



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

**Louise M. Palagano**  
*Municipal Clerk*

<http://www.bloomfieldtwpnj.com>

Meeting: 09/02/14 07:00 PM

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## 2014 RESOLUTION MASTER PLAN

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**2014 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 A PROPOSED AMENDMENT TO CHAPTER 315 OF THE TONWHSIP CODE, LAND DEVELOPMENT, AMENDING THE ZONING MAP OF THE TOWNSHIP TO REFLECT THE RECOMMENDATIONS SET FORTH IN THE MASTER PLAN REEXAMINTION REPORT ADOPTED BY THE PLANNING BOARD ON AUGUST 6, 2014.**

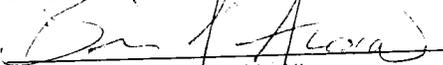
**WHEREAS**, Chapter 315, Land Development, of the Township of Bloomfield Code was adopted on July 25, 2005, as a comprehensive revision to the Township's land development ordinances, and incorporated into one chapter the regulations governing the operation of the Planning Board and Zoning Board of Adjustment, land use procedures, including site plan and subdivision review, design standards, fees and deposits, performance and maintenance guarantees and enforcement; and

**WHEREAS**, Article V of Chapter 315 established the Township's zoning regulations, and, in Section 315-34(B), adopted the Zoning Map of the Township of Bloomfield, which designated the location and boundaries of the various zoning districts in the Township; and

**WHEREAS**, since the adoption of Chapter 315, the Governing Body of the Township of Bloomfield has enacted ordinances which have modified the zoning districts governing multiple parcels within the Township; and

**WHEREAS**, since the adoption of Chapter 315, the Mayor and Council of the Township of Bloomfield has also designated various areas of the Township as areas in need of redevelopment and has reestablished that the entire Township is an area in need of rehabilitation,

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

  
Director of Law - Township Attorney

both pursuant to the authority granted by the Local Redevelopment and Housing Law, N.J.S.A.

40A:12A-1, *et seq.*; and

**WHEREAS**, redevelopment plans governing the redevelopment areas and certain parcels under the rehabilitation designation were enacted by the Mayor and Council since the adoption of Chapter 315; and

**WHEREAS**, the Planning Board undertook a reexamination of the Township Master Plan pursuant to N.J.S.A. 40:55D-89, which resulted in the adoption by the Board of a Master Plan Reexamination Report on August 6, 2014; and

**WHEREAS**, as part of reexamination process undertaken by the Planning Board, the Board's consulting planner analyzed the existing uses throughout the Township and the extent to which those uses were compatible with the existing zoning districts; and

**WHEREAS**, the Master Plan Reexamination Report, in addition to recommending an update to the Zoning Map to reflect the various zone changes and redevelopment plans previously adopted by the Mayor and Council, also recommended amendments to the zoning map to reconcile discrepancies between the predominate uses in an area and the zoning district governing that area; and

**WHEREAS**, the Planning Board, at its August 6, 2014, meeting, unanimously recommended the adoption of an amended zoning map which reflected the various zoning district amendments and redevelopment plans previously enacted by the Mayor and Council and the Reexamination Report's recommendations for other zoning district changes; and

**WHEREAS**, N.J.S.A. 40:55D-26 requires that prior to the adoption of any development regulation or amendment or revision thereto, the Mayor and Council refer the proposed ordinance to the Planning Board for its 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.

**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.

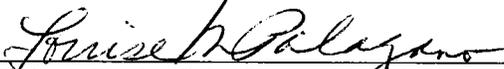
Section 2. The Mayor and Council for the Township of Bloomfield hereby direct the Township of Bloomfield Planning Board to review the proposed Ordinance amending the Zoning Map for consistency with the Township Master Plan and to provide a report with its recommendations to the Mayor and Council within 35 days of the date of this resolution pursuant to N.J.S.A. 40:55D-26.

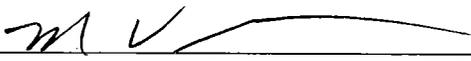
Section 3. The Township Clerk is hereby directed to forward a copy of the Ordinance to the Planning Board for its review.

Section 4. This Resolution shall take effect immediately.

\* \* \* \* \*

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 September 02, 2014.

  
 \_\_\_\_\_  
 Municipal Clerk of the Township of Bloomfield

  
 \_\_\_\_\_  
 Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt	Elias N. Chalet	<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	Carlos Bernard	<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	Joseph Lopez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading	Carlos Pomares	<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						