

**AMENDMENT TO THE LAND USE PLAN ELEMENT OF THE
TOWNSHIP OF BLOOMFIELD MASTER PLAN**

**AMENDEMENT TO THE 2008 "UPDATE OF THE 2002
MASTER PLAN"
REGARDING BLOCK 224, LOTS 7, 9, 10 and 11**

**Township of Bloomfield
County of Essex
State of New Jersey**

Prepared for the Township of Bloomfield Planning Board



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Adopted on _____ by the Planning Board of the Township of Bloomfield

DRAFT

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Introduction

The Township of Bloomfield has recently experienced an increase in development with a number of built and approved projects within the Township and more particularly, within the Bloomfield Center area. The Township has designated nine (9) redevelopment areas throughout the municipality, with five (5) in close proximity to the Bloomfield Center and the Bloomfield train station. With increased residential and commercial square footage, the need to address infrastructure maintenance, upgrade and/or expansion has become key. Additionally, the impact of Superstorm Sandy in 2012 to various areas of the Township has made upgrading and fortifying certain infrastructure elements important.

This document recommends amendments to the “Update of the 2002 Master Plan” done in 2008 and is not meant to be a full or partial re-exam report. This is a limited analysis based on the Mayor and Council’s request to review the land use and zoning for four (4) specific parcels near Bloomfield Center. As such, only the following documents were reviewed:

2002 Master Plan
2008 Update of the 2002 Master Plan
2014 Master Plan Reexamination Report
Chapter 315 of the Township Code

Property Description

The following parcels were considered in this amendment recommendation:

Block	Lot	Address	Acreage	Current Zone	Current Use
224	7	119 Washington Street	9,975 sf	R-1B	Mixed-Use
224	9	117 Washington Street	4,924 sf	R-1B	Mixed-Use
224	10	115 Washington Street	5,000 sf	R-1B	2-family
224	11	113 Washington Street	.868 acre	PI	PSE&G Substation

R-1B – Single-family medium density

PI – Private Institutional

The above parcels, totaling 1.32 acres, are located along the north side of Washington Street, west of the NJ Transit Montclair-Boonton commuter line and east of Toney’s Brook (aka Second River). The triangular-shaped area is surrounded by mature foliage with a range of impervious coverage of 68%-92%. The parcels are located in the Special Flood Hazard Area per Flood Insurance Rate Map panel number 34013C0112C with effective date 4/3/20.

The R-1B zone permits single-family detached dwellings. Lots 7, 9 and 10 contain existing non-conforming uses with Lots 7 and 9 consisting of mixed-use buildings

with 2 dwelling units each and Lot 10 consisting of a 2 dwelling unit home. There are also various bulk standards that further the non-conformity of the lots.

Lot 11 is in the PI or Private Institutional zone which does permit public utilities and therefore the PSE&G substation located there is conforming but the bulk standards of the zone render the property non-conforming.

The Township has been made aware that PSE&G is in contract to purchase Lots 7, 9 and 10 for the purpose of upgrading and expanding the Toney's Brook substation on Lot 11. The substation was originally built in 1965 with no significant work or upgrade to the site since then. PSE&G has requested a review of the land use standards, which is the subject of this report.

Master Plan Review

The 2002 comprehensive Master Plan included the requisite Land Use Plan element as well as a Utilities Plan element. The existing substation was not referenced in the document but was included in the Land Use Plan Map as "Public/Semi-Public" space. The Utilities Plan focused on public utilities related to wastewater treatment, stormwater conveyance, potable water supply and solid waste disposal. A "High Technology" section was included anticipating the "benefits from fiber optic infrastructure." Although electricity supply was not included in the element as it is not a Township-controlled utility, a recommendation was included to look for opportunities to bury overhead utility lines when roadway or streetscape improvements are done. Recommendations in general included preventative maintenance of the wastewater and storm sewer systems, increase and enhance water supply, "in order to support future growth," and consideration for the installation of fiber optics as part of roadway reconstruction. The intent is an ongoing tracking of growth to ensure that utilities and infrastructure keep in step with the needs of any new development.

Both the 2008 "Update of the 2002 Master Plan" and the 2014 Master Plan Reexamination do not specifically reference any PSE&G substations nor the possibility of their expansion.

