressed and others are pending towards what appears to be a promising future.

In the process of developing this Reexamination Report, the Bloomfield Planning Board pointed to the success of the Montclair Connection and Mid-Town Direct rail



service through Newark to Manhattan as a regional transportation and land use opportunity for Bloomfield, Glen Ridge and Montclair. Glen Ridge is an affluent “bedroom” community along Bloomfield Avenue between the downtowns of Bloomfield and Montclair, and the educational-cultural resources of Bloomfield College and Montclair State University. Bloomfield Center, with Bloomfield College located immediately adjacent and within walking distance of Bloomfield Station, offers an ideal environment for conventions and business gatherings that could be supported through a regional planning effort by the three towns. The missing ingredient in both Bloomfield and Montclair is upscale lodging facilities to support multi-day events, which again suggests a regional planning approach, possibly resulting in a joint petition for Plan Endorsement to marshal the involvement of NJDOT (Bloomfield Avenue traffic circulation and transit), NJDCA (housing and COAH) and NJDEP (brownfields cleanup along the Bloomfield Avenue corridor and within the downtowns of Bloomfield and Montclair).

In November 2001, the Township voters approved a dedicated open space tax of one cent (\$0.01) per one hundred dollars (\$100.00) assessed value to provide a steady source of funding to acquire property or easements in the Township for the purposes of active recreation, passive recreation, and water quality protection. An Open Space Trust Fund Committee was created in 2003 to advise the Township Council on future acquisitions.

Subsequently, in August 2004, the Open Space Trust Fund Committee in partnership with the Morris Land Conservancy compiled an Open Space and Recreation Plan (OSRP) to serve as a guide for the acquisition and maintenance of land for open space and recreational purposes, and increase the Township’s resident’s quality of life and maintain Bloomfield as a desirable community. The “Land Preservation Recommendations” propose four greenways, four linkages, four trails, and pocket parks all to interconnect with destination points in the Township such as existing parks, Bloomfield College and the train station. The OSRP concludes with a Greenway Map that graphically depicts these potential open space and recreational opportunities.

- b. *Preserve and enhance the suburban residential character of the Township by protecting established neighborhoods, maintaining 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.*

The existing housing stock in Bloomfield is diverse in type and density, including single family homes (attached and detached), two- and multi-family homes, apartment buildings, condos and townhomes. Due to the built-out nature of Bloomfield (96% developed), the only opportunities for additional housing exists in the form of limited minor subdivision activity, adaptive reuse of existing buildings and scattered infill development projects.

There are several development projects either approved or in the planning stages that will add new residential space, retail and office space, pocket parks and public space in Bloomfield.



- c. *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.*

Under the New Jersey Transit Village initiative, the State granted “Transit Village” designation to Bloomfield in 2003. The Transit Village area extends in a one mile radius from the Bloomfield train station. As a Transit Village, Bloomfield receives State aid to revitalize the area around its train station with dense mixed-use development that encourages the use of public transit and decreases the dependence on the car.

In 2000, prior to the Township’s Transit Village designation, Bloomfield formerly declared the area immediately surrounding the Bloomfield Station as “an area in need of redevelopment.” Subsequently, the Bloomfield Station Redevelopment Plan was prepared. The Redevelopment Plan, consistent with the Transit Village concept, called for 500 residential units, of which 300 will be rental apartments; pocket parks and public space. An access tunnel is also planned to be restored that will lead commuters under the existing train station to the Midtown Direct train line. However, when the Township attempted to implement the redevelopment plan through the use of Eminent Domain to acquire properties, several property owners brought legal challenges that resulted in two court decisions adverse to the Township. In order to regain momentum towards revitalization of the downtown, the Township has determined that it is necessary to develop a new Redevelopment Plan that would encompass the Redevelopment Area and also include a portion of the Township-wide Rehabilitation Area. The new plan would not change the requirements of the Bloomfield Station Redevelopment Plan as to properties comprising Block 220, Lots 26, 27, 30, and 35 and now or formerly owned or controlled by 110 Washington Street Associates, To that end, the Township Council has hosted three public visioning meetings that were very well attended and enthusiastically supported and the Bloomfield Center Redevelopment Plan – Phase 1, developed by Newwork ,Value Research, LLC and CMX was produced as a result. The Vision Plan is incorporated into the Bloomfield Center Redevelopment Plan – Phase 1 as the conceptual overview for implementation of possible future phases, and will be integrated into either proposed zoning requirements or future redevelopment plans for the rest of the Central Business District between the downtown shopping area and the Garden State Parkway (see section on redevelopment at the end of this Report)..

The “Land Preservation Recommendations” of the Open Space and Recreation Plan (2004) propose four greenways, four linkages, and four hiking/biking trails all to interconnect with destination points within Bloomfield, such as existing parks, Bloomfield College, and the train station.

To reinforce the redevelopment efforts of the private sector, the Township has also been working with NJ Transit on upgrading mass transit facilities for commuters in recognition of the greatly enhanced service available through the connection of the Bloomfield Center and Watsessing rail stations to the Midtown Direct line as a result of the long awaited Montclair Connection. The Township has directed its grants consultants, Funding Group Initiatives, Inc. (FGI) and Millenium Strategies, to focus on securing funding for upgrading these two stations. To date, FGI, working with the



Mayor and Township Council, has coordinated with NJ Transit to obtain commitments for a variety of improvements to both stations. These improvements include:

Bloomfield Center (Lackawanna) Station:

Renovation of the Shelter and additional platform improvements through the following funding initiatives:

- 2004: \$750,000 (Federal) Transportation Enhancement Grant
- 2006:
 - \$100,000 (Federal) Transportation Enhancement Grant
 - \$500,000 (Federal) FY 2006 Budget – direct appropriation via Rep. Pascrell
- 2007: \$235,000 (State) Monies left over from Phase one

NJ Transit has rehabbed the shelter in cooperation with the State Historic Preservation Office (SHPO). Improvements include:

1. The temporary roof was replaced with one made of synthetic Spanish tiles
2. Replacement of interior plaster walls with sheetrock, but stained to resemble the original plaster.
3. Installation of wrought iron fencing around all ten windows and one door to match the current fence at the track.
4. Replacement of ceiling with beaded wood to replicate the original ceiling.
5. Replacement of terrazzo floor
6. Installation of wood benches throughout with heating ducts underneath
7. An area set aside for a concession stand

Watsessing Station:

Phase I of the renovations to Watsessing Station include:

1. Historically compatible roof repairs to the inbound and outbound platform canopies on the station side of Watsessing Avenue.
2. Design and installation of new canopy drainage
3. Installation of decorative railing/fence off the back side of the inbound canopy
4. Repair of all concrete walls at back of platforms
5. Installation of historically compatible canopy lighting
6. Clean up of debris west of Watsessing Avenue Bridge



7. Improved lighting in stairwell may be included by NJT for Phase I.

Phase II would begin upon securing of funding by NJT and the Township for costs estimated to be 5 to 7 million dollars and construction has been estimated to take 42 months. Phase II improvements are intended to complete the total restoration of the Station and would include such tasks as:

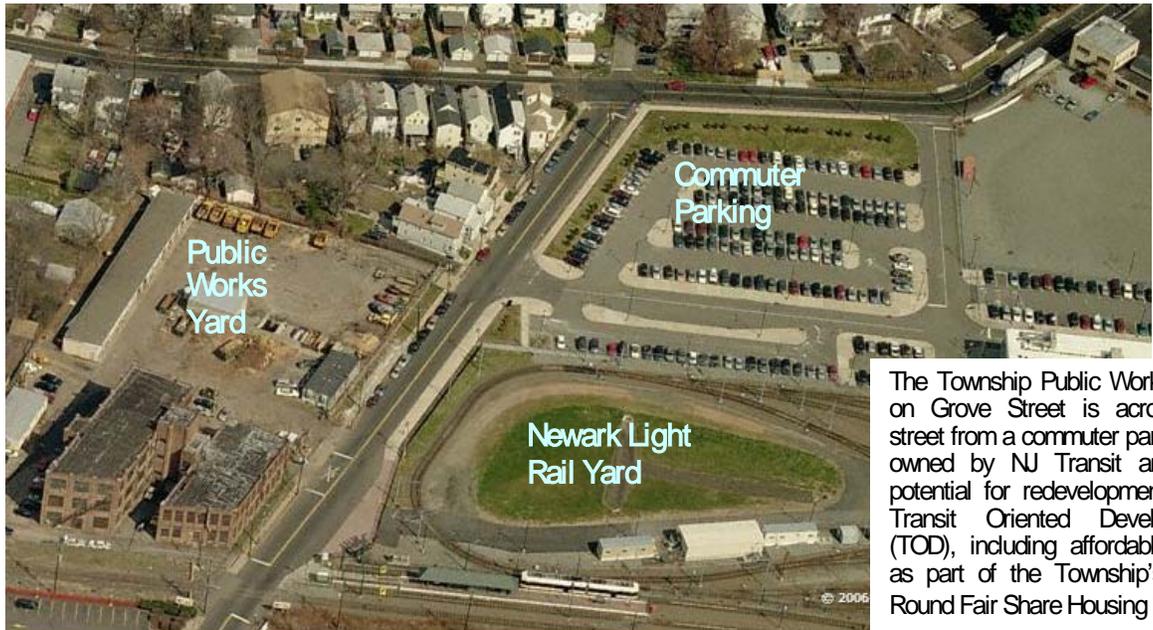
1. Demolition of west stairs from both platforms to Orange Street;
 2. Demolition of canopies over both platforms west of Watsessing Avenue Bridge;
 3. Installation of passenger communication systems;
 4. Installation of decorative concrete fencing/railing at street level;
 5. Re-grading of the areas off both sides of the track west of the platforms;
 6. Upgrading of facility signage;
 7. Clean and protect underside of Watsessing bridge canopy;
 8. Repair of all concrete parapet walls at street level;
 9. Installation of new sidewalks;
 10. Restoration of historic circular window;
 11. Repair of all concrete walls and ceilings in remaining stairs from Watsessing Avenue and Westinghouse Plaza;
 12. Clean and restore masonry façade;
 13. Restoration of interior building to accommodate new passenger waiting area if funds can be raised and the existing tenant can be accommodated.
- d. *Promote the growth of a diversified economic base that generates employment growth, increases tax rates, improves income levels and facilitates the redevelopment of brownfield sites. Focus economic development efforts on growth sectors of the economy and existing commercial and industrial districts.*

The Bloomfield Center Alliance, Inc. (BCA), a non-profit organization, is the management entity for the Bloomfield Center Special Improvement District (SID). The SID was created in 2001, and comprises over 200 residential and commercial properties. The commercial property owners are assessed an additional 6 percent over their regular municipal taxes to fund capital programs, marketing and operations that enhance and revitalize the SID. The BCA is made up of property and business owners, residents, Bloomfield College, and Township representatives.

At the end of Phase I of the Essex County Brownfields Identification and Assessment multi-phase project in which Bloomfield participated, the Public Works yard was given high priority as a site for brownfield redevelopment in Essex County. Because this site is across the street from a NJ Transit commuter surface parking lot, the Township would like to see this site developed in coordination with NJ Transit as a joint venture/public-private partnership involving a Transit Oriented Development (TOD),



including affordable units as part of the Township’s Housing Element and Fair Share Plan. This site could be redeveloped either as a redevelopment area or as a rehabilitation area. In 2002, the entire Township of Bloomfield was declared as an “Area in Need of Rehabilitation” pursuant to the New Jersey Local Housing and Redevelopment Law (LHRL). This designation enables the development of a redevelopment plan for any given specific site or neighborhood within the Township. Once such a redevelopment plan is adopted by ordinance, all of the powers of redevelopment with the notable exception of Eminent Domain, would be available to the Township Council to advance revitalization. When Township property, such as the Public Works Yard, is involved, one of the powers available upon the adoption of a redevelopment plan would be the conveyance of the property, without public bid, under a negotiated redeveloper agreement with a private developer. Of course, such a plan would include provisions for the relocation of the Public Works yard to a new location elsewhere in the Township. The Township is considering several sites within existing M-1 zones for relocation of the Public Works Yard as is explored in more detail later in this document.



- e. *Maintain the existing system of parks, recreation and open space and explore the development of additional facilities to meet the needs of Township residents. Advocate for increased maintenance and improvements in Essex County parks.*

In November 2001, the Township voters approved a dedicated open space tax of one cent (\$0.01) per one hundred dollars (\$100.00) assessed value to provide a steady source of funding to acquire property or easements in the Township for the purposes of active recreation, passive recreation, and water quality protection. An Open Space Trust Fund Committee was created in 2003 to advise the Township Council on future acquisitions. In August 2004, the Open Space Trust Fund Committee in partnership with the Morris Land Conservancy compiled an Open Space and Recreation Plan



(OSRP) to serve as a guide for the acquisition and maintenance of land for open space and recreational purposes, and increase the Township's resident's quality of life and maintain Bloomfield as a desirable community.

