



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 05/18/20 07:00 PM

2020 RESOLUTION APPROVAL

2020 RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, REFERRING TO THE TOWNSHIP PLANNING BOARD, PURSUANT TO N.J.S.A. 40:55D-26, A PROPOSED AMENDMENT TO CHAPTER 315 OF THE TOWNSHIP CODE, REVISING THE ZONING MAP TO PLACE BLOCK 224, LOTS 7, 9, 10 AND 11 IN THE M-1 ZONE

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

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

WHEREAS, §315-34 (A) (15) of the Code established the M-1 Zone - General Industrial (**“M-1 Zone”**) within the Township, which is reflected on the 2014 Zoning Map; and

WHEREAS, §315-38 (K) of the Code sets forth that the intent of the M-1 Zone is to establish areas within which industrial uses may be established and expanded under suitable controls; and

WHEREAS, PSE&G operates their Toney’s Brook Substation located at Block 224 Lot 11, also known as 113 Washington Street, in the Township’s PI or Private Institutional Zone, and

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has advised the Township of its needs to upgrade and expand their facility due to increased usage and safeguarding from future flood events; and

WHEREAS, the Township has been made aware that PSE&G is under contract to purchase Lots 7, 9 and 10 for the purpose of upgrading the Toney's Brook Substation on Lot 11, with the four lots totaling 1.32 acres; and

WHEREAS, Lots 7, 9 and 10 are in the R1B Zone and contain existing non-conforming uses, with Lots 7 and 9 consisting of mixed-use buildings with two dwelling units each and Lot 10 consisting of a two dwelling unit home; and

WHEREAS, Lot 11 is in the PI Zone, which does permit public utilities, but the bulk standards of the zone render the property non-conforming; and

WHEREAS, the M-1 Zone includes public utilities as a permitted use and the bulk standards would enable any future expansion without the need for variances; and

WHEREAS, it has been recommended that the triangular-shaped area (Block 224, Lots 7, 9, 10 and 11) should be rezoned to M-1 to recognize the existing non-conformity and the expansion/upgrade of the PSE&G Toney's Brook Substation located on Lot; and

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

WHEREAS, concurrently with this resolution, the Mayor and Council have introduced on first reading an Ordinance for the purpose of revising the zoning map to place Block 224 Lots

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

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

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

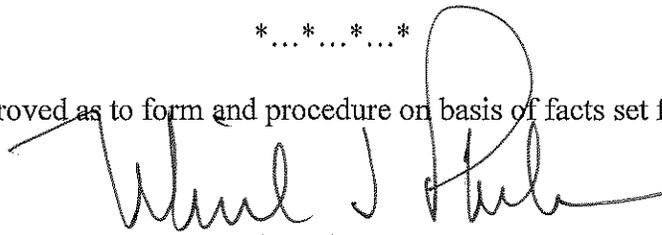
Section 2. The Mayor and Council of the Township of Bloomfield hereby direct the Township of Bloomfield Planning Board to review, pursuant to N.J.S.A. 40:55D-26, the proposed Ordinance revising the zoning map to place Block 224, Lots 7, 9, 10 and 11 in the M-1 Zone.

Section 3. The Township Clerk is hereby directed to forward a copy of proposed the Ordinance to the Planning Board for its review.

Section 4. This Resolution shall take effect immediately.

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



Director of Law-Township Attorney

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



Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on May 18, 2020.

Louise M. Pellegrino

 Municipal Clerk of the Township of Bloomfield

M. J. Venezia

 Mayor of the Township of Bloomfield

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