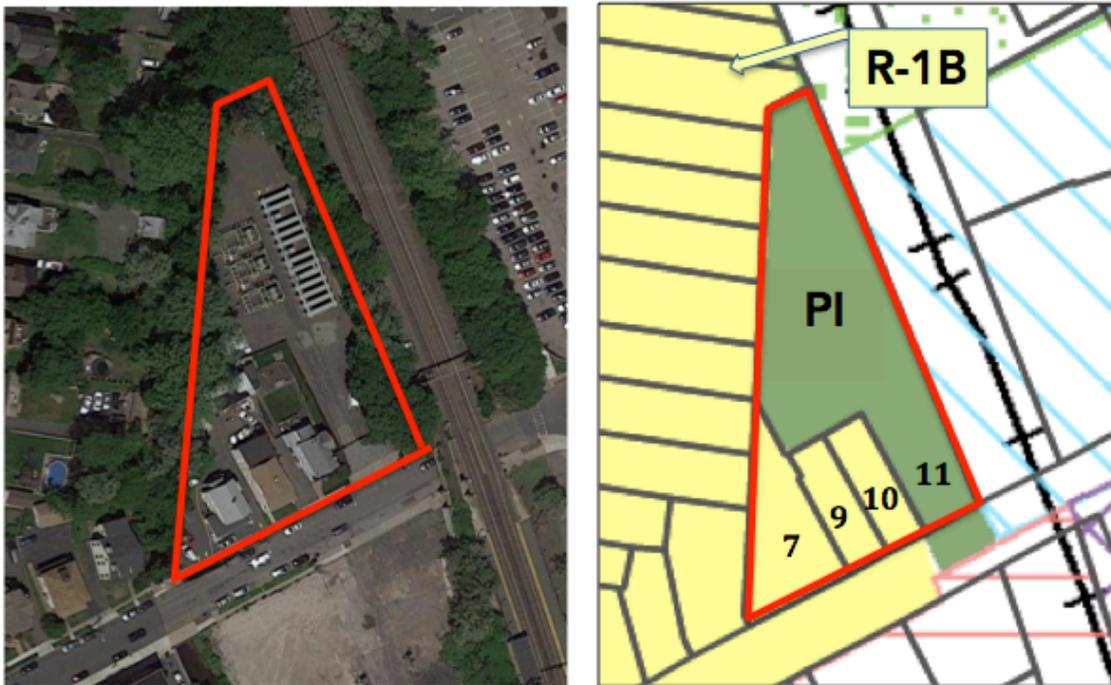
Recommendation

In light of the fact that PSE&G needs to upgrade and expand their facility due to increased usage and safeguarding from future flood events, the 2008 "Update of the 2002 Master Plan" should be amended to incorporate the subject lots into one zone that will allow for the expanded use and utilize effective bulk standards.

The following recommendation is made to allow for a thorough review by the Planning Board of this unique development project. Since the 4 parcels in question are non-conforming based on their uses, size and/or configuration of the built structures, it is recommended that all lots be placed in the M-1 zone. The M-1 Zone

is considered the general industrial zone and includes public utilities as a permitted use along with other non-industrial uses.

The bulk standards of the M-1 Zone more closely match the smaller scale of the area since the M-1 zone has a minimum lot area of 1 acre versus the PI zone minimum lot area of 10 acres. The current code permits public utilities in six (6) zones, each with various bulk standards. There is no need to create a new zone or change the standards of the existing PI zone as the M-1 zone would enable any future expansion without the need for variances.



Block 224, Lots 7, 9 and 10 – R-1B Zone
Block 224, Lot 11 – PI Zone

The following modifications to the 2008 “Update of the 2002 Master Plan” are recommended:

1. On page 35, add the following paragraph:

“5. PSE&G Substation/Washington Street – M1 Zone. The 1.32-acre area bounded by the NJ Transit Montclair-Boonton Commuter line, the Toney’s Brook section of the Second River and Washington Street currently contains four (4) lots the are non-conforming based on their uses, size and/or configuration of the built structures. It is recommended that the zoning of the lots be changed from R-1B (Block 224, Lots 7, 9 and 10) and PI (Block 224, lot 11) to the M1 zone in anticipation of any expansion or upgrade of the existing PSE&G substation located on lot 11.”

2. On page 35, change paragraph “5. Zone P Expansion:” to be a stand-alone paragraph as it is not a continuation of M1 Zone recommendations which numbering started on page 32.

3. On page 37, insert a new paragraph #9 as follows and change the numbering thereafter:

“The triangular-shaped area (Block 224, Lots 7, 9, 10 and 11) bounded by the NJ Transit Montclair-Boonton commuter line, the Toney’s Brook section of the Second River and Washington Street should be rezoned to M-1 to recognize the existing non-conformity and the anticipated expansion/upgrade of the PSE&G substation located on Lot 11.”