The Township, through its grants consultants, Funding Group Initiatives, Inc., has teamed with the Essex County Parks System and the Watsessing Park Conservancy to pursue and secure several grants from the New Jersey Green Acres Program to improve Watsessing Park. These grants include:

- 2004: \$500,000 Green Acres grant matched by \$500,000 Essex County Open Space Trust Fund grant for a total of \$1,000,000 for various park improvements;
- 2005: \$400,000 Green Acres grant matched by \$400,000 Essex County Open Space Trust Fund grant for a total of \$800,000 for various park improvements

In addition, Funding Group Initiatives, Inc., has also secured grants funding for the following parks and recreation projects:

From New Jersey Green Acres Program:

- \$1,000,000 grant for dredging at Clark's Pond
- \$800,000 matching grant for Copeck Property Acquisition
- \$218,460 grant /\$218,460 loan for improvements to Upper Memorial Park.
- \$116,400 grant/\$116,400 loan for Skatepark at Memorial Park

From Essex County Open Space Trust Fund:

- \$80,000 for Brookside Park
- \$250,000 for Clark's Pond

Livable Communities Grants:

- \$69,929 for replacement of Railroad tie amphitheater seating for Pulaski Park;
- \$65,000 for tennis Court repairs for Pulaski Park;
- \$67,500 for replacement of three tennis courts for Clark's Pond South;
- \$ 27,500 for repairs to Clark's Pond Basketball Courts;
- \$130,000 for lighting repairs for Wright's Field

- f. *Continue 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.*

This goal is still valid. However, the Township has focused attention on three issues since the adoption of the 2002 Master Plan: 1) search for a new location for the Township Public Works Yard to enable redevelopment of the existing site as a Transit Oriented Development (TOD), possibly to include affordable units as part of the



Township’s COAH Third Round Housing Element and Fair Share Plan; 2) search for a suitable location for a Community Center, preferably as part of a public-private partnership; and 3) address the perceived lack of sufficient public parking in and around Municipal Plaza (administrative offices, police, emergency management and US Post Office).

Several potential sites have been considered for the Public Works Yard, several concepts have been reviewed for the Community Center, and the Township has focused efforts on the parking issues at the Municipal Plaza area. Discussions have included potential purchase of the “Eskimo Pie” property in an M1 zone near the Home Depot, or the former bowling alley site at 24 Federal Plaza, for the public works facility. The Township has also discussed the redevelopment of the 225 Belleville Avenue Property on Belleville Avenue to include the Community Center in the adjacent Memorial Park through a public-private partnership with the contract purchaser of the site. Final determinations for these facilities should be incorporated into a revised Community Facilities Element of the Bloomfield Master Plan.

In May of 2007, Township Council authorized CMX to conduct an analysis of the surface parking supply and distribution on and around the Municipal Plaza block. The purpose of the study is to make recommendations regarding the supply and distribution of public parking primarily used to service the general public visiting the Township’s administrative offices, Municipal Court, police, emergency management and the US Post Office across the street along Municipal Plaza at its intersection with Montgomery Street



The Township is studying the supply and distribution of public parking around the Municipal Plaza to determine if surface parking lots should be re-configured or expanded to serve the parking needs of the public using the Municipal Building, police, emergency services, Municipal Court and US Post Office.

Source of photos: www.live.com



- g. 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.*

Funds from the Open Space Tax, approved by Township voters in 2001, will be utilized for open space acquisitions.

Bloomfield participated in the Essex County Brownfields Identification and Assessment multi-phase project. At the completion of Phase I, the Public Works Yard, which is currently used as the Township's recycling center, was targeted as one of the highest priority sites for brownfield redevelopment in Essex County. As indicated in sub-section "d" the Township would like to see this site developed in coordination with NJ Transit as a joint venture / public-private partnership, as either a redevelopment area or as a rehabilitation area pursuant to the New Jersey Local Housing and Redevelopment Law (LHRL).

- h. Preserve and upgrade the existing utility infrastructure including public water, stormwater management and wastewater treatment. Continue rehabilitation programs while pursuing selected replacement and expansion projects in order to accommodate growth and redevelopment. Incorporate high technology infrastructure, such as fiber optic lines, into utility planning.*

As reported in the 2004 Essex County Cross Acceptance Report, Bloomfield indicated several infrastructure needs, including water main improvements, a new water pumping station, and improvements to sanitary and storm sewer facilities. The total cost for these infrastructure improvements were approximated at \$17 million. At this time, Bloomfield lacks the available funds for these improvements. This goal is still valid.

With a growing interest by the development community in redeveloping underutilized industrial sites into mixed-use projects due to the convenience of the Midtown Direct rail link and other transit opportunities, as well as the downtown lifestyle potential in Bloomfield, the Township will be able to use its Rehabilitation Area designation to incorporate infrastructure improvements into future redevelopment agreements.

- i. Promote historic preservation in order to maintain the Township's unique character, protect designated historic resources and complement economic development efforts.*

The Township Council amended the Land Development Ordinance and revised its Historic District ordinance (Chapter 157) to safeguard the heritage and preserve the integrity of the Bloomfield Green Historic District (SR: 10/12/77; NR: 04/20/78). The Bloomfield Green Historic District is located south of the Boonton Line and west of the Garden State Parkway, and situated around Montgomery, Spruce, State, Liberty and Franklin Streets, and Belleville Avenue.



A five-member Historic District Review Board reviews site plan applications within the Green Historic District and offers recommendations to the Township Planning Board or Township Zoning Board before any approval is granted.

Again, to the extent that it becomes necessary, the Township-wide Rehabilitation designation can be used to cover portions of historic districts not already governed by a redevelopment plan with a redevelopment plan specifically designed to protect historic resources within the Township. For example, it is possible to incorporate all or a portion of the Secretary of Interior’s Standards for Historic Preservation into a redevelopment plan, thereby giving the Township greater control over issues such as demolition of historic properties and inappropriate alterations to historic structures.

- j. *Promote recycling in order to protect the environment and reduce the Township’s solid waste stream.*

The Township of Bloomfield implements a curb-side recycling program for its residents. During each week of the month, the curb-side recycling service alternates between pick-up of mixed paper, and commingled materials (glass bottles, aluminum cans, tin cans and plastic containers). The Recycling Depot, located at the Public Works Yard, is open every Saturday from 9 AM to 1 PM for additional drop-off of recyclable materials.

4.0 CHANGES IN ASSUMPTIONS, POLICIES & OBJECTIVES

4.1 Demographic Changes

The US Census publishes population estimates every year after the last decennial census (2000). The 2005 (July 1) population estimate is the latest release of data since the completion of the 2002 Bloomfield Master Plan. As indicated in the table below, the population estimate in 2004 was slightly lower than the preceding five years. Despite this downward trend, the NJTPA population projections project continued growth in Bloomfield reaching 49,340 in 2015.

Table 1
Population Growth 2000 to 2005*
Bloomfield Township, NJ

2000 (US Census)	2001	2002	2003	2004	2005
47,683	47,529	47,385	47,191	46,793	46,146

* 2001-2004 data is July 1 population estimates data.

Source: US Census

Other noteworthy statistics from the US Census include:

- The number of retirement-aged residents (ages 65 and older) fell from 1990 to 2000 by over 15 percent; however, the median age in Bloomfield increased slightly from 36.8 years in 1990 to 37.1 years old in 2000.



- Between 1990 and 2000, due to a drop in housing vacancy rates, Bloomfield’s inventory of occupied housing units grew by 562 dwellings. The 2000 vacancy rate of 2.5 percent is considerably lower than a normal market rate of 6 percent.
- The construction of new housing units significantly dropped off after 1959. According to the 2000 Census, the median year of housing built in Bloomfield is 1946. The fact that more than half of the housing stock is over 50 years old qualified the Township for designation as a Rehabilitation Area, which was done in 2002.
- In 2000, single-family dwellings (attached and detached) comprised less than one-half of the total housing stock, while two- and multi-family dwellings accounted for 56 percent of the total.
- The top industry sector of Bloomfield’s employed labor force during the 2000 Census was Educational, Health and Social Services (21.6%). Nearly 70 percent of Bloomfield’s employed residents were working in white collar occupations (management, sales, and office occupations).

Although the regional trends in terms of average household size have stayed relatively stable, the Township’s household size has increased from 2.42 persons in 1990 to 2.49 persons in 2000. The average owner- and renter-occupied household size in Bloomfield mutually increased between 1990 and 2000, by 0.05 for owner-occupied units and 0.11 for renter-occupied units. The 2000 Census reports that the average household size in Bloomfield is smaller than both Essex County’s and New Jersey’s average household size.

Comparative Average Household Size, 1990 & 2000

Average Household Size	Bloomfield		Essex County		New Jersey	
	1990	2000	1990	2000	1990	2000
All Households	2.42	2.49	2.72	2.72	2.70	2.68
Owner-occupied dwellings	2.81	2.86	3.03	2.99	2.87	2.81
Renter-occupied dwellings	1.94	2.05	2.47	2.49	2.40	2.43

Data Set: Census Summary File 1 (SF 1) – 100% Data

Total Housing Units and Units in Structure

During the 1990’s, the Township’s total housing stock experienced a net gain of 215 dwelling units, including a gain of 274 detached and 135 attached single-family units. In addition, two-family units experienced an increase of 127 units. Multi-family and mobile home, trailer or other dwelling units decreased by 72 dwellings and 249 dwellings, respectively. During Census 2000, single-family dwellings (attached and detached) comprised of less than one-half of the total housing stock, while two- and multi-family dwellings accounted for 56% of the total.

In contrast to Bloomfield’s net gain of 562 total households between 1990 and 2000), the US Census reported a net gain of only 215 dwelling units to the total housing stock. The difference between household and housing unit growth can be attributed to a net decrease



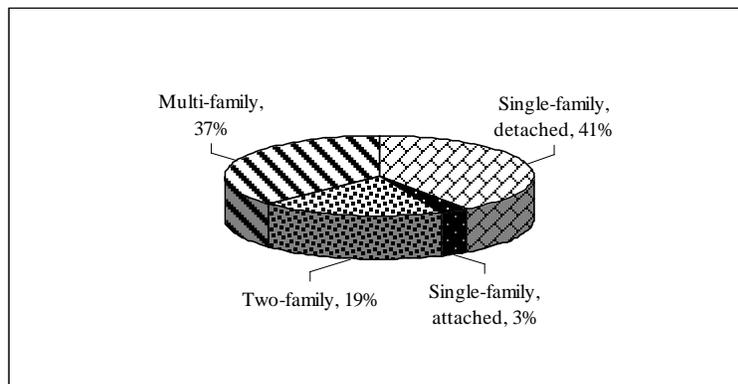
of 347 vacant dwelling units (838 vacant dwellings in 1990 versus 491 vacant dwellings in 2000) and an increase in household size.

Units in Structure, 1990 to 2000

Bloomfield	1990	2000	Difference
Total:	19,293	19,508	215
Single-family, detached	7,639	7,913	274
Single-family, attached	375	510	135
Two-family	3,666	3,793	127
Multi-family	7,354	7,282	-72
Mobile home or trailer, or other	259	10	-249

Data Set: Census Summary File 3 (SF 3) - Sample Data

Units in Structure Pie-chart, 2000



Occupancy & Tenure

Between 1990 and 2000, due to a drop in housing vacancy rates, Bloomfield’s inventory of occupied housing units grew by 562 dwellings. The 2000 rental vacancy rate of 2.5% is considerably lower than a normal market rate of 6%.

Housing Occupancy, 1990 & 2000

	1990	2000	Difference
Total Housing Units:	19,293	19,508	215
Occupied housing units	18,455	19,017	562
Owner-occupied housing units	10,117	10,150	33
Renter-occupied housing units	8,338	8,867	529
Vacant housing units	838	491	-347
<i>Total Vacancy Rate (percent)</i>	4.3%	2.5%	-1.8%

Data Set: Census Summary File 1 (SF 1) – 100% Data

Occupied housing units in Bloomfield contain a significant percentage of renters, with almost half of the units considered rentals. In 2000, the homeownership rate of Bloomfield was 53.4%, less than the statewide figure of 65.6%. As a direct result of the reduction of vacant



units between 1990 and 2000, the number of renter-occupied dwellings grew by 529 units: more than a 6 percent increase, while the number of owner-occupied housing units stayed relatively stable, increasing by only 33 units. Considering that the net increase in the housing stock between 1990 and 2000 was attributed mostly to single family detached and attached housing types and the multi-family housing stock declined by 72 units during that same span, the sharp decrease in vacant units and sharp increase in rental units is a clear indication of a trend that vacant one and two family dwellings are being rented rather than owner-occupied during those ten years and that new units are also being rented more than owner-occupied. This trend has implications on the sustainability of the housing stock and suggests such issues as absentee ownership, the possibility of more neighborhood homes being rented by students, and the need for vigilant code enforcement and frequent inspections of rental properties.

Condition of Housing Stock

Prior to 1960, census takers attempted to physically identify housing in poor condition from field surveys. Currently, deficient housing is isolated through housing-quality surrogates. Data from the 2000 U.S. Census of Population and Housing is used to identify housing units in substandard condition by way of housing quality surrogates.

There are five (5) housing quality surrogates that can generally indicate substandard housing. The following housing surrogate information was used by the Council On Affordable Housing to determine the rehabilitation need for municipalities:

- **Age.** Age by itself does not make housing substandard, but it is an indication that increased maintenance will be necessary to prevent structural deficiencies. Units built before 1940 are considered to have a significant age factor. Approximately 40% of the Township's housing stock was built before 1940.
- **Overcrowding.** Units containing more than 1.0 person per room are considered to be overcrowded. A small percentage (4.2%) of the occupied units in the Township was considered crowded.
- **Plumbing facilities.** Units lacking complete plumbing for exclusive use are considered deficient. Only 65 dwellings (or 0.3% of the housing stock) in the Township lacked complete plumbing facilities.
- **Kitchen facilities.** Units lacking a sink with piped water, a stove and a refrigerator are considered deficient. A small percentage (0.4%) of units lacked complete kitchen facilities.
- **Heating facilities.** Inadequate heating is the use of coal, coke, wood or no fuel at all. Approximately 0.4% of units in the Township lacked adequate heating fuel.



