



2014 Master Plan Reexamination

Township of Bloomfield

July 2014

Adopted by the Planning Board: August 12, 2014

2014 Master Plan Reexamination

Township of Bloomfield

Essex County, New Jersey

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Maser Project No. BLM-031

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Township of Bloomfield Planning Board 2014

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I. 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 ten years (N.J.S.A. 40:55D-89). The latest comprehensive Master Plan for the Township of Bloomfield was adopted on November 2002. Then, on July 29, 2008, the Planning Board adopted the 2008 Reexamination Report. Subsequently, the Update of the 2002 Master Plan was adopted on September 26, 2008 to incorporate the recommendations of the 2008 Reexamination Report. This document amends and updates the Land Use Element to be consistent with previous and proposed amendments to the Bloomfield Township Land Development Ordinance as well as recent redevelopment initiatives within the Township.

This reexamination of the Township of Bloomfield Master Plan conforms to the requirements of the MLUL and addresses the five requirements of N.J.S.A. 40:55D-89 by including the following sections:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- 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 resources, energy conservation, collection, disposition and recycling of designated recyclable materials, 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.
- 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:12A-1 et seq.) 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.

While the Municipal Land Use Law requires a general reexamination of the Master Plan and development regulations every ten years, reexaminations can be more frequent than once every ten years. It can be as frequent as an individual municipality feels it to be warranted. It is important that a Master Plan be kept up to date and flexible so that it can respond to changing conditions and reflect the best current thinking on land use issues. The Master Plan should be a document that is easily amended

so that it can respond to both concerns and opportunities. A review once every ten years is adequate in some communities, while for other municipalities more frequent review is called for.

The aforementioned requirements of the Municipal Land Use Law are addressed in the sections of this report that follow. This reexamination report considers the Master Plan Reexamination Report adopted by the Planning Board on July 29, 2008.

II. Problems & Objectives in 2008

This section of the 2014 Master Plan Reexamination report examines the major problems and objectives relating to land development in Bloomfield that were included in the last reexamination report.

Master Plan Goals

The 2008 Master Plan Update listed nine issues to be addressed, which are as follows:

1. Federal Plaza Industrial Park should be considered for a redevelopment plan that would reconcile land use conflicts with the CORD 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.
2. Willow Street East & West of Parkway: 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 Zone 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.
3. Area 5, known as Block 152, Lots 8 and 10 and Block 129, Lot 60 located on Locust Avenue and 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 use 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 multi-family residential 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 multi-family residential conversion or as a community center or a "Backup Site".
4. 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 Zone area be assembled and that a mixed-used plan be presented as a coordinated Planned Development.

5. 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 Zone.
6. The small M-1 Zone south of Belleville Avenue and east of Willet Street should be rezoned R-G to recognize the 18 unit, three-story apartment building approved for 59 Willet Street on July 10, 2008 by the Zoning Board of Adjustment.
7. 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.
8. 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 the land use plan category "Multi-Family Medium Density".
9. 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 Zoning Map to rezone the properties fronting on Franklin Street within Block 301 to Public Use to allow for the expansion of the existing community facilities (Public Safety Building and surface parking areas).

III. The Extent of Increase or Reduction of Problems & Objectives

This chapter of the report looks at the extent to which problems and objectives have been reduced or increased since 2008. The nine issues listed in Chapter 2 are summarized below, along with a 2014 status evaluation.

1. Federal Plaza Industrial Park: Only one lot within Federal Plaza Industrial Park has been included in a redevelopment plan since 2008. Block 63, Lot 77, located at the end of the cul-de-sac, is a part of the Hartz Mountain Redevelopment Area, which was just adopted in 2014. As for the lots north of Conrail, between Arlington Avenue and Bloomfield Avenue, the two lots that encompass the former Hartz Mountain complex are included in the Hartz Mountain Redevelopment Area, which allow for uses similar to the CORD. The remaining two lots along Arlington Avenue were rezoned to the CORD in 2008.
2. Willow Street East & West of Parkway: Both areas mentioned were included in the Watsessing Center Transit-Oriented Design Plan. The Watsessing Plan recommends that the east side

remain M-1 Zone and the west side be rezoned to Multi-Family Medium Density Residential. The Zoning Ordinance has not been amended to permit “backup sites” as a principal use. Currently the aforementioned areas are being used as industrial, therefore no zoning changes are proposed at this time. This issue will be revisited during the next reexamination of the Master Plan.

3. Locust Avenue & JFK Drive South: All three lots were included in the Watsessing Plan analysis. Interestingly, Willow Street west and Block 129, Lot 60 are the same property. The Watsessing Plan recommended the lots be rezoned to Multi-Family Medium Density Residential. Currently the aforementioned areas are being used for industrial purposes, therefore no zoning changes are proposed at this time. This issue will be revisited during the next reexamination of the Master Plan.
4. Hartz Mountain: In 2010 Hartz Mountain announced that it would close the Bloomfield plant. The Township prepared a redevelopment plan for the complex and adopted it in 2012. Minor amendments were made to the Hartz Mountain Redevelopment Plan in 2014. Since a redevelopment plan has been adopted, this issue has been resolved.
5. JFK Drive South & Parkway: Two lots at the end of Beach Street are zoned M-1. The 2008 Plan recommended they be rezoned to B-2 Zone. No zoning changes are proposed at this time; this issue will be revisited during the next reexamination of the Master Plan.
6. Belleville Avenue & Willet Street: The 2008 Master Plan Update recommended changing the small M-1 Zone in this area to the R-G Zone to recognize the 18 unit, three-story apartment building approved for 59 Willet Street in 2008. This document proposes rezoning the area to R-G Zone.
7. Bloomfield Station Redevelopment Area: The Land Use Plan Map has not been updated to reflect the Bloomfield Station Redevelopment Area; however, the proposed Zoning Map does reflect the redevelopment area and calls it out as BSRD.
8. Llewellyn Avenue & North Fulton Street: The Land Use Plan Map has not been evaluated as requested.
9. Block 301 & 311: The 2008 Master Plan Update recommended amending the Land Use Plan map to expand the Public Use classification to encompass a larger part of Blocks 301 and 311. The document also recommended rezoning the properties that front on Franklin Street within Block 301 to Public Use. The Bloomfield Center Redevelopment Plan – Phase II was then adopted, which encompasses the entirety of Block 301 and 311.

