



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 01/25/21 06:30 PM

2021 RESOLUTION APPROVAL

RESOLUTION OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY, DESIGNATING PROPERTY IDENTIFIED ON THE TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD AS BLOCK 245, LOTS 4 AND 7, WHICH ARE IMPROVED WITH THE BLOOMFIELD PUBLIC LIBRARY AND CIVIC CENTER AND ACCESSORY PARKING, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE CRITERIA SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW.

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “**LRHL**”) the governing body may direct the Planning Board to conduct a preliminary investigation and hold a public hearing so that it may determine whether to recommend to the Mayor and Council that certain areas of the Township are or are not in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5, and the procedures set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, on October 28, 2019, the Township Council adopted a resolution authorizing the Bloomfield Planning Board to investigate whether the Bloomfield Public Library and Bloomfield Civic Center site and two privately held parcels immediately to the north of the site (“**Study Area**”) qualified as a non-condemnation area in need of redevelopment pursuant to the LRHL; and

WHEREAS, Paul A. Phillips, a New Jersey licensed professional planner from the firm Phillips, Preiss, Grygiel, Leheny, Hughes, LLC was retained by the Planning Board to review the Study Area to determine whether it met one or more of the criteria for designation as an area in need of redevelopment set forth in the LRHL, and specifically N.J.S.A. 40A:12A-5; and

WHEREAS, Mr. Phillips prepared a map showing the boundaries of the Study Area and prepared an Area in Need of Redevelopment Investigation (**the “Redevelopment Study”**) setting forth his observations and conclusions with respect to the conditions in the Study Area, both of which were available for public review in the office of the Municipal Clerk and in the office of the secretary of the Board; and

WHEREAS, the Board published timely notices of the public hearing to be held by the Planning Board on the proposed area designation and sent notices to the owners of parcels within the Study Area by certified mail, return receipt requested as required by N.J.S.A. 40A:12A-6(b) (2) and (3); and

WHEREAS, at its regular meeting held on November 10, 2020, the Planning Board held a public hearing on the proposed designation of the Study Area as an area in need of redevelopment; and

WHEREAS, at the public hearing, Mr. Phillips provided sworn testimony summarizing his findings and conclusions that the Study Area met one or more of the criteria set forth in the LRHL; and

WHEREAS, no written objection to the designation was received by the Board; and

WHEREAS, the Bloomfield Public Library and Civic Center are located at 84-90 Broad Street and are designated as Block 245, Lots 4 and 7 on the Bloomfield Township Tax Maps, and the two privately held parcels immediately to the north are located at 98 Broad Street, Block 245, Lot 10 and 37 State Street, Block 245, Lot 31; and

WHEREAS, Lot 4 is improved with two buildings, one housing the Civic Center, constructed in the 1950’s, and the other being the newer of the two public libraries, constructed in the 1960’s; and

WHEREAS, Lot 7 is improved with the older public library, constructed in the 1920's, which now serves as the children's library and the Bloomfield historical museum; and

WHEREAS, both the newer and older libraries need repairs, structural improvements and mechanical upgrades. Neither building is ADA compliant, bathrooms are lacking in quantity and quality, and roof failures have led to water infiltration and the consequent interior damage; and

WHEREAS, the Civic Center suffers from similar physical deficiencies and is functionally obsolete. The parking lot that serves both the Library and Civic Center is in poor condition; and

WHEREAS, based upon the Redevelopment Study prepared by Phillips, Preiss, Grygiel, Leheny, Hughes, LLC and Mr. Phillips' sworn testimony, the Board found there was substantial evidence to support the designation of Block 245, Lots 4 and 7 as an area in need of redevelopment, but a lack of evidence to support the designation of lots 10 and 31; and

WHEREAS, by resolution adopted on December 15, 2020, the Planning Board memorialized its action taken on November 10, 2020, recommending to the Township Council that a portion of the Study Area, consisting of Block 245, Lots 4 and 7, which are improved with the Bloomfield Civic Center, the old Public Library, the new Public Library and accessory parking, should be declared "a Non-Condemnation Area in Need of Redevelopment" pursuant to the LRHL, but that the remainder of the Study Area, consisting of Block 245, Lot 10 and Block 245, Lot 31, be deemed not to qualify as an area in need of redevelopment and thus excluded from the designated redevelopment area; and

WHEREAS, the Mayor and Council, based on the recommendation of the Planning Board, now desires to designate the aforementioned portion of the Study Area a Non-Condemnation Area in Need of Redevelopment.

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

1. The aforementioned recitals are hereby repeated as if fully set forth herein at length.

2. The portion of the Study Area, consisting of Block 245, Lots 4 and 7, which are improved with the Bloomfield Civic Center, the old Public Library, the new Public Library and accessory parking, is hereby designated as a Non-Condensation Redevelopment Area in accordance with the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5 (d) and (h) or, in the case of the public roadways, under Section 3, consistent with the recommendations contained in the Redevelopment Study and in the Planning Board's memorializing resolution of December 15, 2020.

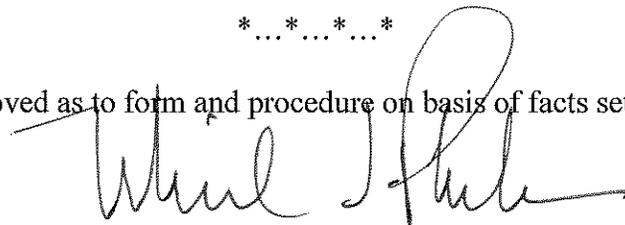
3. The Clerk of the Township of Bloomfield is hereby directed to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs, pursuant to N.J.S.A. 40A:12A-6(C).

4. The Clerk of the Township of Bloomfield is also hereby directed to serve notice of the area in need of redevelopment determination, within 10 days of the date hereof, upon all record owners within the Study Area, as those names are listed on the tax assessor's records, and upon each person who filed a written objection to the designation and stated, in or upon the written submission, an address to which notice of the determination may be sent.

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.



Acting 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 January 25, 2021.

Louise M. Palagan

 Municipal Clerk of the Township of Bloomfield

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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Michael J. Venezia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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						