Summary of Housing Quality Surrogates, 2000

	Number	Percent
Total Housing Units:	19,508	100%
Built before 1940	7,706	39.5%
Occupied Housing Units	19,017	100%
Overcrowded	803	4.2%
Lacking complete plumbing facilities	65	0.3%
Lacking complete kitchen facilities	68	0.4%
Inadequate heating fuel/ No fuel used	85	0.4%

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Additionally, the number of rooms in a unit and the unit's value are also indicators of quality. During Census 2000, the majority of dwellings (61.5%; 11,988 out of 19,508 occupied dwellings) contained five or more rooms. The median number of rooms was 5.1. Approximately eight percent of dwellings contained two or fewer rooms. This data suggests a preponderance of dwelling units with two or more bedrooms and a need for greater diversity in the bedroom mix. This need would be addressed in the mixed-use development planned for the CORD and Bloomfield Center Redevelopment Plan Area.

Year Structure Built

Approximately 95% of the housing stock was built before 1980 and 78% of the housing stock was built before 1960. The construction of new housing units significantly dropped off after 1959. According to the 2000 Census, the median year of housing built in Bloomfield was 1946. Again, the age of the housing stock and the associated obsolescence of its major systems such as roofing, siding, heating, electrical and plumbing call for a strong emphasis on encouraging rehabilitation, especially within the Township's neighborhoods. That was the driving force in designating the entire Township as an Area In Need Of Rehabilitation in 2002 and why the continued priority for code enforcement is so important.

Year Structure Built, 2000

	Number	Percent
Total:	19,508	100%
1999 to March 2000	16	0.1%
1995 to 1998	160	0.8%
1990 to 1994	142	0.7%
1980 to 1989	609	3.1%
1970 to 1979	1,198	6.1%
1960 to 1969	2,268	11.6%
1940 to 1959	7,409	38.0%
1939 or earlier	7,706	39.5%
Median year structure built	1946	(X)

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data



4.2 Township Initiatives

Housing Element and Fair Share Plan

The 2002 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, but substantive certification has expired. The Township has prepared a Housing Element and Fair Share Plan for the Third Round, which will need to be revised to address the newly adopted Third Round Rules adopted on June 2, 2008. Unless a court of law determines otherwise, the new rules require Third Round Plans to be filed with COAH by December 31, 2008.

Open Space and Recreation Plan

In November 2001, the Township voters approved a dedicated open space tax of one cent (\$0.01) per one hundred dollars (\$100.00) assessed value to provide a steady source of funding to acquire property or easements in the Township for the purposes of active recreation, passive recreation, and water quality protection. An Open Space Trust Fund Committee was created in 2003 to advise the Township Council on future acquisitions.

Subsequently, in August 2004, the Open Space Trust Fund Committee in partnership with the Morris Land Conservancy compiled an Open Space and Recreation Plan (OSRP) to serve as a guide for the acquisition and maintenance of land for open space and recreational purposes, and increase the Township's resident's quality of life and maintain Bloomfield as a desirable community. The goals of the OSRP are listed below:

- 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;
- Establish an integrated greenway system to connect local neighborhoods to their parks, natural areas, and historic sites;
- Identify and protect natural areas in Bloomfield;
- Permanently protect historic sites;
- Work with Downtown Redevelopment Authority to incorporate open space and greenways in the implementation and construction of the redevelopment site;
- Work with Essex County to continue to enhance and improve maintenance of existing parks and facilities;
- Preserve the watershed, wetlands, and floodplains of the Second and Third Rivers, and their tributaries, within the Township;
- Identify and protect flood hazard areas, especially steep slope areas, to reduce flooding damage and streambank erosion; and
- Encourage residents to use the outdoor resources in Bloomfield Township.

The "Land Preservation Recommendations" of the OSRP propose four greenways, four linkages and four trails all to interconnect with select destination points in the Township such as existing parks, Bloomfield College and the train station.



Annin Flag Redevelopment Area

The Township Council, by Resolution adopted February 24, 2003, authorized the Planning Board of the Township of Bloomfield to investigate whether 88 Llewellyn Avenue, Block 197, Lot 8 is a site in need of redevelopment or rehabilitation pursuant to the Local Redevelopment and Housing Law. The Board held a public hearing held on June 10, 2003, and recommended designation of the site as a redevelopment area. The building has since been rehabilitated into multifamily residential units.



The Annin Flag Building on Llewellyn Street in the Watsessing Heights neighborhood is an example of the successful adaptive reuse of a vacant and obsolete industrial building in a residential neighborhood for multifamily residential use using the Local Redevelopment & Housing Law. This approach is available for other M-1 zones given the Township-wide Rehabilitation Area designation.

Source: www.live.com

Comprehensive Zoning Amendments

The Township’s Master Plan Subcommittee conducted an exhaustive overview and analysis in 2003 and 2004 of the Draft Zoning Ordinance prepared by the planning firm that had also compiled the 2002 Master Plan. The Subcommittee developed and refined numerous recommendations for revisions, including an updated fee schedule and an overlay zone for Bloomfield College, as well as modifications of several zoning districts to be more consistent with the 2002 Master Plan and changing land use conditions in town. One of the notable zoning changes was the creation of a district that was initially called a Transit Village District (TVD) for the former Westinghouse industrial site. The change, ultimately adopted as Section 271-113.7, was called the Commuter Oriented Residential District (CORD) and was intended to recognize the recommendations of the Master Plan as well as advances in brownfield remediation technology which would make the possibility of mixing residential with commercial uses on the site more economically feasible. The previous Major Commercial (MC) zoning allowed and encouraged “big box” retail uses on the site.

4.3 State Policies

State Plan

The State Development and Redevelopment Plan (“State Plan”) has increased in importance over the years, as it becomes further tied to State policies and regulations of all State-level agencies and departments. As such, State funding and approval of permits is now more



closely linked to the State Plan than ever, and the Planning Area and Center Designations on the State Plan Policy Map (SPPM) in particular.

The SPPM currently in effect was adopted on March 1, 2001. Bloomfield Township falls entirely within Planning Area 1 (Metropolitan). PA 1 is intended to provide for much of the State's growth through redevelopment and revitalization efforts while at the same time preserving the existing character of older suburbs and neighborhoods. Watsessing Park is mapped as "Parks and Natural Areas."

Cross Acceptance III

As a result of the adoption of the State Planning Act of 1985, N.J.S.A. 52:18A-196 et seq., the State Plan is required to be reexamined every three years by the State Planning Commission via a Cross Acceptance Process in which planning policies are reviewed by government entities and the public to check for consistency with each other and the State Plan.

In 2004, the State released the Preliminary State Plan, and the Preliminary State Plan Policy Map (SPPM) for the third round of Cross Acceptance. The Preliminary Map features Planning Areas, Centers and Environs, and Parks and Natural Areas, which are intended to help implement the goals and policies of the State Plan, and guide future growth and development in New Jersey. Bloomfield Township participated in this bottom-up process as facilitated by the Essex County Planning Board. The results of the Cross Acceptance Process conducted in Essex County are documented in the County's Cross Acceptance Report dated December 16, 2004.

Among the growth management, development or redevelopment issues Bloomfield Township noted was lack of affordable senior housing, the need to rehabilitate older neighborhoods, overdevelopment in bordering towns (Clifton), and the potential coordination of Bloomfield corridor business district with Montclair and Glen Ridge and possible creation of a Regional Center.

Bloomfield also noted a lack of funding to provide for current and future needs of its residents and suggested the need for a better mechanism for municipalities to fully understand and be aware of State aid programs for planning and development.

Bloomfield was in agreement with the population and employment projections adopted by the North Jersey Transportation Planning Authority (NJTPA), which were used in the Cross Acceptance process.

In reviewing the Preliminary SPPM as part of Cross Acceptance, the Township identified the need to perform map amendments and to designate Watsessing Park and Brookdale Park as "Parks and Natural Areas" and three Critical Environmental Sites (CES) along the Third River and Spring Brook.

Plan Endorsement

Pursuant to amendments to the State Planning Rules (N.J.A.C. 5:85-1.1 et. seq.) in May of 2004, the Center Designation process has been replaced by the Plan Endorsement process, which seeks to ensure that planning throughout the entirety of a municipality is consistent with the goals and policies of the State Plan. Plan Endorsement generally entails comparing



existing zoning and land use practices town-wide to the key concepts and policies of the State Plan and its Policy Map. Obtaining Preliminary Plan Endorsement requires a municipality to adopt a Planning and Implementation Agreement (PIA), subject to periodic biennial monitoring of the status and progress towards achieving the efforts outlined in the PIA. The State Planning Commission, through its staff (the Office of Smart Growth) has drafted new rules for Plan Endorsement which were adopted on October 17, 2007. The Plan Endorsement process was modified to merge Preliminary and Advanced Plan Endorsement and that final Endorsement will be based upon the completion of an "Action Plan" linked to a Memorandum of Understanding (MOU) executed in advance between the municipality and the agencies (OSG, NJDEP, NJDOT, etc.). Upon execution of the MOU, the Office of Smart Growth issues a Certificate of Eligibility for Plan Endorsement. Plan Endorsement is assured when the municipality completes its action items within the Action Plan.

Plan Endorsement has replaced Center Designation in terms of incorporating "centers" (Regional Centers, Town Centers, Village Centers and Hamlets) into the State Plan. There were no centers previously designated or currently being proposed in Bloomfield Township; however the Bloomfield Planning Board is interested in the potential coordination of the Bloomfield corridor business district with Montclair and Glen Ridge and possible creation of a Regional Center or Corridor Center designation that focuses on Bloomfield College and Montclair University as centers for a conference/training center for industry and academia.

Transit Village Designation

Under the New Jersey Transit Village initiative, the State granted "Transit Village" designation to Bloomfield in 2003. The Transit Village area extends in a one mile radius from the Bloomfield train station. As a Transit Village, Bloomfield receives State aid to revitalize the area around its train station with dense mixed-use development that encourages the use of public transit and decreases the dependence on the car.

Council on Affordable Housing

The Third Round rules of the New Jersey Council on Affordable Housing (COAH), adopted in December of 2004, implement a growth share approach that will link the production of affordable housing with future residential and non-residential development and growth in a municipality. For the Third Round growth share component, COAH adopted ratios that require one affordable unit for every 8 market rate housing units and one affordable unit for every 25 jobs developed. The complete Third Round methodology includes a *rehabilitation share*, a remaining obligation from COAH's two *prior rounds* and the future *growth share*. A municipality's Fair Share Plan must address its: (1) rehabilitation share; (2) any remaining prior round obligation; and, (3) projected growth share. As indicated previously herein, the Township has completed a Fair Share Plan to be submitted to COAH which is intended to satisfy the Township's cumulative housing obligation as mandated by the State's Fair Housing Act as precipitated by *Mount Laurel* case law. Because the Third Round Rules were invalidated by the Appellate Division of the NJ Superior Court in 2007, COAH has retained a demographic consultant to assist them in developing a new formula for Growth Share that can withstand a constitutional challenge. As a result, the previous formula of one affordable unit for every 8 market rate housing unit generated and one affordable unit for every 25 jobs generated will be replaced by a new formula. Revised Third Round Rules were released by COAH in December of 2007, with a comment period to end in March of 2008. Projected preliminary affordable housing obligations through 2018 have been calculated by COAH's



consultants based upon a general formula that would increase the residential growth share to 1 affordable unit among five total units (20%) and 1 affordable unit for each 16 jobs created. The proposed Rules were adopted on June 2, 2008 per an extension granted by the Appellate Court. Under the proposed Rules, municipalities, Bloomfield will have until December 31, 2008 to adopt a new Housing Element and Fair Share Plan to comply. Bloomfield's Draft Housing Element and Fair Share Plan will serve as the foundation of a new Plan, pending expected legal challenges to the new Rules.

NJDEP Amended Stormwater Rules

As a result of the United States Environmental Protection Agency's (USEPA) Phase II stormwater rules published in December 1999, NJDEP has developed a Municipal Stormwater Regulation Program and new rules to facilitate implementation of the program. It is important for the Township to be aware of these rules because compliance with the rules will require the preparation of plans and ordinances.

The Stormwater Regulation Program has been created to address pollutants entering State-regulated waters from storm drainage systems owned or operated by local, State, interstate or Federal government agencies. USEPA regulations refer to these systems as "municipal separate storm sewer systems" (MS4s). The objectives of the program rules are to improve runoff quality, provide increased groundwater recharge, decrease runoff and protect environmentally sensitive waterways (Category One waterways). Under NJDEP's Stormwater Regulation Program, the Township is classified as a "Tier A" municipality, and will therefore be required to provide the following in order to receive a NJPDES permit to continue discharging into a State waterway:

- Develop a Stormwater Pollution Prevention Plan (SPPP). This plan must be filed within 12 months of the effective date of authorization of the regulations.
- Develop and file a Municipal Stormwater Management Plan with NJDEP. This plan must be filed within 12 months of the effective date of authorization of the regulations.
- Adopt stormwater control and waste disposal ordinances if not already adopted.
- Provide local public education on non-point source pollution.
- Map and label storm drains in an effort to minimize dumping of pollutants by the public into the storm drains.
- Retrofitting of storm drain inlets to provide better filtration.
- Provide a plan for storm sewer system operation and maintenance.
- Map illicit sewer connections and outfall pipes.
- Plan for increased street sweeping, if found to be inadequate.
- Establish controls to minimize roadway erosion.
- Develop a plan for outfall pipe stream scouring remediation.
- Provide a plan for municipal maintenance yard operations that will minimize non-point source pollution.

The Municipal Stormwater Management Plan was adopted in April 2006. Subsequently, a stormwater control ordinance was adopted to bring the Township's stormwater regulations in compliance with the State's Stormwater Regulation Program. However, the Bloomfield Planning Board, in the process of developing this Reexamination Report, has identified the need to undertake a more comprehensive study of surface water and groundwater resources



within the Township, with special attention to the long term impacts of the several brownfield sites within the M1 zones discussed in this Reexamination Report. Such a study would require the compilation of NJDEP monitoring data for groundwater attenuation at the Westinghouse Site (CORD), Township Public Works Yard and the 225 Belleville Avenue Redevelopment Area.