IV. Changes in Assumptions, Policies & Objectives

The third step in the reexamination process, known as Section “C”, reviews the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or changes in State, County and municipal policies and objectives. Since 2008, two key State and a number of municipal planning policies have either been updated or significantly changed.

Demographic Changes

The latest census data for the Township is the 2010 Census. In 2010, there were 47,315 residents living in 18,387 households within Bloomfield. This reflects a decrease of 368 residents from the 2000 Census population of 47,683. In fact, the 2010 population of Bloomfield is lower than the 1950 Census count, which had 49,307 residents living within Bloomfield. The chart below shows the population growth and decline for the Township over the past 60 years.

POPULATION 1950 - 2010		
Year	Population	Change
1950	49,307	-
1960	51,867	▲ 2,560
1970	52,029	▬ 162
1980	47,792	▼ (4,237)
1990	45,061	▼ (2,731)
2000	47,683	▲ 2,622
2010	47,315	▬ (368)

Source:
<http://lwd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>

It should be noted that the North Jersey Transportation Planning Authority (NJTPA) forecasts that Bloomfield will have a population of 54,890 residents living in 22,050 households by the year 2035.¹ This means the Township would hypothetically add 7,575 residents and 3,663 households in the next 25 years. From an annual point of view, Bloomfield would have to grow by roughly 300 residents and 145 residential units every year to meet this forecast. Nonetheless, based on historic growth, the NJTPA projections are unlikely to be realized.

Noteworthy statistics from the 2010 Census include:

- Only 21.2% of the population was under the age of 18, while 12.0% of the population was age 65 and older.
- The median age of Bloomfield residents in 2010 was 37.7 years old.
- Average household size was 2.54 persons.
- Average family size was 3.20 persons.

¹ <http://www.njtpa.org/DataMap/Demog/Forecast/documents/2035DemographicForecastsbyMunicipality--FinalApprovedforWebsite20090824.pdf>

Total Housing Units & Units in Structure

Between 1990 and 2000 there was an increase of 215 housing units within the municipality. However, Bloomfield lost 38 housing units between the 2000 and 2010 Census. In 2010, the Township contained 19,470 housing units.

HOUSING UNITS 1990 - 2010		
Year	Housing Units	Change
1990	19,293	-
2000	19,508	▲ 215
2010	19,470	▼ (38)

Source: USCensusBureau

The 2010 Census has yet to release units in structure data; therefore the changes in type of housing stock cannot be analyzed.

Occupancy & Tenure

Between 2000 and 2010, the number of occupied housing units within Bloomfield dropped by 630 dwellings. The percentage of occupied housing stock fell from 97.5% to 94.4% from 2000 to 2010, while the percentage of vacant housing units more than doubled from 2.5% to 5.6% during the same time period. Over the past three decades the number of vacant units has seen significant changes, decreasing by 347 units between 1990 and 2000 and then increasing by almost 600 dwellings from 2000 to 2010. Of the 1,083 vacant units, 167 (15.4%) were for sale and 26 (2.4%) were sold but not yet occupied. The majority of vacant housing units were for rent – 595 units or 54.9% of the total vacant dwellings.

Of those units occupied in 2010, 54.0% were owner-occupied, while 46.0% were renter-occupied. The percentage of owner-occupied units versus renter-occupied units has remained almost the same since the 2000 Census. Owner-occupied housing units contain 54.0% of the Township’s population, with an average household size of 2.86 persons. Renter-occupied dwellings comprise 46.0% of Bloomfield’s occupied housing units and have an average household size of 2.17 persons.

HOUSING OCCUPANCY 1990 - 2010			
Housing Units	1990	2000	2010
Occupied	18,455	19,017	18,387
Owner-Occupied	10,117	10,150	9,926
Renter-Occupied	8,338	8,867	8,461
Vacant	838	491	1,083
Total	19,293	19,508	19,470

