



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 03/02/15 07:00 PM

2015 ORDINANCE AMENDMENT

AN ORDINANCE TO AMEND TO CHAPTER 520, "TAXATION" IN THE CODE OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY TO EXPAND THE RANGE AND BOUNDARIES FOR TAX AGREEMENTS AND PERMIT HARDSHIP WAIVERS FOR CERTAIN APPLICATIONS

BE IT ORDAINED by the Mayor and Council of the Township of Bloomfield, County of Essex, State of New Jersey, as follows:

Section 1. Chapter 520, §520-10 entitled "Criteria for Tax Agreements for Exemptions and Abatements for Construction of Commercial, Industrial and Multiple Dwellings" of the Code of the Township of Bloomfield is hereby amended in its entirety and shall read as follows:

"The Township Council may approve and enter into tax agreements for the exemption and abatement from taxation for Projects (construction of commercial and industrial structures and multiple dwellings) that are located in a designated "area in need of redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq, the Bloomfield Center Vision Plan Boundary, the CBD zone, B-2 zone, M-1 zone or within one-half mile of a train station upon meeting the following qualifications:

- (A) All real estate taxes must be current;
- (B) Upon completion, the applicant must provide a certificate of occupancy or any other permit or approval required by the Township; and
- (C) The construction and operation of the Project must be in compliance with any and all applicable federal, state and local health and safety codes and regulations."

Section 2. Chapter 520, §520-12 entitled "Approval of Tax Agreements for Exemptions and Abatements of Projects; New Construction of Commercial and Industrial Structures and Multiple Dwellings" of the Code of the Township of Bloomfield is hereby amended to replace the second paragraph thereof the following new paragraph:

AS TO FORM AND PROCEDURE
ON BASIS OF FACTS SET FORTH
Bill Acord
of Law/Township Attorney

“Prior to consideration by the Township Council for approval, all applications shall be reviewed within sixty (60) days of receipt by a Review Committee consisting of the following Township officials:

- (A) Township Administrator
- (B) Chief Financial Officer
- (C) Township Attorney
- (D) Township Assessor
- (E) Director of Community Development

In addition, the Township Administrator shall, in his/her discretion, include certain outside consultants as members of the Review Committee including the Township Appraiser and Special Counsel for Tax Matters. In addition to meeting to review applications the Review Committee shall meet periodically to review the Township’s tax abatement program and make recommendations to the Township Council with respect thereto. The Review Committee shall provide regular reports to the Township Committee concerning its activities including compliance reports for all financial agreements”

Section 3. Chapter 520, §520-12 entitled “Approval of Tax Agreements for Exemptions and Abatements of Projects; New Construction of Commercial and Industrial Structures and Multiple Dwellings” of the Code of the Township of Bloomfield is hereby amended to include a new paragraph at the end of subsection (A) that shall read as follows:

“The requirements relating to the timing for the submission of an application under this §520-12 and/or any certifications required by Township officials hereunder may be waived by the Township Council, in its discretion, upon the determination of the Township Council that although an application was not submitted timely, unforeseen or changed circumstances beyond the control of the applicant resulted in a demonstrated need for a tax agreement hereunder. Nothing in this paragraph shall be interpreted to amend or waive the application contents or extend the application submission deadline beyond that which is otherwise required or permitted by N.J.S.A. 40A:21-1, et seq.”

Section 2. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby rescinded.

Section 3. This amendment to §520-10 and §520-12 of the Code of the Township of Bloomfield shall take effect in accordance with applicable law.

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I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on April 13, 2015

Louise M. Pellegrino
 Municipal Clerk of the Township of Bloomfield

McVey
 Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance							
<input type="checkbox"/> Adopt <input type="checkbox"/> Deny <input type="checkbox"/> Withdrawn <input type="checkbox"/> Table <input type="checkbox"/> Not Discussed <input type="checkbox"/> First Reading <input type="checkbox"/> Table with no Vote <input type="checkbox"/> Approve <input type="checkbox"/> Veto by Mayor <input type="checkbox"/> Discussion <input type="checkbox"/> Defeated <input type="checkbox"/> Discussion No Vote		Yes/Aye	No/Nay	Abstain	Absent		
	Elias N. Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Joseph Lopez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Carlos Pomares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

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