5.0 MASTER PLAN UPDATE & ORDINANCE CHANGES

5.1 Land Use Plan and Zoning Map Amendments

The Industrial District is very limited in Bloomfield, and in fact, has been dwindling in land area for the past 10 to 12 years, giving way to new commercial development such as the Home Depot on the former Schering Facility site and Franklin Square on the former Macy's site. The 2002 Master Plan established the Industrial District as a land use category to encompass existing areas of industrial activities in the Township, and the intent of this district is "to accommodate remaining industrial uses in appropriate locations, reinforce the boundaries of industrial areas to protect adjacent neighborhoods, and consolidate industrial activity at sites where access, infrastructure and a concentration of similar uses increase their viability."

The 2002 Master Plan predicts that the industrial district will continue to lose presence in the Township due to erosion of manufacturing activity at the regional and State level, and that it should be the Township's focus to strengthen the Industrial District by preserving existing industrial areas, consolidating the Industrial District around available access, similar uses, and infrastructure for viability, and reorienting the Industrial District towards new growth sectors such as light industrial uses and high technology uses. In fact, The Township Vision For 2010 states, "...Bloomfield in 2010 has a limited amount of industrial activity that is concentrated within the Watsessing industrial area, which is the last remaining industrial district. Heavy industrial uses ... have given way to light industrial uses such as assembly, ... and high technology data centers."

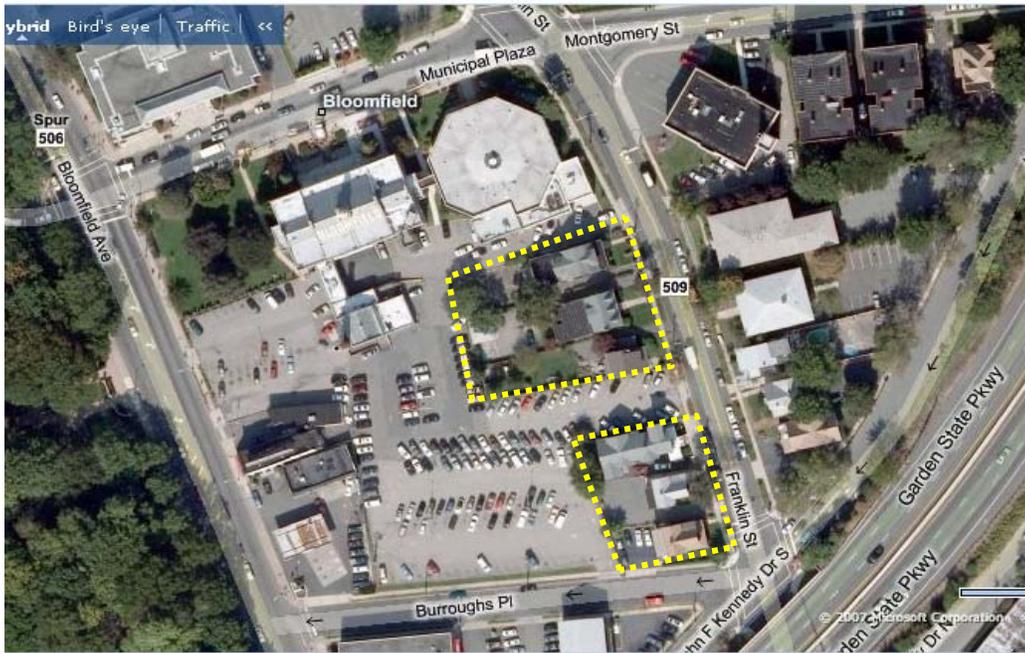
The 2002 Master Plan also focused much attention on the potential benefits to the Township that could be realized through the linkage of appropriate land uses to the Township's transit infrastructure. However, other than the mixed-use zoning recommended for the Westinghouse Site, the Master Plan did not deal with specific recommendations regarding the future of the various M-1 zones that are within the Township. The various M-1 zones within the corridor between the Watsessing and Bloomfield Center stations are of particular importance because they present an opportunity to link land use and transit and are where potential exists for Transit Oriented Development.

In addition, the 2002 Master Plan's land use objectives focused on parking and circulation, stating the following:

- To provide for adequate parking to serve established residential and commercial areas;
- To maintain and upgrade existing community facilities, where necessary, and provide new community facilities; and
- To evaluate and implement methods of providing adequate parking to serve existing development and proposed redevelopment.



It is the intention of the Township to create a more comprehensive approach to Municipal Plaza, providing municipal services in one centralized area. Based on the parking analysis performed by CMX in 2007, it is recommended that several additional private properties be acquired to enable both the more efficient re-design of the surface parking area to increase parking capacity, as well as to facilitate the future expansion of the Police/Court wing of the Municipal Complex.



The six remaining private properties along Franklin Street present obstacles to the Township's ability to expand or redesign the Municipal Complex and cause surface parking layout and access to be inefficient in the face of increasing parking demand, especially when the Municipal Court is in session when Township offices are open or evening meetings are taking place.

Source of photo:
www.live.com

Figure 1 below shows the Midtown Direct rail line and its various rail stations in Bloomfield and surrounding towns. The area circled with a dotted line is the area that we have referred to as the "Watsessing Corridor". Figure 2 shows an aerial image of the area and identifies the recommendations for zoning designations for the M-1 zones within the Corridor. The planning rationale for each of the recommendations is then described.

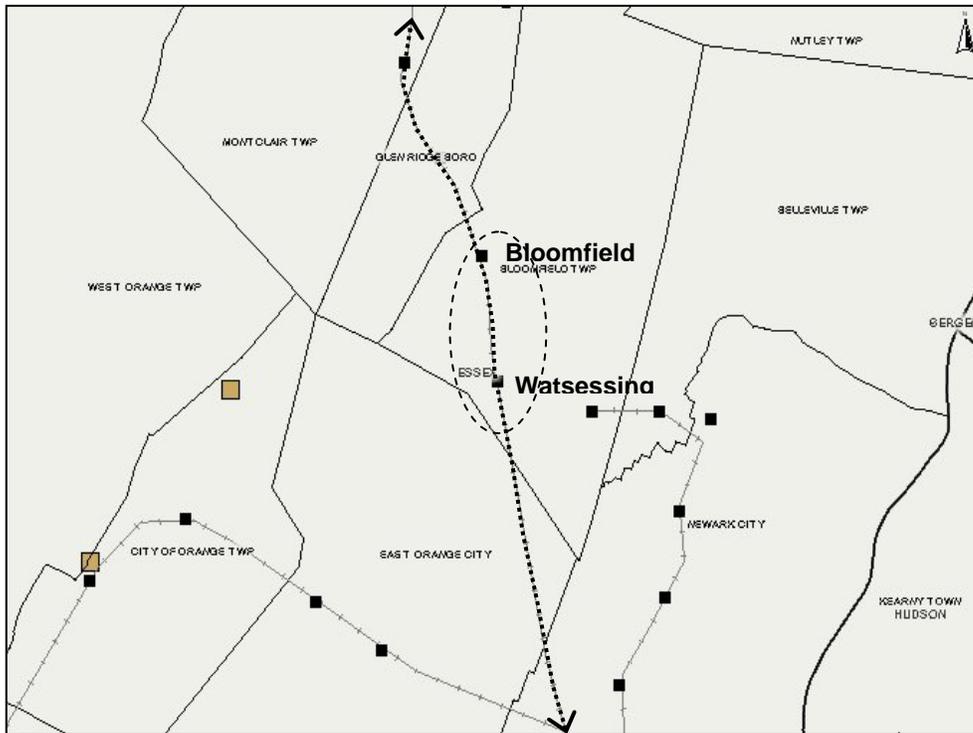


Figure 1 **Figure 2**
 Midtown Direct Commuter Line – Watsessing Corridor M-1 Zone Use Analysis
 Source: www.live.com
 Source of base aerial photo: www.live.com

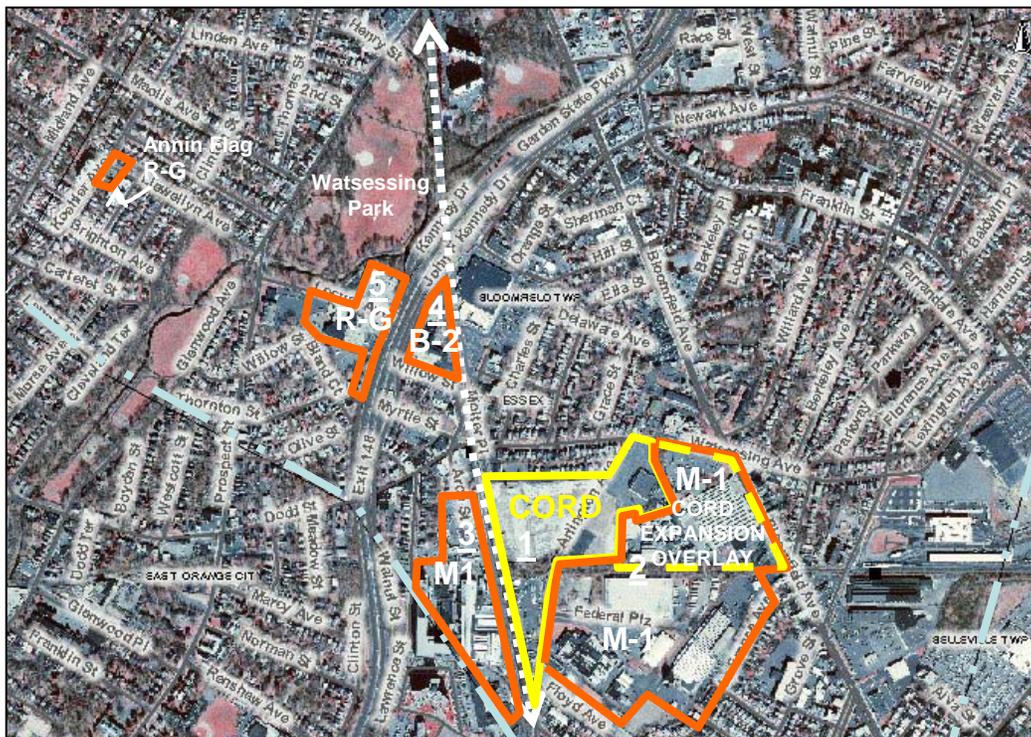


Figure 2
 Midtown Direct Commuter Line – Watsessing Corridor M-1 Zone Use Analysis
 Source: www.live.com



M-1 Rezoning Recommendations:

AREA 1 – Commuter Oriented Residential District (Former Westinghouse Tract)

As an outgrowth of the comprehensive zoning amendments undertaken by the Master Plan and Redevelopment Committee in 2003 and 2004, the Westinghouse Tract, originally zoned for MC (Major Commercial), was rezoned to a new district called the Commuter Oriented Residential District (CORD). The new district implemented one of the recommendations of the 2002 Master Plan's Land Use Element, which focused attention on Transit Oriented Development (TOD) along the rail corridor and near the Bloomfield Center and Watsessing Train Stations to take advantage of the Midtown Direct service made possible by the Montclair Connection to the north (see Figure 1. The Purposes of the CORD Zone are as follows:

1. To provide for land uses and facilities beneficial to both the community and to transit users of the NJ Transit Mid-Town Direct service from the Watsessing Station to New York City;
2. To increase use of the Watsessing rail station;
3. To provide for land uses that will generate and encourage transit ridership and are conducive to the District's limited road network, low-visibility, and proximity to the established residential neighborhoods and the B-2 Business Zone that adjoin the CORD;
4. To encourage a compact low- to mid-rise development pattern that is pedestrian-friendly, suburban in scale, and is compatible with the adjacent residential and commercial areas; The experience of other Transit Villages, such as Morristown and Rahway demonstrate that there is a demand for both owner-occupied and rental higher density housing types by young professionals and "empty nesters" looking for convenience to mass transit and an urban lifestyle. These living arrangements are not chosen by households with children (one to two school aged children per 100 units is typical) and have incomes that can support rents/mortgages well in excess of \$1,000 per month for luxury units.
5. To allow for the sensitive, adaptive reuse or reconstruction of the former Westinghouse site, consistent with NJDEP rules and regulations;
6. To integrate multi-family residential units with small retail and service businesses, serving the needs of the local residents;
7. To locate these uses within walking distance of each other and the rail station, in order to enhance the convenience for residents, shoppers, commuters and employees and to reduce auto traffic by providing an environment conducive to pedestrians, bicyclists, and transit users; and
8. To provide for visual amenity, and to reinforce a sense of place or center.



The former Westinghouse Factory site
Source: www.live.com

AREA 2 – Federal Plaza M-1 Zone

The current M-1 zone east of the CORD can be broken down into two distinct areas. The portion of the zone south of the former Conrail Main Stem is a viable industrial park that is served by Federal Plaza, a cul-de-sac street that provides access from Arlington Avenue (see Figure 2). The bowling alley within the industrial park has been identified by the Master Plan and Redevelopment Subcommittee as one possible location for a new Public Works Facility to replace the existing site on Grove Street. However, with



The Federal Plaza Industrial Park
Source: www.live.com

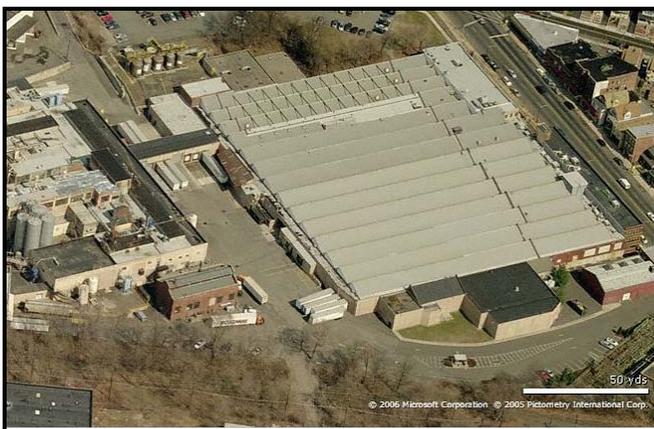


the eventual development of a mixed-use Transit Oriented Development (TOD) within the Commuter Oriented Residential District (CORD) the likelihood that the character of Arlington Avenue will change substantially from an industrial street to a higher density mixed-use residential and retail street requires that the Arlington Avenue frontage of the M-1 Zone for Federal Plaza be addressed.