Source: USCensusBureau

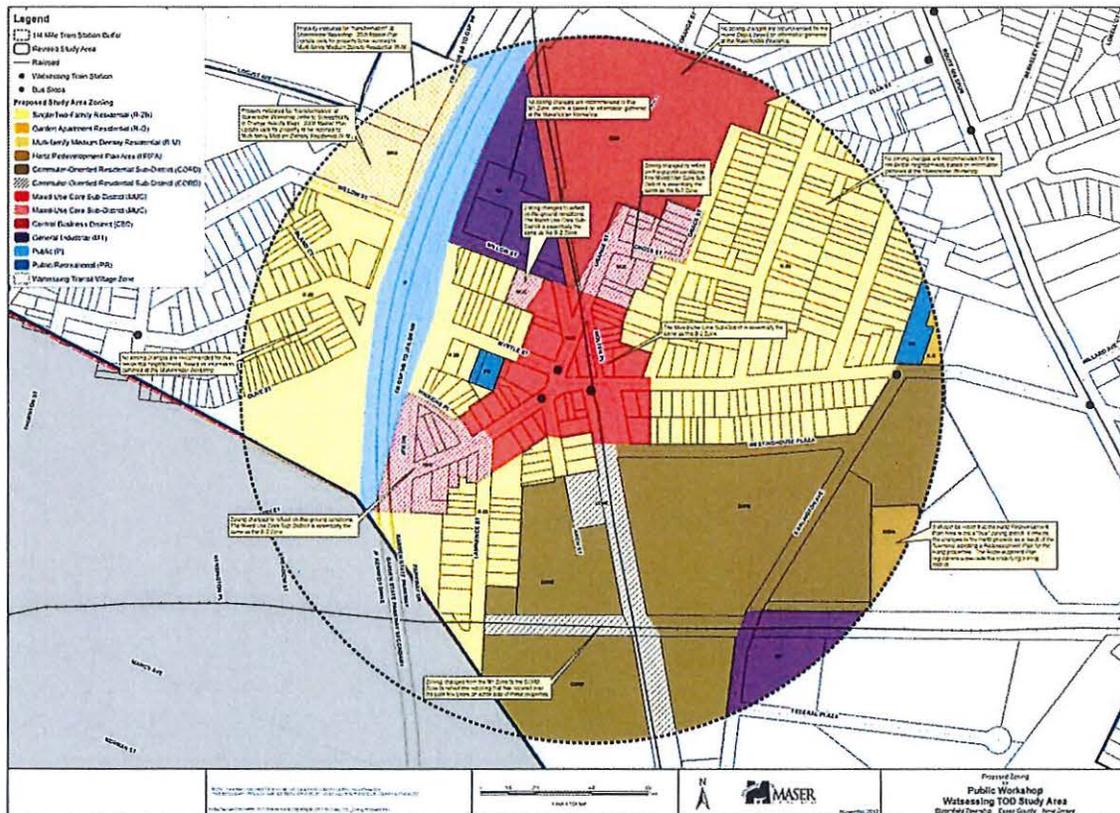
Township Initiatives

Since the 2008 Master Plan Update the Township has completed a number of planning documents and redevelopment plans. Bloomfield compiled the Watsessing Center Transit-Oriented Design Plan, adopted Block 243 Redevelopment Area in 2008, the Block 228 & Block 220, Lot 40 Redevelopment Area in 2010, Hartz Mountain Redevelopment Area in 2012 and 2014 and the Phase II Bloomfield Center Redevelopment Plan in [redacted]. The following sections describe each of the Township initiatives.

Watsessing Center Transit-Oriented Design Plan

In 2008 Bloomfield was awarded a \$50,000 Smart Future Planning Grant from the Department of Community Affairs (DCA) to prepare a Transit-Oriented Design (TOD) Plan for the Watsessing area. The purpose of the project was to extend the Transit Village concept to Bloomfield’s Watsessing Center, a neighborhood anchored by the Watsessing Train Station and an obvious fit for transit-friendly development.

Two study areas were delineated to focus the project’s efforts; a ¼ mile radius around the Watsessing Train Station would be the emphasis of rezoning measures and design guidelines and was named “Watsessing Core”. Meanwhile, a larger study area was termed “Watsessing Center” and was the focus of circulation improvements.



The report analyzed existing land use, zoning, demographics, transportation options and traffic conditions within the study area. Two public workshops were held to gather community input on the project, which helped to shape the overall vision and goals for the Watsessing Center. Ten goals serve to guide future development and redevelopment as well as transportation improvements within both the Watsessing Center and Core.

Two main zoning amendments are proposed by the document. The first is the creation of a Watsessing Transit Village Zone and the second implements recommendations of the 2002 Update to the Master Plan, which called for the creation of a Multi-Family Medium Density Residential Zone. The map on page 10 illustrates the recommended zoning changes. The zoning recommendations are accompanied by design guidelines for the Transit Village Zone, which deal with the topics of scale, articulation, corner buildings, roof, transparency, entrances and materials.

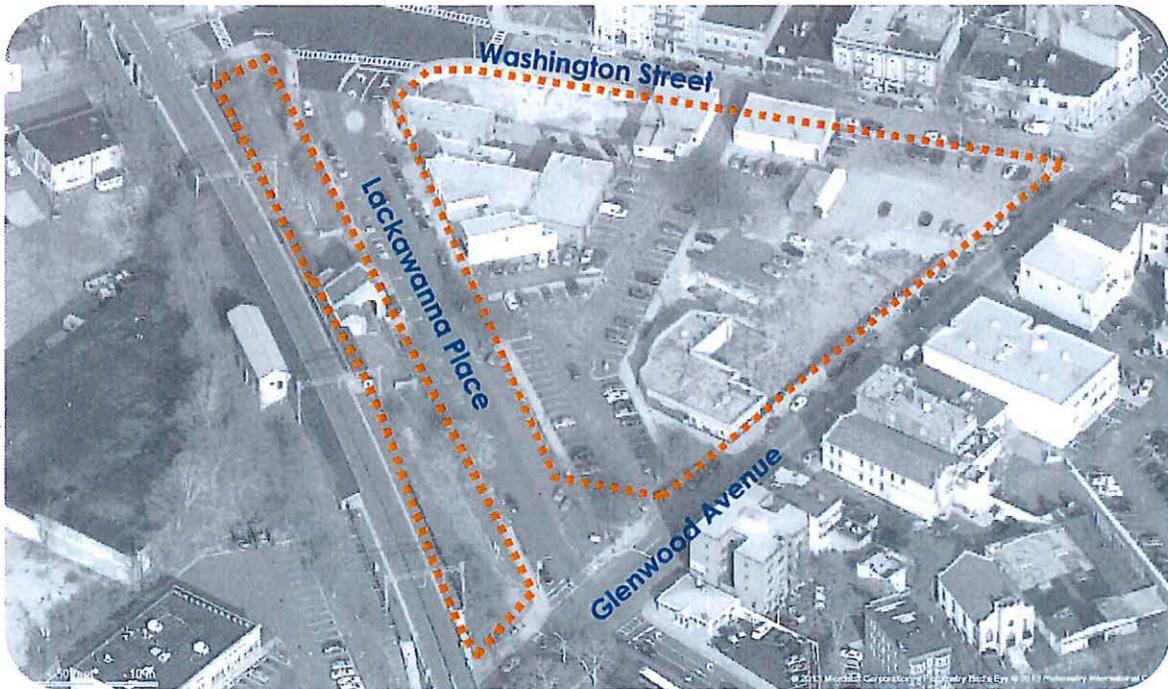
Block 243 Redevelopment Area

The Township Council directed the Planning Board to study Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 (see map below) in December of 2008 to determine whether the properties were an “Area in Need of Redevelopment”. A public hearing on the investigation was held by the Planning Board and on November 10, 2009, the Board recommended that the aforementioned properties in Block 243 be designated as “An Area in Need of Redevelopment”. The Township Council, by Resolution adopted January 19, 2010, officially designated the aforementioned lots as “An Area in Need of Redevelopment”. A Redevelopment Plan was subsequently prepared for the properties and adopted via ordinance in April of 2012.



