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**Township Council**  
1 Municipal Plaza  
Bloomfield, NJ 07003

**Louise M. Palagano**  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 08/11/14 07:00 PM

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## 2014 RESOLUTION PLANNING BOARD REFERRALS

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**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, AUTHORIZING AND DIRECTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION OF PROPERTY LOCATED AT 177 FRANKLIN STREET, BLOCK 335, LOTS 26, 30 AND 72-75, FOR THE PURPOSE OF OBTAINING A RECOMMENDATION AS TO WHETHER THE SUBJECT PROPERTY CONSTITUTES 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 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, specifically subsection 6(a) that such determination shall 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**, the property located at 117 Franklin Street, and designated as Block 335, Lots 26, 30 and 72-75 on the Township's Tax Map, is improved with a building formerly housing the former South Junior High School 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;

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

*Bill J. Horca*

and

**WHEREAS**, the Governing Body of the Township of Bloomfield therefore desires that the Planning Board conduct a preliminary investigation in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, and make a recommendation as to whether or not the Property, or any part thereof, qualifies as an area in need of redevelopment pursuant to the criteria for redevelopment set forth at N.J.S.A. 40A:12A-5:

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

1. The Township of Bloomfield Planning Board is hereby authorized and directed to conduct a preliminary investigation, hold a public hearing and to recommend to the Governing Body whether the property located at 117 Franklin Street, and designated as Block 335, Lots 26, 30 and 72-75 on the Township's Tax Map, qualifies as an area in need of redevelopment in accordance with the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "Proposed Redevelopment Area"):

2. The Planning Board is hereby directed to make its recommendation after giving public notice, including mailed notice to the owners of each parcel of property within the Proposed Redevelopment Area, and conducting a public hearing as provided in N.J.S.A. 40A:12A-6.

3. The public notice shall comply with the requirements of N.J.S.A. 40A:12A-6(b)(2) and (3) and the hearing procedures shall comply with the requirements of N.J.S.A. 40A:12A-6(b)(4).

4. Before proceeding to the public hearing, the Planning Board shall prepare a map

showing the boundaries of the Proposed Redevelopment Area, and the location of the parcels. A statement setting for the basis for the investigation shall be appended to the map.

5. After completing the public hearing, the Planning Board shall transmit to the governing body its recommendation as to whether the Proposed Redevelopment Area, or any part thereof, should be determined, or not be determined, to be an area in need of redevelopment.

6. Pursuant to N.J.S.A. 40A:12A-6(a) the governing body hereby assigns to the Planning Board the conduct of the investigation and the public hearing, which shall comply in all respects with the requirements of N.J.S.A. 40A:12A-6, and authorizes the Planning Board to retain any expert needed to assist it in its investigation.

7. 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 August 11, 2014.

*Louise P. Magno*  
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 Municipal Clerk of the Township of Bloomfield

*Mark V. ...*  
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 Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 3768						
	Yes/Aye	No/Nay	Abstain	Absent		
<input checked="" type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Tabled						
<input type="checkbox"/> Approved						
<input type="checkbox"/> Approved by Consensus						
<input type="checkbox"/> Not Discussed						
<input type="checkbox"/> Tabled with No Vote						
<input type="checkbox"/> Discussed						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Approved 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"/>		

<input type="checkbox"/> Deferred	Michael J. Venezia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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