Currently, the industrial uses along the Arlington Avenue frontage of the Federal Plaza Industrial Park are not compatible with the CORD uses that are expected to emerge on the former Westinghouse site. In addition, the property configurations near the intersection of Federal Plaza and Arlington Avenue do not easily lend themselves to being in the CORD zone. Lastly, a small neighborhood park near the corner of Floyd Avenue and Arlington Avenue lies adjacent to the M-1 Zone and should be expanded to better serve the new residential population expected to come within the CORD.

Because it will be difficult to resolve these complicated zoning issues through the use of conventional zoning, it is recommended that the Township consider developing a redevelopment plan for the Arlington Avenue corridor and the Federal Plaza Industrial Park that will tailor the permitted uses between the M-1 and CORD zones along Arlington Avenue and provide for the potential option of the expansion of the park on Floyd Avenue into a municipal complex that may include the proposed Public Works facility. In addition to addressing land uses in more detail, the redevelopment plan would empower the Township to negotiate redeveloper agreements dealing with the creation of a municipal public works complex that would include an expanded park in a way that would enable the retention of the remainder of the industrial park, including the existing industrial site on LaFrance Avenue.

The portion of the zone north of the Conrail line abuts the easterly section of the CORD to the west and Bloomfield Avenue to the east. The area remains predominantly industrial, but its frontage on Bloomfield Avenue is not consistent with the role of Bloomfield Avenue as a mixed-use corridor in close proximity to Watsessing Station. In addition, the Hartz Mountain building (see photo) has a multi-story section that fronts on Bloomfield Avenue and has adaptive reuse potential for mixed use. It is therefore recommended that this portion of the M-1 zone remain zoned to accommodate the existing industrial uses, but include an overlay of the CORD to anticipate the potential for future extension of the CORD to Bloomfield Avenue, where it is recommended that street level retail be retained along Bloomfield Avenue.



The Hartz Mountain site on Bloomfield Avenue near the Watsessing Avenue intersection offers multistory sections along the Bloomfield Avenue frontage and may have adaptive reuse potential for mixed-use development should the industrial use terminate in the future. This portion of the M-1 zone north of the old Conrail line could be appropriate for future expansion of the CORD should the Township continue to attract a market for mixed-use development and redevelopment.
Source: www.live.com



AREA 3 Lawrence Street Area

This area is addressed in an Addendum document prepared by the Nishuane Group.

AREAS 4 & 5 Willow Street East and West of Garden State Parkway

There are two M-1 industrial sites immediately north of Willow Street on either side of the Garden State Parkway within the Watsessing Corridor. The M-1 Zone on the east side of the Parkway is bordered by the Home Depot store to the north, the Parkway to the west, a medium density residential neighborhood to the south and a mixed-use retail/residential area to the east (see photo below). The M-1 Zone on the west side of the Parkway consists of the "Peerless Tube Company Site" on both sides of Locust Avenue. The Peerless Tube Company manufactured a wide variety of custom empty containers such as collapsible metal tubes and seamless aluminum aerosol containers for the pharmaceutical, cosmetic and toiletry industries. Peerless Tube Company no longer operates at this site, and therefore is no longer viable as an Industrial District. The main building is used for document/self storage currently and is considered to be of very heavy construction that would make demolition cost prohibitive. Any future rehabilitation of the building for adaptive reuse would need to address parking needs in what has become essentially a residential neighborhood. Possible options for future could be:

1. Multifamily Residential – The building appears to have been expanded over time and portions may lend themselves more practically for demolition to provide either parking or landscaped outdoor spaces. It may also be possible to convert the loading area into semi-structured and garage parking, depending on interior column spacing. If enough parking can be created within the building and in reclaimed portions of the site from partial demolition, a residential conversion, similar to Annin Flag, may be possible;
2. Community Center – The Township is actively searching for a feasible site for a major community center that would provide a full range of recreational facilities and large enough to adequately serve the Township's population. A building such as Peerless Tube, if designed with a structural support system that provides a relatively open floor plan and adequate ceiling heights, may be adaptable for recreational use and be an option for the Township if the Memorial Park site adjacent to 225 Belleville Avenue site does not work out. In addition, the large expanses of flat roof area suggest the potential for incorporating a green roof into the rehabilitation that would absorb and reduce roof stormwater runoff and enable the application of other sustainable design techniques. The main obstacle would be parking. However, there may be a partial solution in the Watsessing School parking lot and the opportunity exists to coordinate the use of the parking between the school and community center and potentially enable the shared use of recreational facilities within the two buildings by students and the community.



A portion of the Peerless Tube Company site has been approved for eight two family houses in the ground-level paved portion of the site as well as 44 condominiums. The industrial site across Locust Avenue (71 Locust) was approved for redevelopment into 104 condominiums in July of 2006, but site contamination was found to affect the Second River and the remediation costs imposed by NJDEP were prohibitive.

The portions of the M-1 Zone other than where the Peerless Tube building is situated has already been approved for residential redevelopment. Included is a 44 unit condominium project known as “Parkside at Bloomfield” on the site of a former commercial building on Locust Avenue. Another project includes eight two family homes adjacent to the Watsessing School. The building across the street from Peerless Tube at 71 Locust Ave was approved for redevelopment as 104 condominium units, but site contamination was found to be affecting the Second River and remediation imposed by NJDEP made the clean-up cost prohibitive and the project was abandoned by the developer pending some form of financial assistance.

Recommendations for rezoning include the R-G (Garden Apartment) zone for the Peerless Tube Building and 71 Locust Avenue, in combination with the R-2B Zoning that has been enacted for the portion of the site that have been developed as eight two family homes.

During the public hearings on the Draft Reexamination Report, another use of outdated industrial buildings such as Peerless Tube was suggested by the public, which is to permit them to be renovated for “Hot Centers” or “Backup Sites”. Their large open floor plates and



heavy floor loads make them suitable for fit-up as an emergency backup site for businesses and operations that are based on electronic data and cannot tolerate power outages or that must continue to function during emergencies. They become redundant sites with a range of backup hardware, software and communications options which can take over operations seamlessly if the main centers go down. According to Wikipedia, the online encyclopedia, there are three types of Backup Sites: Cold Sites; Warm Sites; and Hot Sites. A cold site does not include backed up copies of data and information from the original location of the organization, nor does it include hardware already set up. The startup costs of the cold site are minimal, but additional time is required following the disaster to have the operation running at a capacity close to that prior to the disaster. A warm site is already stocked with computer hardware similar to that of the original site, but does not contain backed up copies of data and information. Data will have to be restored onto the equipment at this site before activities can re-commence. A hot site is a duplicate of the original site of the organization, with full computer systems as well as near-complete backups of user data. This type of backup site is the most expensive to operate. Hot sites are popular with organizations that operate real time processes such as financial institutions, government agencies and ecommerce providers.

The M-1 Zone on the east side of the Garden State Parkway, while operating as the Eskimo Pie site, is limited in size and is a remnant of a larger industrial area that is now dominated by residential, mixed use and retail uses. The Township had negotiated with the property owner to acquire the site for purposes of relocating the Public Works facility from its current location on Grove Street, but the negotiations did not lead to an agreement. If the site does not become the future site of the Public Works Yard, options for rezoning include changing the district to B-2 in order to enable the creation of a neighborhood mixed-use node, or creating a B-2 overlay to maintain the M-1 zoning until the industrial use is discontinued, but provide the zoning for mixed use redevelopment of the site in the future. Another option would be to amend the M-1 Zone regulations to include a Planned Development for Mixed-Use as a permitted Conditional Use. Such an amendment would require that the entire M-1 Zoned area be assembled and that a mixed-use plan be presented as a coordinated Planned Development. It has advantages over the B-2 or B-2 Overlay in that the Planned Development regulations would be separate from current B-2 regulations and would exclude any B-2 uses that would be inappropriate for rehabilitation of a former industrial site.

Again, given the Township-wide Rehabilitation Area designation, the Township may be better served by adopting a redevelopment plan for sites such as these to design the standards specifically for the site and neighborhood rather than using the generic zoning regulations in the Zoning Ordinance.



The M1 Zone on the east side of the Parkway between Home Depot (CBD Zone), mixed use buildings to the east (B2 Zone) and the R-2B Zoned neighborhood to the south.



Other M-1 Zone Recommendations:

1. West Street/Wood Street M-1 Zone – A single industrial use (Hartz Mountain) is concentrated along West Street, between Montgomery Street and a tributary of the Third River. The primary industrial use in this M-1 Zone occurs in the block bordered by Race Street, Wood Street and West Street. The Zone includes the block to the north of Race Street, except for a municipal garage that is zoned PR (Public/Recreational), despite the fact that the remainder of that block contains residential uses (see bird’s eye photo below). The M-1 Zone also includes the properties fronting along the west side of West Street, which are mostly devoted to various surface parking lots, although a large church is opposite Hartz Mountain at the intersection of Race Street and West Street. The Zone is surrounded by a R-1B zoned single family neighborhood.

Again, the situation involves a relatively small and confined area that is isolated and surrounded by more sensitive land uses, in this case, a single family residential neighborhood. The river provides a natural edge between land uses and the industrial use which has co-existed with the residential uses for many years. The Hartz Mountain is currently active, although it is questionable as to how marketable the property would be for industrial use should Hartz decide to close the facility and whether the present configuration is likely to be sustainable for industrial purposes over the long term.

While there is no compelling reason to change the M-1 zoning designation as an immediate action step, the Township could anticipate an eventual change by amending the M-1 Zone regulations to include a Planned Development for Mixed-Use as a permitted Conditional Use. Such an amendment would require that the entire M-1 Zoned area be assembled and that a mixed-use plan be presented as a coordinated Planned Development. Finally, given the Township-wide Rehabilitation Area designation, the Township may be better served by adopting a redevelopment plan that includes a specific concept plan for the design of a mixed use project for the area and promoting the opportunity to the development community. The value of the property may be enhanced enough by such a public action to enable the owner to relocate the business and for a developer to address any environmental issues necessary to redevelop the area in accordance with the concept plan.



The M-1 Zone along West Street between Montgomery Street and Newark Avenue is surrounded by single family uses zoned for R-1B. While the M-1 zoning should be retained to recognize the existing uses, provisions can be made either by zoning amendments or in a redevelopment plan, for enabling the transition to a mixed-use neighborhood center



2. 225 Belleville Avenue M-1 Zone - located on Belleville Avenue (Block 544, Lot 61 and 40). This area is an isolated piece of land bounded by the Garden State Parkway, a residential neighborhood, and the Third River. The National Starch and Chemical Corp. no longer operates at this site. There are multiple buildings on the site of various sizes, types and age, with the majority of the buildings being very old and unsuited for modern industrial use, although some industrial tenants occupy portions of the site. Access to the site is limited. The only viable access point would be through a flood zone. Redevelopment for residential uses will need to design for the access issues and potential impacts on the residential neighborhood between Olivet Cemetery and the site as well as flooding impacts from the Third River. Multifamily garden apartment uses are adjacent to the site on the other side of the River to the south and are connected to the site by Memorial Parkway, but the bridge is vulnerable to flooding. The site is also accessed by Spring Street through the adjacent neighborhood, but that linkage is likely to be acceptable to the neighbors only for access by emergency vehicles.

With these issues to overcome, the Township, in 2007, authorized the preparation of a redevelopment area investigation and a redevelopment plan for the site that would address the road improvements needed to make the site suitable for higher density development as well as accommodate a Community Center in Memorial Park across the river linked by pedestrian paths to the adjacent neighborhood and the residential redevelopment on the site. The 225 Belleville Avenue Redevelopment Area was recommended for designation by the Bloomfield Planning Board in May of 2008 and designated by the Township Council shortly thereafter. A draft Oakes Pond



225 Belleville Avenue site M-1 Zone south of Mount Olivet Cemetery and along the Third River could be the subject of a redevelopment plan that would explore the feasibility of integrating a Community Center with a higher density residential development
Photo Source: www.live.com





Redevelopment Plan is currently being reviewed by the Township Council's Redevelopment Committee.

The key challenges to developing a much desired indoor recreation and civic center for the Township on this site involve the low-lying nature of the property and its susceptibility to flooding, as well as the inadequate condition of the Memorial Parkway bridge that connects the site to a multifamily residential area to the south. Key design objectives will be to separate the access and parking to the Community Center from the Spring Street neighborhood to the north from the higher density residential development proposed for the site and already existing to the south. Parking for the Community Center accessible from Memorial Parkway to the south would not be connected to the parking accessible from Spring Street to the north so that the residents of both low density and high density neighborhoods can access the Center without overloading the low density residential streets to the north.

- 3. M-1 Zone at JFK Drive South - A small triangular shaped zone between John F. Kennedy Drive South and the Garden State Parkway. The entire zone consists of two commercial properties (a furniture store and gas station) and is on the edge of a residential neighborhood. The nature of the buildings and uses in this small district are more consistent with a B-2 Zone, which would provide for a mixed-use on the larger parcel.