Block 228 & Block 220, Lot 40 Redevelopment Area

The entirety of Block 228 and Lot 40 in Block 220 were the subject of a redevelopment investigation in 2010. The Council directed the Planning Board to study the aforementioned properties (shown on the map below) and on September 23, 2010, the Planning Board recommended that all of Block 228, Lot 40 in Block 220 be designated as "An Area in Need of Redevelopment". The Township Council officially designated the properties a redevelopment area on October 18, 2010. A Redevelopment Plan was prepared for the properties, which was adopted by Mayor and Council on February 7, 2011.



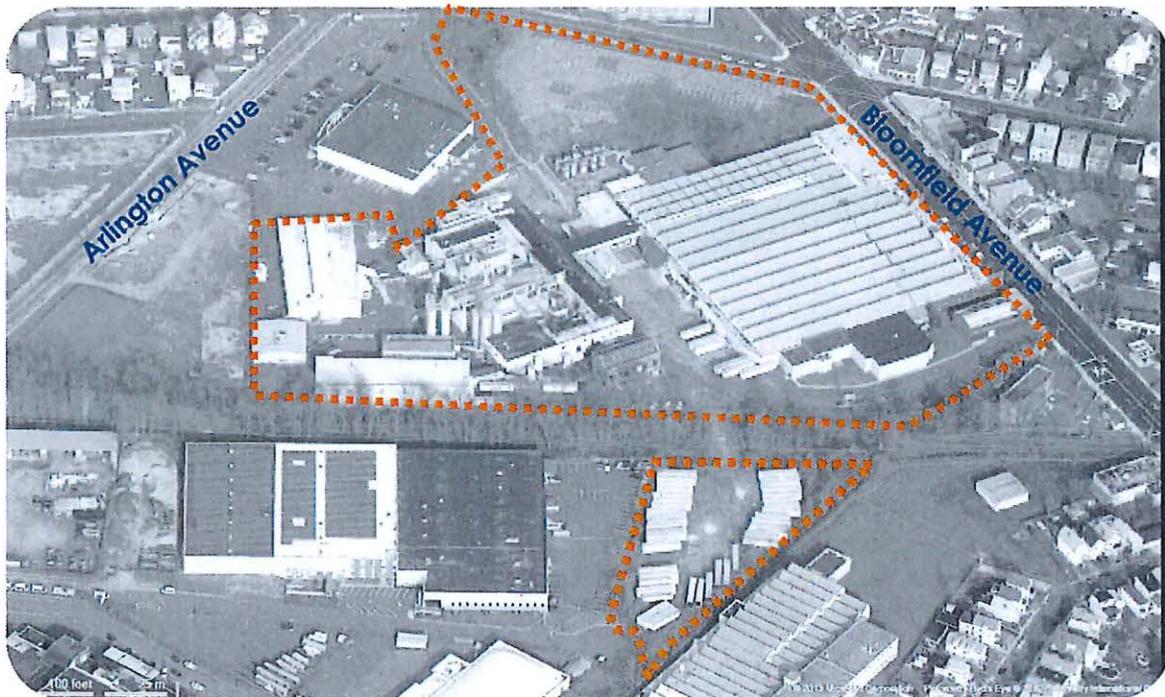
The document permits buildings on Block 228 to be built up to seven stories and buildings on Block 220 to be constructed up to five stories. Permitted principal uses include:

- Retail sales and services
- Personal service establishments
- Banks and other financial institutions
- Restaurants and bars
- Residential units above the ground floor only
- Service clubs
- Art studios and galleries
- Theaters for movies and the performing arts
- Educational institutions
- Public plazas and passive recreation areas
- Indoor recreation facilities limited to the ground floor
- Offices

- Public and private parking structures, including commercial parking structures
- Trains station
- Open-air markets and festivals on a temporary basis²

Hartz Mountain Redevelopment Area

In 2010, the Hartz Mountain Corporation announced that it would close the plant at 192 Bloomfield Avenue and consolidate its operations at a site in Ohio due to the obsolete arrangement and inefficient floor plans of the multiple buildings on the property. With the age and inefficient layout making the acquisition and continued use of the 16.5 acre property (located on Block 64, Lots 1 and 4 and Block 63, Lot 77) for manufacturing unlikely, the Township of Bloomfield determined that it would be in the public interest to craft a redevelopment plan for the site based upon the Township-wide Area in Need of Rehabilitation designation, which was first made in 2001 and reaffirmed several years later.



The Redevelopment Plan for the Hartz Mountain Site was referred by the Planning Board on July 10, 2012 to the Council, which adopted the plan on August 13, 2012. The document permits the following uses:

- Residential apartment buildings subject to certain standards
- Townhouse developments subject to certain standards
- Mixed-use buildings with residential units
- Live/work units
- Neighborhood services

² See the redevelopment plan for the comprehensive list of permitted uses and stipulations.

