



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 07/13/15 07:00 PM

2015 RESOLUTION APPROVAL

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 177 FRANKLIN STREET, BLOCK 335, LOTS 26, 30 AND 72-75, AS AN AREA IN NEED OF REDEVELOPMENT, WITHOUT THE USE OF THE POWER OF EMINENT DOMAIN, PURSUANT TO THE CRITERIA SET FORTH IN THE LOCAL REDEVELOPMENT AND HOUSING LAW.

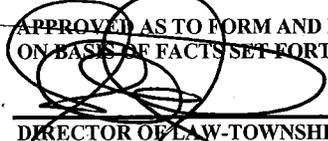
WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "LRHL"), the governing body may direct the Planning Board to conduct an investigation and public hearing so that it may recommend whether certain areas of the Township are or are not in need of redevelopment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

WHEREAS, the property located at 177 Franklin Street, and designated as Block 335, Lots 26, 30 and 72-75 on the Township's Tax Map, is improved with a building which formerly operated as South Junior High School, and accessory storage building and ancillary parking (the "Property"); and

WHEREAS, by resolution adopted March 7, 2006, the Property received an approval from the Planning Board to adaptively reuse the site as a mid-rise apartment building; and

WHEREAS, by resolution adopted July 9, 2013, the Planning Board granted amended site plan approval which modified the parking and circulation plans for the proposed mid-rise apartment building; and

WHEREAS, it has become apparent that due to the deteriorated condition of the building, the adaptive reuse of the Property will not occur without assistance from the Township; and

**APPROVED AS TO FORM AND PROCEDURE
ON BASIS OF FACTS SET FORTH**

DIRECTOR OF LAW-TOWNSHIP ATTORNEY

WHEREAS, the Mayor and Council of the Township of Bloomfield, by Resolution #3768, adopted August 11, 2014, authorized the Planning Board of the Township of Bloomfield (the "Board") to investigate whether the South Junior High School Site (the "Study Area") qualified as an area in need of redevelopment pursuant to the LRHL; and

WHEREAS, the resolution referring the investigation to the Planning Board specified that any such designation would authorize the municipality to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of Eminent Domain (Non-Condensation Redevelopment Area); and

WHEREAS, David G. Roberts, a New Jersey licensed professional planner from the firm Maser Consulting, P.A., 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. Roberts prepared a map showing the boundaries of the Study Area and prepared a Redevelopment Study Area Determination of Need dated February 5, 2015 (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 to the Board; and

WHEREAS, at its regular meeting held on March 10, 2015, the Planning Board held a public hearing on the proposed designation of the Study Area as an area in need of redevelopment; and

WHEREAS, the Board published timely notices of the public hearing on the proposed area designation on February 12, 2015, and February 19, 2015 and sent notices to the owners of

parcels within the Study Area by certified mail, return receipt requested on February 5, 2015, as required by N.J.S.A. 40A:12A-6(b)(2) and (3); and

WHEREAS, at the public hearing, Mr. Roberts, testifying under oath, confirmed the conclusions set forth in the Redevelopment Study that the entire Study Area satisfied the criteria set forth in N.J.S.A. 40A:12A-5(a) and (d), and therefore qualified as an area in need of redevelopment; and

WHEREAS, by resolution adopted on March 24, 2015, the Planning Board memorialized its decision of March 10, 2015, recommending that the Mayor and Council designate the Study Area as an area in need of redevelopment pursuant to the LRHL; and

WHEREAS, the Mayor and Council, based on the recommendation of the Planning Board, now desires to designate the Study Area as an area in need of redevelopment.

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

1. The aforementioned recitals are hereby repeated as if fully set forth herein at length.
2. The Study Area, comprising the property located at 177 Franklin Street, and designated as Block 335, Lots 26, 30 and 72-75 on the Township's Tax Map, and know as the South Junior High School Site, is hereby designated as a Non-Condemnation redevelopment area in accordance with the criteria set forth in N.J.S.A. 40A:12A-5 (a) and (d) of the LRHL, consistent with the recommendations contained in the Redevelopment Study and in the Planning Board's memorializing resolution of March 24, 2015.
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 of 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 of property 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.

5. This Resolution shall take effect immediately.

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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 July 13, 2015.

Louise Paligeno

 Municipal Clerk of the Township of Bloomfield

Pat Vignola

 Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<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						
	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"/>	