The tiny M-1 Zone between JFK Drive South and the Parkway is more consistent with a B-2 zoning classification to encourage a mixed-use treatment of the larger parcel. www.live.com

- 4. M1 Zone at Willet & Belleville Ave - This tiny M-1 Zone, located south of Belleville Avenue and east of Willet Street is adjacent to a multifamily use in Belleville (see photos below). The Bloomfield Zoning Board of Adjustment approved a Use Variance with FAR and bulk relief to permit the 59 Willet Street site to be redeveloped as an



18 unit, three story apartment building. This new use would be consistent with a rezoning of the M1 Zone to RG.



- 5. **Zone P Expansion:** The Municipal Plaza corridor is currently zoned as P (Public Use) and B-1 (Central Business). It is recommended that the area in the vicinity of the Town Hall and Post Office be rezoned to allow for the expansion of existing facilities to meet the Township's future needs in terms of facility and parking capacity. The P zone would be present on Blocks 311 and 301 to allow for this expansion. Lots 27, 28 and 29 of Block 301, closest to the municipal complex, would need particular attention, since their location would interfere with the expansion of the complex.





SUMMARY OF RECOMMENDATIONS

The Land Use Element of the Bloomfield Master Plan of 2002 is hereby amended to include the following recommendations:

1. Area 1 – The Commuter Oriented Residential District (CORD) has replaced the Major Commercial (MC) designation for the former Westinghouse site on Arlington Avenue. This district has been rezoned to enable Transit Oriented Development (TOD) consistent with the Township’s Transit Village designation and 2002 Master Plan, and is more appropriate than the previous Major Commercial designation, which would have permitted “big box” regional retail uses on the site.
2. Area 2 - Federal Plaza Industrial Park should be considered for a redevelopment plan that would reconcile land use conflicts with the CORD (Area 1) along Arlington Avenue and enable the coordinated development of a new Public Works Facility with an expanded park on Floyd Street. However, the portion of the area north of the Conrail right-of-way should include an overlay to enable the eventual expansion of the CORD between Arlington Avenue and Bloomfield Avenue.
3. Area 3 – Lawrence Street: Block 61, Lots 1 and 55, and Block 94, Lot 44, located at 5 Lawrence Street in Bloomfield Township, is the subject of a separate planning analysis performed by the Nishuane Group for consideration by the Bloomfield Planning Board for as an Addendum to this Master Plan Update.
4. Areas 4 and 5 – Willow Street East & West of Parkway: Area 4, the area east of the Parkway, should be designated on the Land Use Plan Map as a new classification called “Industrial-Mixed Use Transition. The M-1 Zone should be retained, but consideration should be given to either incorporating a B-2 overlay, or adding a Mixed Use Planned Development option within the M-1 Zone regulations. The use regulations for the M-1 Zone should 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.

Area 5, the area, known Block 152, Lots 8 and 10, and Block 129, Lot 60, located on Locust Avenue / John F. Kennedy Drive South should 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 uses categories such as Two-Family Residential (Medium Density), Parks and Open Space and Public/Semi-Public. Rezoning options should anticipate the Parkside project and a future redevelopment of 71 Locust Avenue into multifamily residential use and would involve R-G zoning to address the 44 unit condominium project on the site. Alternatively, a redevelopment plan for the site to deal with the Peerless Tube Building as either a multifamily residential conversion or an alternative site, an alternative site for a Community Center, dependent on resolution of parking issues and the potential incorporation of a Community Center within Memorial Park adjacent to the redevelopment of the 225 Belleville Avenue site, or a “Backup Site”.



5. West Street-Wood Street M-1 Zone (Hartz Mountain): This M-1 Zone should 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 zoning, 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 Zoned area be assembled and that a mixed-use plan be presented as a coordinated Planned Development.
6. 225 Belleville Avenue Site - The former site of the National Starch and Chemical Corp. located on Belleville Avenue (Block 544, Lot 61 and 40) is an isolated piece of land bounded by the Garden State Parkway, a residential neighborhood, and the Third River. The National Starch and Chemical Corp. no longer operates at this site. There are multiple buildings on the site of various sizes, types and age, with the majority of the buildings being very old and unsuited for modern industrial use, although some industrial tenants occupy portions of the site. Access to the site is limited. The only viable access point would be through a flood zone.

In May of 2007 the Bloomfield Planning Board held a hearing and recommended to the Bloomfield Township Council that the site meets the criteria for designation as an Area In Need Of Redevelopment. A draft "Oakes Pond Redevelopment Plan" is under review by the Township Council. The redevelopment area designation and eventual adoption of the redevelopment plan will make it possible to utilize funding mechanisms such as Long Term Tax Exemptions or Redevelopment Area Bonds (RAB) for environmental remediation. The Oakes Pond Redevelopment Plan provides for a Community Center identified as a public need by the Master Plan and Redevelopment Committee within Memorial Park and linked to high density residential development in the redevelopment area. It is likely that the redevelopment of the 225 Belleville Avenue Site will involve a relatively complex redeveloper agreement to deal with potential land swaps and other transactions to address the Community Center and the financing tools only available to redevelopment areas may become essential to the project.

7. 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 B-2.
8. The small M-1 Zone south of Belleville Avenue and east of Willet Street should be rezoned RG to recognize the 18 unit, three story apartment building approved for 59 Willet Street on July 10, 2008 by the Zoning Board of Adjustment.
9. The Land Use Plan Map should be amended to depict the designation and location of the Bloomfield Station Redevelopment Area (BSRA) to acknowledge and incorporate the adopted Redevelopment Plan into the Township's Master Plan.
10. Evaluate the Land Use Plan Map designation for the area located at the northwestern corner of Llewellyn Avenue and North Fulton Street (eastern portion



of the former Annin Flag Building site). There is inconsistency between the R-1B zoning boundary, and Land Use Plan category “Multi-Family Medium Density.”

11. Amend the Land Use Plan Map to expand the Public Use land use classification to encompass a larger part of Blocks 301 and 311. Amend the Official Zoning Map to rezone the properties fronting on Franklin Street within Block 301 to “P” (Public Use) to allow for the expansion of the existing community facilities (Public Safety Building and surface parking areas).

In addition to the Land Use Element amendments listed above, the Bloomfield Planning Board recommends that the Conservation Element of the Master Plan be supplemented to include a comprehensive study of surface water and groundwater quality, with special attention given to the impact of brownfield sites and the status of remediation of surface and groundwater contamination. This study would include, but not be limited to, a compilation of monitoring well data obtained from NJDEP Known Contaminated Sites List (KCSL) case files and any other studies done of water quality for the Second and Third Rivers.

6.0 REDEVELOPMENT PLANS

6.1 Bloomfield Center Redevelopment Plan – Phase I

The Bloomfield Station and surrounding area once served as a major residential and transportation hub, and downtown shopping district for its residents, commuters, and people within the region. However, for the past 50 years, this central business district has been in decline.

In response to this declining trend, the Bloomfield Township Planning Board formerly declared the Bloomfield Station and surrounding area as “an area in need of redevelopment” to spur revitalization and redevelopment in 2000. Subsequently, in 2003, the Bloomfield Station Redevelopment Plan was prepared. The Plan envisions the Bloomfield Station and surrounding area as a mixed-use Transit Village, with several hundred residential units, retail and office space, pocket parks and public space. The Plan will also restore an access tunnel that will take commuters under the existing train station to the Midtown Direct rail service enhancing public transportation service in Bloomfield.

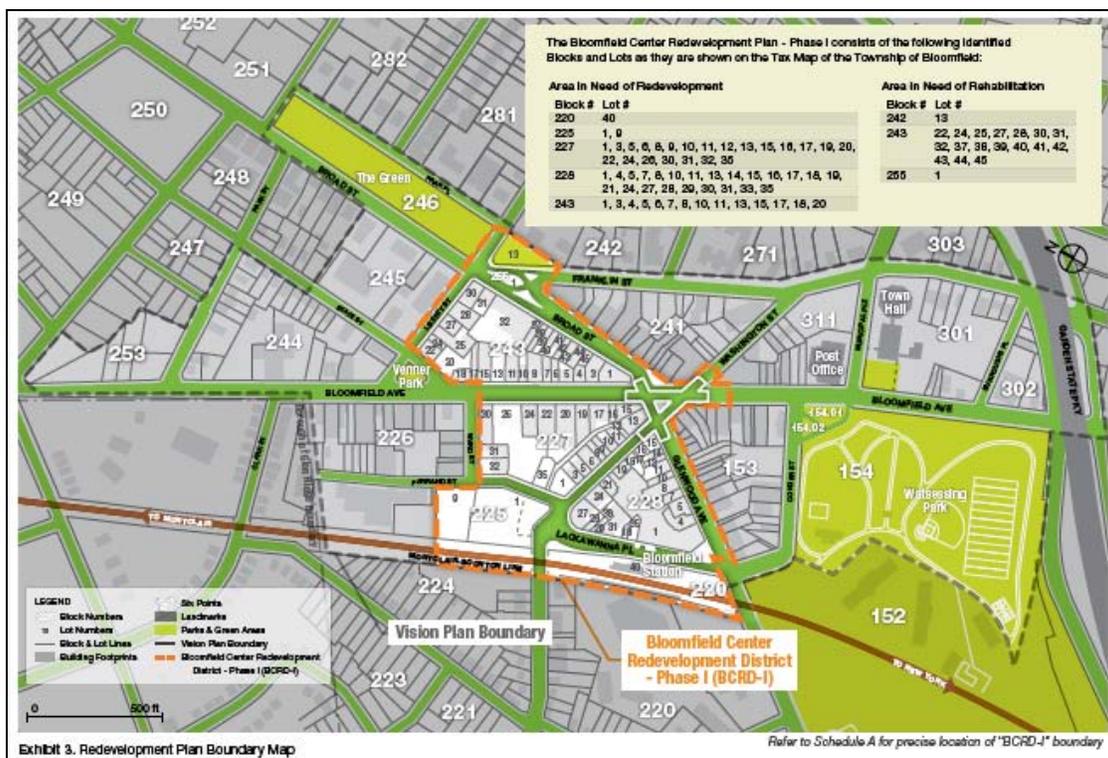
The Bloomfield Station Redevelopment Plan is framed around the following goals:

- Redevelopment of Bloomfield Station, renovate the train station, create commuter-oriented activities such as shops and restaurants.
- Create a mixed-use transit village around Bloomfield Station with new public spaces for public events, pedestrian linkages to the Center, Bloomfield College and the Town Green, and streetscape and façade improvements.
- Spur revitalization throughout Bloomfield Center, improve public perception of the area, improve pedestrian and vehicular circulation, and preserve historic character of the Center.
- Revitalize the Township, create new jobs, improve the Township’s tax base, strengthen the neighborhood character, and reintegrate Bloomfield Center back into the Township.

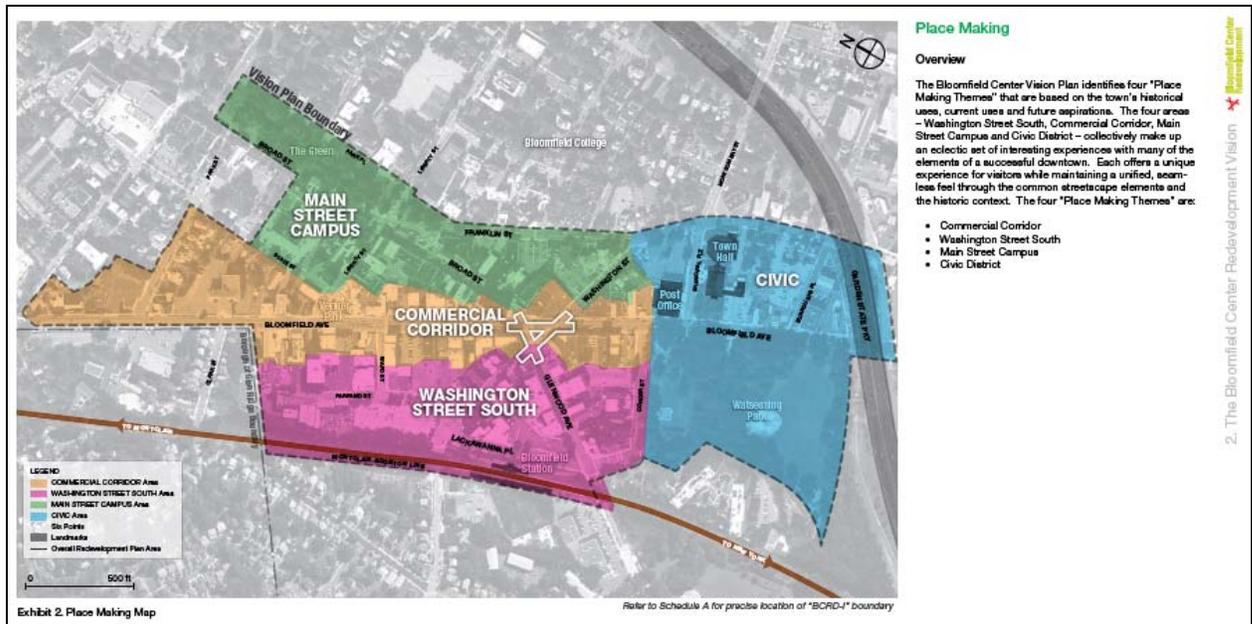


As a result of unanticipated occurrences and legal actions with regards to redevelopment efforts that were to be undertaken by Forest City Bloomfield, L.L.C. and Forest City Bloomfield Urban Renewal, L.L.C., with respect to the Bloomfield Station Redevelopment Plan, but which did not materialize, the Mayor and Council of the Township of Bloomfield (“Mayor and Council”) undertook to conduct a series of community planning meetings, in order to obtain comments from residents, property owners, potential redevelopers and other interested citizens and to participate in the formulation of a new Redevelopment Plan that would encompass the Redevelopment Area and also include a portion of the Rehabilitation Area.