- Parks, playgrounds and other passive recreational uses
- Municipal uses/DPW (Block 63, Lot 77 only)³

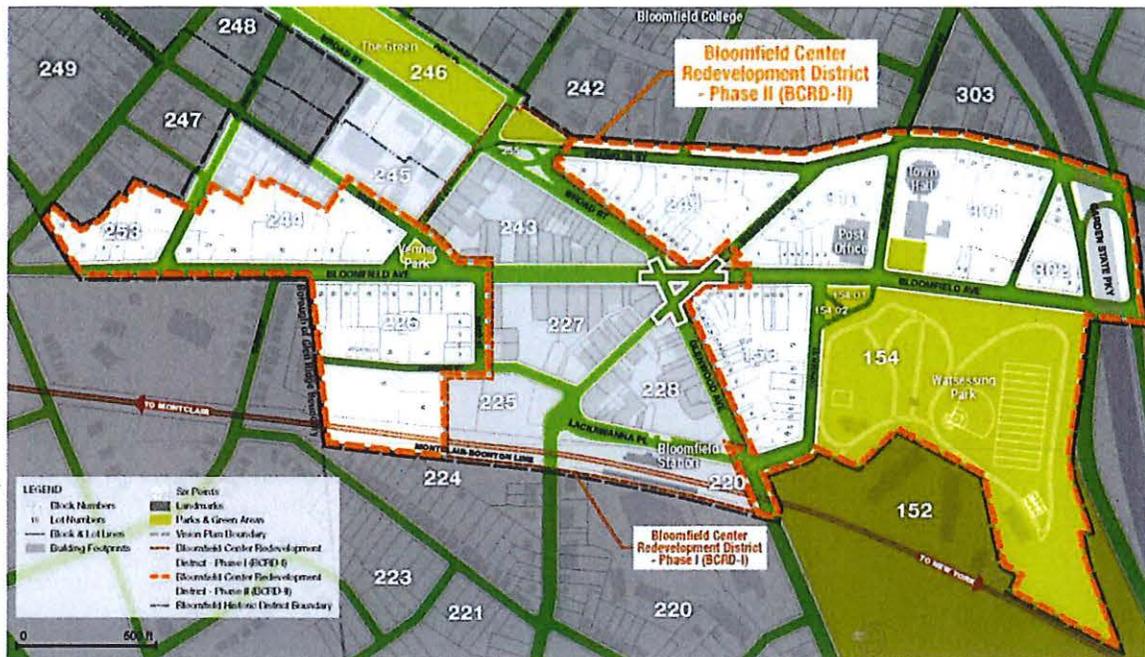
The Redevelopment Plan was referred back to the Planning Board for revisions in 2013. Said revisions were made based on a revised redeveloper's concept plan. The main change to the Redevelopment Plan was to the permitted bedroom mix. The document was adopted by the Council in the summer of 2014.

Bloomfield Center Redevelopment Plan – Phase II

In the fall of 2008 the Bloomfield Center Redevelopment Plan – Phase I (BCRP-I) was adopted, which was the first step towards revitalizing the center of Bloomfield. This document included a larger Vision Plan Boundary, but only addressed a portion of that vision area. The Bloomfield Center Redevelopment – Phase II (BCRP-II) report encompasses a majority of the remaining area within the Vision Plan Boundary. Both BCRP-I and BCRP-II are included in the 2001 Township-wide Rehabilitation Area designation and have not been identified as Areas in Need of Redevelopment. BCRP-II comprises the following blocks and lots:

- Block 153, Lots 1, 2, 4, 5, 6, 8, 10, 11, 13, 16, 17, 18, 19, 20, 21, 22, 23, 25, 27, 29, 31, 32, 41, 42, 43, 44, 47, 50
- Block 225, Lots 12, 15
- Block 226, Lots 1, 3, 4, 6, 8, 10, 12, 13, 15, 18, 19, 20, 22, 24, 28, 29, 30, 31, 32
- Block 241, Lots 1, 5, 7, 9, 17, 19, 20, 21, 32, 33, 35, 37, 39, 41, 42, 43, 45, 47
- Block 244, Lots 1, 6, 8, 10, 19, 22, 24, 46, 47
- Block 253, Lots 1, 7, 8, 10, 12, 33

³ See the redevelopment plan for the complete list of permitted principal and accessory uses and their related standards.



- Block 301, Lots 1, 8, 9, 10, 21, 22, 23, 27, 28, 29
- Block 302, Lots 1, 6, 38, 39, 40
- Block 311, Lots 1, 4, 5, 6, 7, 8, 13, 27, 28, 29

BCRP-II is divided into four sub-zones – Commercial Corridor, Washington Street South, Main Street Campus and Civic District. All but the Civic District are included in BCRP-I. The Civic District permits a variety of uses including, but not limited to:

- Multi-unit residential buildings
- Townhouses
- Retail stores, services and financial establishments
- Mixed-use buildings
- Restaurants and cafes
- Art studios and galleries
- Education facilities
- Houses of workshop and related facilities
- Public parking facilities⁴

County Changes

Essex County’s last Land Use Element was completed in 1969 and is wholly outdated. In 1984 the County produced a Circulation Element to the Master Plan and all the circulation proposals for Belleville have been accomplished. Finally, in 2003, Essex County released a Park, Recreation and Open Space Master

⁴ See the redevelopment plan for a full list of permitted principal and accessory for each of the sub-zones.

Plan. Page 33 of the report compares minimum open space needed to the actual amount of open space provided by each municipality. According to the plan, Bloomfield is short 339 acres of open space, based on its 2000 population of 47,683 residents. However, when only reviewing active recreation, the Township is only short 200 acres. The report recommends a number of improvements for Brookdale and Watsessing Park.

State Changes

There have been two major changes in State policies and objectives since 2008. The first is the rule modifications proposed by the Council on Affordable Housing, published on June 2, 2014. The second State change is a policy change with the creation of the Draft Final State Strategic Plan: State Development and Redevelopment Plan.

Council on Affordable Housing (COAH)

In October of 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements in New Jersey. The Third Round methodology adopted in September 2008 required that a municipality's fair share consist of three elements, the rehabilitation share, any remaining Prior Round obligation that was not provided for and the Growth Share or Third Round. In addition to these new rules, COAH allocated new rehabilitation, Prior Round and Third Round obligation numbers to each municipality.

Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008) that made significant changes to COAH's rules. The major changes included:

- Establishment of a statewide 2.5% non-residential development fee
- Elimination of Regional Contribution Agreements
- Requirement for 13% of a municipal fair share obligation, and 13% of all units funded by Balanced Housing and the statewide Affordable Housing Trust Fund, to be restricted to very-low income households (30% or less of median income)

Then, in 2009 appeals were filed regarding the new rules' methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. Oral argument occurred in November of 2012 and an order was finally issued by the Supreme Court on September 26, 2013. The Supreme Court ruled that the key set of rules establishing the growth share methodology as the mechanism for calculating "fair shares" was inconsistent with the Fair Housing Act and the Mount Laurel doctrine. The inconsistency was that the methodology did not require firm numbers, since municipalities could generate their own numbers in spite of specific numbers COAH published. In order to eliminate the "limbo" municipalities were in, the Court affirmed the Appellate Division remedy requiring adoption of new COAH rules within five months, which would be similar to the methodology used during the First and Second Rounds.

The five month deadline occurred on February 26, 2014, on which, Richard Constable, the Commissioner of the Department of Community Affairs filed a motion asking the Supreme Court to extend the deadline

to May 1, 2014. The deadline has been extended to May 1, 2014 to create new rules, which would be published in the June 2, 2014 New Jersey Register.⁵

On April 30, 2014, COAH approved revised Third Round regulations and authorized the proposed regulations for publication in the New Jersey Register. The revised rules consist of Procedural Rules (N.J.A.C 5:98) and Substantive Rules (N.J.A.C. 5:99), which also consists of technical appendices.

The proposed regulations have been published in the June 2, 2014 New Jersey Register. Written comments on the rule proposal will be accepted through August 1, 2014. If the rules move forward unchallenged, they will be adopted on November 17, 2014. The rules and municipal obligations have been completely rewritten and are substantially different than the 2008 rules.

State Development and Redevelopment Plan

In March of 2001 the New Jersey State Development and Redevelopment Plan (SDRP) was adopted, which amended the previous plan adopted in 1992. In 2010, the State released a new draft State Plan, which has been going through public comment and hearing. The Draft Final State Strategic Plan: State Development and Redevelopment Plan was approved in November of 2011 and is awaiting final adoption. As this is the most recent SDRP, it has been reviewed for the purposes of this report. The document contains only four goals, which are:

- Goal #1: Targeted Economic Growth – Enhance opportunities for attraction and growth of industries of statewide and regional importance.
- Goal #2: Effective Planning for Vibrant Regions – Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.
- Goal #3: Preservation and Enhancement of Critical State Resources - Ensure that strategies for growth include preservation of the State’s critical natural, agricultural, scenic, recreation, and historic resources, recognizing the roles they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.
- Goal #4: Tactical Alignment of Government – Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan.⁶

It should be noted that this new plan does not include a map, nor does it include planning area designations as the 2001 plan did.

⁵ <http://njslom.org/letters/2014-0314-COAH.html>

⁶ <http://nj.gov/state/planning/publications/192-draft-final-ssp.pdf> , page 20.

V. Master Plan Update and Ordinance Changes

Ordinance Recommendations

Zoning Map Changes:

A comprehensive land use analysis was completed using Geographic Information Systems (GIS) technology. This analysis compared the existing zoning with on-the-ground conditions. The investigation revealed ten residential areas within the Township where on-the-ground conditions are inconsistent with the current zoning designation. These recommendations were not included in the 2008 Master Plan Reexamination report or the 2002 Land Use Element. Recommended residential neighborhood changes include the following:

1. Amend the zoning map to change the properties from Franklin Street north to Wright's Field from R-1B to R-2B. The zoning analysis revealed that in this area (FID #127) 26.5% of parcels contained two-family homes.
2. Rezone Block 309, which is bound by Fairview Place, Berkeley Avenue and Second River from R-1B to R-G. The zoning analysis revealed that this block has changed over time from a single-family zone to a multi-family zone. The block has a mixture of residential uses including:
 - One 5-9 unit building
 - One mixed-use building
 - One 20-50 apartment building
 - Four two-family homes
 - Five one-family homes
3. Rezone Block 482, Lots 58 and 62, which are located at the end of John Street from the R-1B Zone to the R-G Zone. The properties are currently occupied by multiple three-story garden apartment buildings.
4. Rezone the neighborhood bound by West Passaic Avenue, Lindbergh Boulevard, Gardner Avenue and Garrabrant Avenue from R-1A to R-1B to reflect on-the-ground conditions.
5. Amend the zoning map to change the residential neighborhood bound by Washington Avenue, Washington Place, the railroad right-of-way and the municipal border from R-2A to R-1B. The zoning review revealed that this neighborhood has a number of existing two-family, three-family and mixed-use buildings within its boundaries.
6. Expand the R-G to include the properties at the corner of Hoover Avenue and Morris Place, which currently contains a garden apartment complex.
7. Rezone the residences along Chapman Street, a portion of Bay Avenue, Pulaski Street and a portion of Chapel Street from R-1B to R-2B. A review of on-the-ground conditions revealed that the majority of this neighborhood has been converted to two-family homes. Furthermore, there are numerous three-family, four-family and three multi-family apartment buildings.
8. Amend the zoning map to change the residential neighborhood centered on Johnson Avenue, Phillips Street, Mohr Avenue and Davis Avenue from R-1A to R-1B to reflect on-the-ground conditions.

9. Rezone the residences located along Newell Drive, Claremont Avenue, Hyde Road, Mountain Avenue, Overlook Terrace, Oakridge Road and part of Parkview Drive from R-1A to R-1B to reflect on-the-ground conditions.
10. Rezone the four garden apartment buildings, known as Parkwood Apartments, along Bukowski Place from the R-1B Zone to the R-G Zone.

A number of redevelopment plans have been adopted since the Zoning Map was last updated. This report recommends the following updates regarding recently adopted redevelopment plans:

11. Amend the zoning map to reflect the adoption of the Hartz Redevelopment Plan Area as noted above in Section IV.
12. Amend the zoning map to reflect the adoption of Block 228's Redevelopment Plan completed in 2010.
13. Amend the zoning map to reflect the adoption of Phase II Bloomfield Center Redevelopment Plan, which is described in Section IV above.
14. Amend the zoning map to reflect the adoption of the Redevelopment Plan for Block 243, which located mostly along Broad and Liberty Street.
15. Replace the M-1 and PR zoning designations with the Oakes Pond Redevelopment Plan Area for Block 544, Lot 40 and 61. This redevelopment area was adopted in 2008 and revised in 2009.

One rezoning has occurred since the Zoning Map was last updated. This report recommends updating the zoning map as follows:

16. The property known as Parkway Lofts located at 5 Lawrence Street is divided by the City of East Orange City municipal boundary, which runs through a vacant multi-story industrial building that has been approved by the East Orange Zoning Board of Adjustment for a Use Variance to convert it to residential apartment units. The Township Of Bloomfield, as recommended in the 2008 Master Plan Update, added this property to the Commuter Oriented Residential District and amended the CORD regulations to permit existing buildings over 55 feet in height to be converted to multi-family use. The Bloomfield Planning Board subsequently approved the site plan for the project. However, the Zoning Map was never updated. The CORD should be expanded to include Block 61, Lots 1, 50 and 55 and Block 94, Lots 18, 44 and 45. Additionally, the adjacent railroad right-of-way (Block 61, Lot 50) should be added to the CORD.

Non-residential areas of the Township were also examined during the GIS analysis. The investigation revealed areas within the Township where on-the-ground conditions are inconsistent with the current zoning designation. Furthermore, other issues were discovered during the report process that should be addressed. The recommendations numbered 17 through 25 below were not included in the 2008 Master Plan Reexamination report or the 2002 Land Use Element. These other recommendations include:

17. Amend the Historic District Overlay to include all the properties listed in the ordinance. The current zoning map does not include lots with frontage on State Street.

18. Amend the zoning map to change portions of the R-2B Zone in Watsessing to the B-2 Zone. See the map on page 10 for details.
19. The area along Orange Street, between Bloomfield Avenue and the Home Depot, was examined to determine if on-the-ground conditions matched the zoning, which is currently CBD. There are a total of 45 properties that front Orange Street and as shown in the chart below, a variety of land uses presently exist. In order to better match existing conditions in this specific area, the properties are recommended to be rezoned to B-2 Zone.

ORANGE STREET ANALYSIS		
Land Use	# of Parcels	% of Parcels
1 Family	4	8.9%
2 Family	12	26.7%
3 Family	7	15.6%
10-20 Apartments	3	6.7%
Mixed-Use	5	11.1%
Commercial/Office	2	4.4%
Industrial, etc.	6	13.3%
Auto-Related	3	6.7%
Municipal	1	2.2%
Vacant	2	4.4%
Total	45	100.0%

20. At the intersection of Orange and Hill Street, four properties are proposed for rezoning from CBD to M-1. The first property, which is bound by Orange Street, Roosevelt Avenue and Lake Street, was approved for self-storage. The other three properties are on the east side of Orange Street and currently are occupied by an industrial operation, auto repair shop and a municipal maintenance building/storage yard.
21. Rezone the lots that front on Lake Street and Crown Street from CBD to R-2B as all the properties are one-family, two-family or three-family in nature. No businesses exist in this area, so it should be rezoned to reflect on-the-ground conditions.



22. Rezone the Home Depot property (Block 131, Lot 17) located on Orange Street from CBD to CC as big box stores are not permitted in the CBD Zone.
23. Amend the zoning map to reflect the approval for 59 Willet Street. Specifically, rezone Block 491, Lot 1 and 16 and Block 484, Lot 4 from M-1 to R-G.
24. Amend the zoning map to change Block 281, Lots 59, 63 and 68 from the PR (Public/Recreational) Zone to the POR (Professional Office/Residential) Zone. Presently, Lot 59 contains a 38-unit five-story apartment building and Lot 63 contains 51 units in two five-story buildings. Lot 68 contains a nursing home. These properties are neither park nor recreational space and were likely mis-labeled on the current Zoning Map.
25. Expand the College District Overlay to include Block 281, Lots 59, 63 and 68. These three lots are adjacent to the College District Overlay and Bloomfield College has expressed interest in acquiring one or both apartment buildings for their use.

Zoning Regulation Changes:

An extensive review was undertaken by the Board Attorney of inconsistencies and conflicts within the existing Zoning Ordinance regulatory provisions. Recommendations for regulatory amendments in this Reexamination Report include the following:

1. Amend the General Provisions to clarify restrictions on more than one principal use per lot and more than one principal structure per lot to ensure that they are appropriate for each District.
2. Clarify the requirements for minimum dwelling unit sizes of Section 315-35F regarding distinctions between two-family dwellings, multifamily dwellings that are not Garden Apartments, etc. The current requirements only reference Single Family, Two Family and Garden Apartment dwelling types.

3. Clarify Section 315-36 (A-2), which excludes accessory buildings attached to principal buildings from coverage restrictions but does not similarly exclude detached accessory buildings.



Photo 1: Block 281, Lot 63 at corner of Park Place and Monroe Place.

4. Reconcile the conflict between definitions and district regulations of the RG District (Section 315-38 (B-5h) to limit Mid-Rise buildings to 5 stories to conform to the definition of Mid-Rise as from three to five stories.
5. Reconcile the conflict between definitions and district regulations of the RG District (Section 315-38 (D-1) to change classification of High Rise from “over 6 stories” to the definition of High Rise, which is six or more stories.
6. Review provisions for “home occupations” and “home professional offices” in all Districts where they are permitted or conditionally permitted to clarify distinctions between them and correct existing ambiguities.
7. Review and clarify conditional use standards for multi-family dwellings as being appropriate for the current application to “one or more” dwelling units combined with permitted non-residential uses”.
8. Review the formulas in the escrow provisions and determine if total amounts should be capped, given some seemingly onerous amounts in some recent applications.
9. Develop standards for locating and controlling sound impacts from HVAC equipment, especially generators and condensers, in residential zones . The popularity of generators has grown dramatically since Tropical Storm Irene and Superstorm Sandy.