The new plan, entitled the Bloomfield Center Redevelopment Plan – Phase I, will not change the requirements of the Bloomfield Station Redevelopment Plan as to properties comprising Block 220, Lots 26, 27, 30, and 35 and now or formerly owned or controlled by 110 Washington Street Associates.

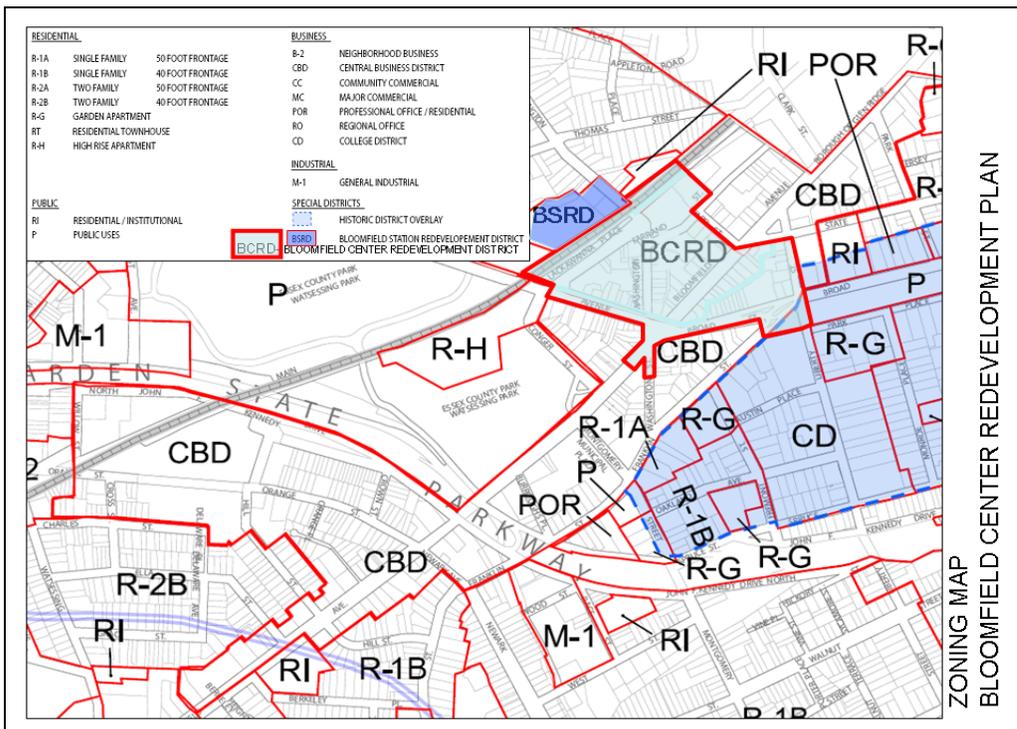
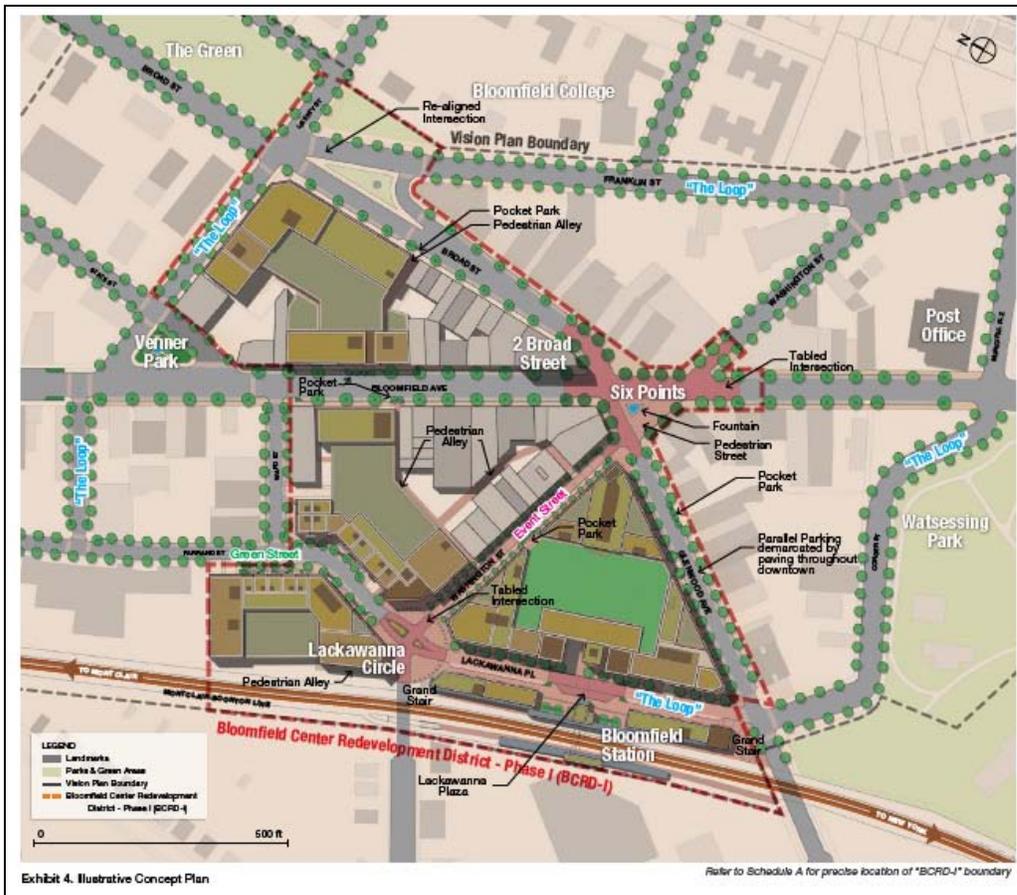


The new Redevelopment Plan, which has undergone some revisions since the adoption of the 2008 Reexamination Report in July of 2008, provides for a “Vision Plan” for the portion of the Central Business District that extends from the “Green” at Broad Street and Park Street, along Franklin Street to the east and Bloomfield Avenue and the Montclair-Boonton rail line to the west, to the Garden State Parkway. The Plan provides Design Guidelines for the area within the Vision Plan Boundary, which are intended to assist developers and applicants for development approvals in shaping their projects to be consistent with the Vision created through the intensive community charrettes. It is anticipated that future phases of the Redevelopment Plan will develop these guidelines into more specific form-based requirements for other portions of the area within the Vision Plan Boundary.



The Plan provides detailed, form-based standards for the Bloomfield Center Redevelopment District – Phase I, which includes the portion of the Bloomfield Station Redevelopment Area east of the Montclair-Boonton rail line as well as Bloomfield Station. The Bloomfield Station Redevelopment Plan supercedes the Bloomfield Land Development Ordinance for the Bloomfield Center Redevelopment District – Phase I area and amends the Zoning Map to distinguish the Bloomfield Center Redevelopment District (BCRD) from the remaining portion of the Bloomfield Station Redevelopment District (BSRD) to the west of the rail line.

The first image on the following page is the Concept Plan taken from Section 2.4 of the Bloomfield Center Redevelopment Plan Phase-I and illustrates one possible build-out configuration of the Bloomfield Center Redevelopment District. The second image on the following page is taken from Schedule A of the Plan and shows the amendment to the Zoning Map that distinguishes between the Bloomfield Center Redevelopment District and the remaining portion of the Bloomfield Station Redevelopment District.





This Master Plan Update recommends that the Bloomfield Center Redevelopment Plan Phase-I becomes the land use policy for the portion of the Central Business District within the Vision Plan Boundary and guides either revisions to the Land Development Regulations or additional redevelopment plans that will apply to that area. As redevelopment and revitalization occurs in the downtown, it is the goal that each proposed development will reference and adhere to the Plan. This will ensure consistency in the implementation of the Vision of the community.

However, whether or not the Planning Board adopts the Bloomfield Center Redevelopment Plan Phase-I as a Subelement of the Master Plan, the Bloomfield Center Redevelopment Plan Phase-I clearly furthers the recommendations of the 2002 Master Plan, which included the following among its recommendations for the Central Business District on page II-26, numbered as they appear in the text:

1. *Support the vision for the Central Business District established in the Bloomfield Center Revitalization Report as a mixed-use and transit-oriented destination that is an attractive commercial center, viable and profitable business location and downtown setting worthy of the Township's residential neighborhoods.*
3. *Complete and implement the redevelopment plan for the 14-acre 'area in need of redevelopment' located in the core area of the Central Business District.*
4. *Investigate additional sections of the Central Business District to determine if they qualify as an 'area in need of redevelopment' under the State Local Redevelopment and Housing Law.*
6. *For those sections of the Central Business District outside the redevelopment area, consider revisions to the existing zoning to eliminate manufacturing and gasoline filling stations/public garages as permitted uses.*
7. *For those sections of the Central Business District outside the redevelopment area, consider revisions to the existing zoning that limit retail and services to ground floor locations only.*
8. *For those sections of the Central Business District outside the redevelopment area, consider revisions to the existing zoning to permit residential uses such as multi-family apartments and townhouses in appropriate locations.*
9. *For those sections of the Central Business District outside the redevelopment area, consider revisions to the existing zoning to further regulate bulk, height and intensity of use.*
10. *Revise the definition of personal services and range of permitted service uses to limit the proliferation of inappropriate and undesirable services.*

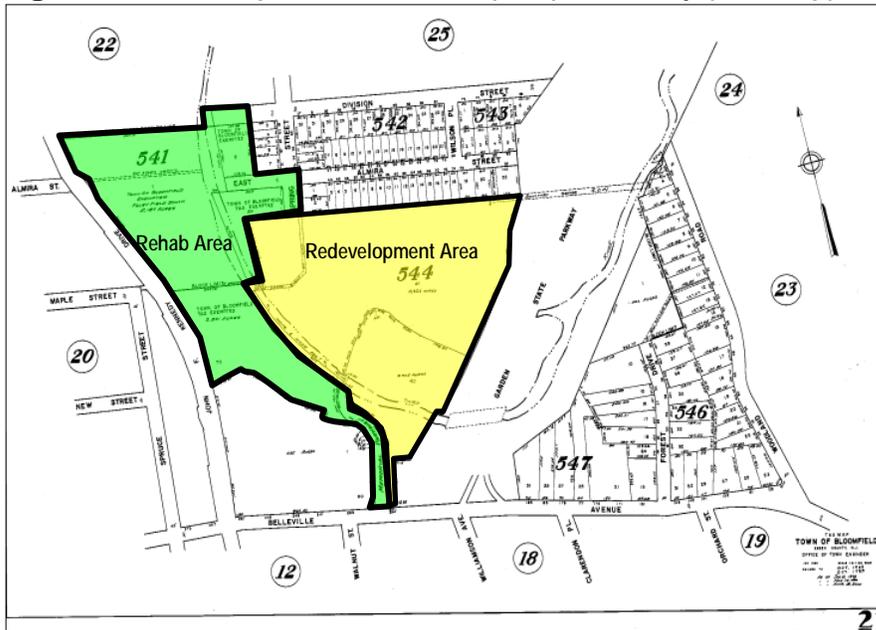
The Bloomfield Center Redevelopment Plan Phase-I addresses all of these recommendations for the Bloomfield Center Redevelopment District and provides a framework for the expected additional phases of redevelopment, which will also effectuate the purposes of the 2002 Master Plan and this Master Plan Update.



6.2 Oakes Pond Redevelopment Plan Area

225 Belleville Avenue (Block 544, Lot 61 and 40) was designated in June of 2007 as an Area in Need of Redevelopment. A draft Oakes Pond Redevelopment Plan is currently under review by the Township Council and provides for a “redevelopment plan area” that includes a portion of the Township-wide Rehabilitation Area covering the parks (Memorial Park and Foley Field) and other Township-owned lands (parking lots and playgrounds) on both sides of the Third River to the west and north of the redevelopment area. By combining the public and private lands under one redevelopment plan, the linkages between the two can be coordinated through a redeveloper agreement. For example, it is anticipated that the portions of the privately owned property within the flood zone will be cleared of the existing buildings and redeveloped as an adjunct to the active recreation facilities in Memorial Park.

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



The Bloomfield Planning Board reviewed the Oakes Pond 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 Plan and the addition of a density requirement of no more than 30 units per acre; (v) and the inclusion of additional permitted uses other than residential, including, without limitation, office/research and medical rehabilitation.

Figure 3 – Land Use Plan (Oakes Pond Redevelopment Plan)



6.3 Annin Flag Redevelopment Area

A redevelopment area was designated in 2003 for the former Annin Flag property at North Fulton Street and Llewellyn Avenue. The redevelopment area enabled the financing of a long-term tax exemption for the conversion of the former factory building into a multifamily condominium building which is now completed.