VI. Recommendations Concerning the Incorporation of Redevelopment Plans

Existing Redevelopment Plans

Presently, the Township of Bloomfield has seven adopted redevelopment plans:

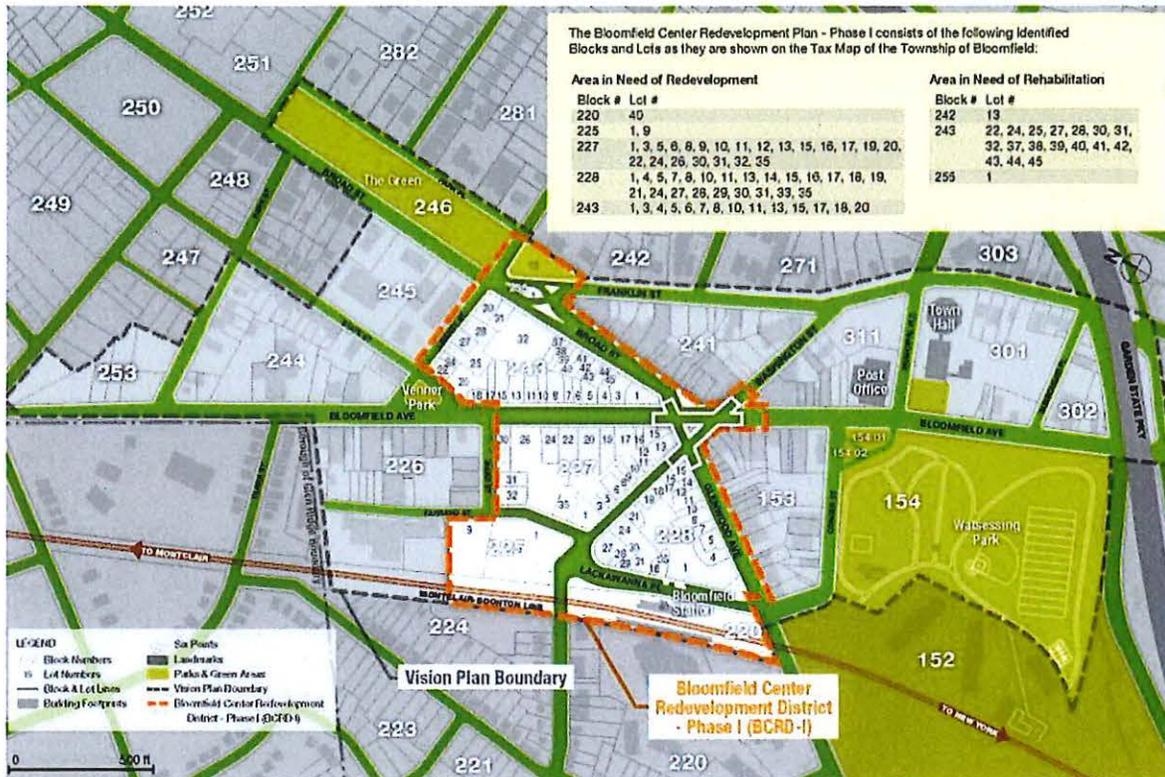
- Bloomfield Center Redevelopment Plan – Phase I
- Oakes Pond Redevelopment Plan Area
- Annin Flag Redevelopment Area
- Bloomfield Center Redevelopment Plan – Phase II
- Block 228 and Block 220, Lot 4 Redevelopment Area
- Block 243 Redevelopment Area
- Hartz Mountain Redevelopment Area

In addition to the recently adopted redevelopment plans described on page 11 through 22 the following sections describe each of the redevelopment plans adopted before 2008 and their permitted uses.

Bloomfield Center Redevelopment Plan – Phase I

Adopted in 2008, the Bloomfield Center Redevelopment Plan – Phase I (BCRP-I) encompasses all or portions of eight blocks within the heart of the Township (see map below for location). The plan divides the redevelopment area into three sub-areas – Main Street Campus, Commercial Corridor and Washington Street South. Permitted uses within the Commercial Corridor include the following:

- Retail stores, service and financial establishments
- Buildings containing a mixture of residential and commercial uses (residential limited to the upper floors)
- Buildings containing a mixture of office and commercial uses (office limited to the upper floors)
- Single-use office buildings
- Specialty food markets
- Hotels
- Restaurants and cafes
- Performing arts theaters
- Conference and meeting facilities
- Public plazas and recreation areas
- Indoor recreation facilities
- Open-air markets and festivals



The Washington Street sub-zone permits single-use multi-unit residential buildings and townhouses are certain street in addition to mixed-use buildings, hotels and restaurants.

Oakes Pond

225 Belleville Avenue (Block 544, Lot 40 and 61) was designated in May of 2008 as an Area in Need of Redevelopment. The Oakes Pond Redevelopment Plan was adopted in September of 2008, but was revised in 2009. The document actually includes Block 544, Lots 40 and 61, but also includes a portion of the Township-wide Rehabilitation Area covering Memorial Park and Foley Field (see map below). By combining the public and private lands under one redevelopment plan, the linkages between the two can be coordinated through a redeveloper agreement. The plan permits multi-family medium density residential (up to five stories), research and development facilities, educational and training campus, medical rehabilitation facilities and wireless communication antennae.



Annin Flag

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 multi-family condominium building which is now completed.

Proposed Redevelopment Plans

No new redevelopment areas or redevelopment plans are contemplated by the Township at this time. However, this Reexam recommends that the Township codify adopted redevelopment plans within the online Code as a chapter separate from Chapter 315 (Land Development Ordinance) or otherwise make them accessible to the public.

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