APPENDIX – DEMOGRAPHIC DATA

DP-2. Profile of Selected Social Characteristics: 2000
 Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)
 Geographic Area: **Bloomfield CDP, New Jersey**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	11,516	100.0
Nursery school, preschool	886	7.7
Kindergarten	546	4.7
Elementary school (grades 1-8)	4,570	39.7
High school (grades 9-12)	2,318	20.1
College or graduate school	3,196	27.8
EDUCATIONAL ATTAINMENT		
Population 25 years and over	33,673	100.0
Less than 9th grade	2,056	6.1
9th to 12th grade, no diploma	3,502	10.4
High school graduate (includes equivalency)	10,272	30.5
Some college, no degree	5,662	16.8
Associate degree	1,464	4.3
Bachelor's degree	7,372	21.9
Graduate or professional degree	3,345	9.9
Percent high school graduate or higher	83.5	(X)
Percent bachelor's degree or higher	31.8	(X)
MARITAL STATUS		
Population 15 years and over	39,290	100.0



Subject	Number	Percent
Never married	12,605	32.1
Now married, except separated	20,017	50.9
Separated	821	2.1
Widowed	2,851	7.3
Female	2,403	6.1
Divorced	2,996	7.6
Female	1,847	4.7
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	936	100.0
Grandparent responsible for grandchildren	224	23.9
VETERAN STATUS		
Civilian population 18 years and over	37,696	100.0
Civilian veterans	3,483	9.2
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	8,840	100.0
With a disability	743	8.4
Population 21 to 64 years	29,306	100.0
With a disability	5,174	17.7
Percent employed	68.5	(X)
No disability	24,132	82.3
Percent employed	79.2	(X)
Population 65 years and over	6,717	100.0
With a disability	2,854	42.5



Subject	Number	Percent
RESIDENCE IN 1995		
Population 5 years and over	44,990	100.0
Same house in 1995	26,474	58.8
Different house in the U.S. in 1995	16,831	37.4
Same county	9,990	22.2
Different county	6,841	15.2
Same state	4,062	9.0
Different state	2,779	6.2
Elsewhere in 1995	1,685	3.7
NATIVITY AND PLACE OF BIRTH		
Total population	47,683	100.0
Native	36,791	77.2
Born in United States	35,607	74.7
State of residence	27,146	56.9
Different state	8,461	17.7
Born outside United States	1,184	2.5
Foreign born	10,892	22.8
Entered 1990 to March 2000	4,210	8.8
Naturalized citizen	5,565	11.7
Not a citizen	5,327	11.2
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	10,892	100.0
Europe	2,811	25.8
Asia	3,217	29.5
Africa	455	4.2
Oceania	25	0.2



Subject	Number	Percent
Latin America	4,335	39.8
Northern America	49	0.4
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	44,990	100.0
English only	31,259	69.5
Language other than English	13,731	30.5
Speak English less than 'very well	5,100	11.3
Spanish	5,900	13.1
Speak English less than "very well"	2,356	5.2
Other Indo-European languages	4,862	10.8
Speak English less than "very well"	1,867	4.1
Asian and Pacific Island languages	2,284	5.1
Speak English less than "very well"	691	1.5
ANCESTRY (single or multiple)		
Total population	47,683	100.0
<i>Total ancestries reported</i>	54,508	114.3
Arab	620	1.3
Czech ¹	184	0.4
Danish	120	0.3
Dutch	306	0.6
English	1,982	4.2
French (except Basque) ¹	663	1.4
French Canadian ¹	112	0.2
German	4,865	10.2
Greek	380	0.8
Hungarian	401	0.8
Irish ¹	6,616	13.9



Subject	Number	Percent
Italian	12,590	26.4
Lithuanian	280	0.6
Norwegian	77	0.2
Polish	3,315	7.0
Portuguese	368	0.8
Russian	939	2.0
Scotch-Irish	467	1.0
Scottish	745	1.6
Slovak	166	0.3
Subsaharan African	496	1.0
Swedish	198	0.4
Swiss	123	0.3
Ukrainian	225	0.5
United States or American	790	1.7
Welsh	160	0.3
West Indian (excluding Hispanic groups)	1,069	2.2
Other ancestries	16,251	34.1
Subject	Number	Percent

(X) Not applicable.

¹ The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19



DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **Bloomfield CDP, New Jersey**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	38,842	100.0
In labor force	26,098	67.2
Civilian labor force	26,092	67.2
Employed	24,770	63.8
Unemployed	1,322	3.4
Percent of civilian labor force	5.1	(X)
Armed Forces	6	0.0
Not in labor force	12,744	32.8
Females 16 years and over		
Females 16 years and over	20,820	100.0
In labor force	12,665	60.8
Civilian labor force	12,665	60.8
Employed	12,044	57.8
Own children under 6 years		
Own children under 6 years	3,195	100.0
All parents in family in labor force	2,033	63.6
COMMUTING TO WORK		
Workers 16 years and over	24,195	100.0
Car, truck, or van – drove alone	17,548	72.5
Car, truck, or van – carpooled	2,550	10.5
Public transportation (including taxicab)	2,849	11.8



Subject	Number	Percent
Walked	626	2.6
Other means	163	0.7
Worked at home	459	1.9
Mean travel time to work (minutes)	29.4	(X)
Employed civilian population 16 years and over	24,770	100.0
OCCUPATION		
Management, professional, and related occupations	9,624	38.9
Service occupations	2,968	12.0
Sales and office occupations	7,522	30.4
Farming, fishing, and forestry occupations	15	0.1
Construction, extraction, and maintenance occupations	1,635	6.6
Production, transportation, and material moving occupations	3,006	12.1
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	11	0.0
Construction	1,004	4.1
Manufacturing	3,087	12.5
Wholesale trade	940	3.8
Retail trade	2,683	10.8
Transportation and warehousing, and utilities	1,629	6.6
Information	1,289	5.2
Finance, insurance, real estate, and rental and leasing	2,498	10.1
Professional, scientific, management, administrative, and waste management services	2,887	11.7
Educational, health and social services	5,352	21.6
Arts, entertainment, recreation, accommodation and food services	1,290	5.2
Other services (except public administration)	1,010	4.1
Public administration	1,090	4.4



Subject	Number	Percent
CLASS OF WORKER		
Private wage and salary workers	20,156	81.4
Government workers	3,671	14.8
Self-employed workers in own not incorporated business	840	3.4
Unpaid family workers	103	0.4
INCOME IN 1999		
Households	19,028	100.0
Less than \$10,000	1,155	6.1
\$10,000 to \$14,999	823	4.3
\$15,000 to \$24,999	1,767	9.3
\$25,000 to \$34,999	1,952	10.3
\$35,000 to \$49,999	3,016	15.9
\$50,000 to \$74,999	4,367	23.0
\$75,000 to \$99,999	2,848	15.0
\$100,000 to \$149,999	2,185	11.5
\$150,000 to \$199,999	518	2.7
\$200,000 or more	397	2.1
Median household income (dollars)	53,289	(X)
With earnings		
Mean earnings (dollars)	66,124	(X)
With Social Security income		
Mean Social Security income (dollars)	12,021	(X)
With Supplemental Security Income		
Mean Supplemental Security Income (dollars)	6,540	(X)
With public assistance income		
Mean public assistance income (dollars)	3,246	(X)



Subject	Number	Percent
With retirement income	3,021	15.9
Mean retirement income (dollars)	12,327	(X)
Families	12,196	100.0
Less than \$10,000	349	2.9
\$10,000 to \$14,999	249	2.0
\$15,000 to \$24,999	827	6.8
\$25,000 to \$34,999	1,022	8.4
\$35,000 to \$49,999	1,775	14.6
\$50,000 to \$74,999	3,089	25.3
\$75,000 to \$99,999	2,258	18.5
\$100,000 to \$149,999	1,832	15.0
\$150,000 to \$199,999	446	3.7
\$200,000 or more	349	2.9
Median family income (dollars)	64,945	(X)
Per capita income (dollars)	26,049	(X)
<i>Median earnings (dollars):</i>		
Male full-time, year-round workers	43,498	(X)
Female full-time, year-round workers	36,104	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	534	(X)
Percent below poverty level	(X)	4.4
With related children under 18 years	337	(X)
Percent below poverty level	(X)	5.6
With related children under 5 years	155	(X)
Percent below poverty level	(X)	6.6



Subject	Number	Percent
Families with female householder, no husband present	203	(X)
Percent below poverty level	(X)	9.4
With related children under 18 years	166	(X)
Percent below poverty level	(X)	14.1
With related children under 5 years	76	(X)
Percent below poverty level	(X)	23.6
Individuals	2,772	(X)
Percent below poverty level	(X)	5.9
18 years and over	2,088	(X)
Percent below poverty level	(X)	5.6
65 years and over	552	(X)
Percent below poverty level	(X)	8.2
Related children under 18 years	618	(X)
Percent below poverty level	(X)	6.3
Related children 5 to 17 years	449	(X)
Percent below poverty level	(X)	6.3
Unrelated individuals 15 years and over	1,126	(X)
Percent below poverty level	(X)	12.8
Subject	Number	Percent

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53



DP-4. Profile of Selected Housing Characteristics: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **Bloomfield CDP, New Jersey**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	19,508	100.0
UNITS IN STRUCTURE		
1-unit, detached	7,913	40.6
1-unit, attached	510	2.6
2 units	3,793	19.4
3 or 4 units	3,120	16.0
5 to 9 units	621	3.2
10 to 19 units	1,020	5.2
20 or more units	2,521	12.9
Mobile home	10	0.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	16	0.1
1995 to 1998	160	0.8
1990 to 1994	142	0.7
1980 to 1989	609	3.1
1970 to 1979	1,198	6.1
1960 to 1969	2,268	11.6
1940 to 1959	7,409	38.0
1939 or earlier	7,706	39.5
ROOMS		



Subject	Number	Percent
1 room	302	1.5
2 rooms	1,248	6.4
3 rooms	3,046	15.6
4 rooms	2,924	15.0
5 rooms	3,699	19.0
6 rooms	3,569	18.3
7 rooms	2,303	11.8
8 rooms	1,497	7.7
9 or more rooms	920	4.7
Median (rooms)	5.1	(X)
Occupied Housing Units	19,017	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	3,241	17.0
1995 to 1998	5,521	29.0
1990 to 1994	2,790	14.7
1980 to 1989	2,722	14.3
1970 to 1979	2,128	11.2
1969 or earlier	2,615	13.8
VEHICLES AVAILABLE		
None	2,377	12.5
1	7,946	41.8
2	6,532	34.3
3 or more	2,162	11.4
HOUSE HEATING FUEL		
Utility gas	12,314	64.8
Bottled, tank, or LP gas	405	2.1



Subject	Number	Percent
Electricity	919	4.8
Fuel oil, kerosene, etc.	5,240	27.6
Coal or coke	10	0.1
Wood	9	0.0
Solar energy	0	0.0
Other fuel	54	0.3
No fuel used	66	0.3
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	65	0.3
Lacking complete kitchen facilities	68	0.4
No telephone service	144	0.8
OCCUPANTS PER ROOM		
Occupied housing units	19,017	100.0
1.00 or less	18,214	95.8
1.01 to 1.50	568	3.0
1.51 or more	235	1.2
Specified owner-occupied units	7,470	100.0
VALUE		
Less than \$50,000	44	0.6
\$50,000 to \$99,999	248	3.3
\$100,000 to \$149,999	2,303	30.8
\$150,000 to \$199,999	3,311	44.3
\$200,000 to \$299,999	1,438	19.3
\$300,000 to \$499,999	103	1.4
\$500,000 to \$999,999	8	0.1
\$1,000,000 or more	15	0.2



Subject	Number	Percent
Median (dollars)	164,800	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	5,267	70.5
Less than \$300	0	0.0
\$300 to \$499	20	0.3
\$500 to \$699	59	0.8
\$700 to \$999	364	4.9
\$1,000 to \$1,499	1,455	19.5
\$1,500 to \$1,999	2,159	28.9
\$2,000 or more	1,210	16.2
Median (dollars)	1,661	(X)
Not mortgaged	2,203	29.5
Median (dollars)	658	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	1,754	23.5
15 to 19 percent	1,150	15.4
20 to 24 percent	1,192	16.0
25 to 29 percent	1,017	13.6
30 to 34 percent	612	8.2
35 percent or more	1,692	22.7
Not computed	53	0.7
Specified renter-occupied units	8,880	100.0
GROSS RENT		
Less than \$200	132	1.5
\$200 to \$299	135	1.5



Subject	Number	Percent
\$300 to \$499	466	5.2
\$500 to \$749	3,263	36.7
\$750 to \$999	3,463	39.0
\$1,000 to \$1,499	1,035	11.7
\$1,500 or more	141	1.6
No cash rent	245	2.8
Median (dollars)	768	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	2,014	22.7
15 to 19 percent	1,613	18.2
20 to 24 percent	1,309	14.7
25 to 29 percent	735	8.3
30 to 34 percent	609	6.9
35 percent or more	2,207	24.9
Not computed	393	4.4
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94



Housing Units by Occupancy Status

Source: U.S. Census Bureau, Census 2000

		Newark, NJ PMSA	Suburban place of: Bloomfield CDP, NJ	Suburbs*
Total Units Excluding Seasonal and Migrant Housing**	1970	647,875	18,049	515,577
	1980	707,280	19,010	580,869
	1990	723,645	19,285	615,876
	2000	759,680	19,476	654,113
Occupied Units	1970	630,065	17,835	504,222
	1980	676,723	18,587	560,910
	1990	686,032	18,455	589,327
	2000	729,062	19,017	632,244
Owner Occupied	1970	345,509	9,651	318,117
	1980	382,421	9,761	356,217
	1990	409,163	10,117	385,245
	2000	443,272	10,150	418,659
Renter Occupied	1970	284,556	8,184	186,105
	1980	294,302	8,826	204,693
	1990	276,869	8,338	204,082
	2000	285,790	8,867	213,585
Vacant Units	1970	17,810	214	11,355
	1980	30,557	423	19,959
	1990	37,613	830	26,549
	2000	30,618	459	21,869



Homeownership, Rental, and Vacancy Rates

Source: U.S. Census Bureau, Census 2000

		Newark, NJ PMSA	Suburban place of: Bloomfield CDP, NJ	Suburbs*
Owner Occupied as percent of All Occupied Units	1970	54.8	54.1	63.1
	1980	56.5	52.5	63.5
	1990	59.6	54.8	65.4
	2000	60.8	53.4	66.2
Renter Occupied as percent of All Occupied Units	1970	45.2	45.9	36.9
	1980	43.5	47.5	36.5
	1990	40.4	45.2	34.6
	2000	39.2	46.6	33.8
Vacant Units as Percent of All Units	1970	2.7	1.2	2.2
	1980	4.3	2.2	3.4
	1990	5.2	4.3	4.3
	2000	4.0	2.4	3.3