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Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 08/12/13 12:00 AM

2013 RESOLUTION AGREEMENTS

2013 RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, REMANDING TO THE TOWNSHIP OF BLOOMFIELD PLANNING BOARD THE REDEVELOPMENT PLAN FOR THE HARTZ MOUNTAIN SITE, 192-196 BLOOMFIELD AVENUE, BLOCK 64, LOT 1, 200 BLOOMFIELD AVENUE, BLOCK 64, LOT 4 AND 75 FEDERAL PLAZA, BLOCK 63, LOT 77, ADOPTED BY ORDINANCE ON SEPTEMBER 4, 2013, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, *ET SEQ.*

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Township of Bloomfield (the "Township"), by way of Resolution approved on August 10, 2009, designated the entire Township as an "area in need of rehabilitation"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f) and N.J.S.A. 40A:12A-15, the Mayor and Council may direct a planning board to prepare a redevelopment plan to govern the redevelopment and rehabilitation of property located in a rehabilitation area; and

WHEREAS, a developer had expressed an interest in redeveloping a large industrial site in the Township, located at 192-196 Bloomfield Avenue, Block 64, Lot 1, 200 Bloomfield Avenue, Block 64, Lot 4 and 75 Federal Plaza, Block 63, Lot 77, which together comprise approximately 16.5 acres and which is commonly referred to as the "Hartz Mountain Site;" and

WHEREAS, the Mayor and Council adopted a resolution on April 16, 2012 directing the Planning Board to prepare a redevelopment plan to govern the redevelopment of the Hartz Mountain Site; and

WHEREAS, by Resolution adopted by the Planning Board on July 10, 2012, the Planning Board recommended to the Mayor and Council a redevelopment plan for the Hartz

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

Director of Law – Township Attorney

Mountain Site prepared by David G. Roberts, a New Jersey licensed professional planner with the firm of Maser Consulting, P.A.; and

WHEREAS, by ordinance adopted on September 4, 2012, the Mayor and Council adopted the Redevelopment Plan for the Hartz Mountain Site (the “Redevelopment Plan”) in the form presented to it by the Planning Board; and

WHEREAS, by resolution adopted on October 22, 2012, the Mayor and Council designated 192 Bloomfield, LLC, as the redeveloper of the Hartz Mountain Site (the “Redeveloper”); and

WHEREAS, a redevelopment agreement between the Township and the Redeveloper was presented to the Mayor and Council for their consideration, along with a concept plan for the redevelopment of the Hartz Mountain Site prepared by the Redeveloper; and

WHEREAS, the Mayor and Council, having reviewed the proposed redevelopment agreement and the Redeveloper’s proposed concept plan, have determined that it is in the best interests of the Township that the Planning Board undertake a new review of the scope of development permitted by the Redevelopment Plan to determine whether the zoning and design regulations contained in the Plan are consistent with the goals and objectives of the Watsessing Station Transit Oriented Development Study (the “TOD Plan”), also being undertaken for the Township by Maser Consulting, P.A., since a portion of Hartz Mountain Site is within the Watsessing Station TOD Study Area, which comprises 256 acres, and the TOD Plan has not yet been presented to the Planning Board; and

WHEREAS, the Mayor and Council intend to submit the TOD Plan to the Planning Board for review and ultimate inclusion into a Master Plan update that is currently being

undertaken by the Planning Board; and

WHEREAS, the remand of the Redevelopment Plan to the Planning Board is done with the expectation that the Planning Board will ensure that the scale and density of development permitted by the Redevelopment Plan will be consistent with the vision articulated by the TOD Plan, as eventually adopted by the Planning Board for inclusion in the Master Plan update, and that the redevelopment of the Hartz Mountain Site will enhance prospects for the economic revitalization of the southeastern portion of the Township; and

WHEREAS, the Redeveloper has submitted an application for site plan approval to the Planning Board, seeking to develop the Hartz Mountain Site with 312 two-bedroom residential units spread over 17 separate buildings and approximately 39,500 square feet of retail space in two separate buildings; and

WHEREAS, by this remand of the Redevelopment Plan, the Mayor and Council wish to delay Planning Board review of the proposed site plan because (i) the Mayor and Council are unwilling to consider the proposed redevelopment agreement and concept plan until the Planning Board undertakes its review of the TOD Plan and the Redevelopment Plan as contemplated by this remand and (ii) the Mayor and Council, by virtue of this Resolution, are also directing the Planning Board to undertake a fiscal impact study of the proposed development, focusing particularly, but not exclusively, on the impact on the Township's public school system of the residential component of the Redeveloper's proposed site plan.

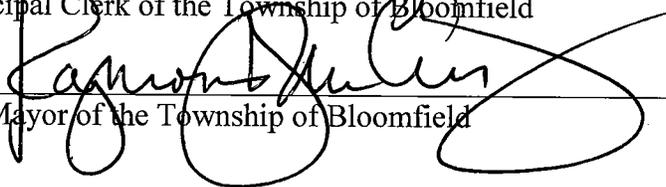
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Bloomfield, Essex County, New Jersey, as follows:

1. The Mayor and Council of the Township of Bloomfield hereby directs the Township of Bloomfield Planning Board to undertake a review of the Redevelopment Plan for the Hartz Mountain Site for the purposes articulated in the Recitals set forth above; and
2. The Township of Bloomfield Planning Board is also hereby directed to undertake a fiscal impact analysis of the development project proposed by the Redeveloper for the purposes articulated in the Recitals set forth above; and
3. Upon completion of its review of the Redevelopment Plan and the fiscal impact study, the Planning Board shall transmit the Redevelopment Plan, including any revisions thereto, and the fiscal impact study to the Mayor and Council for their consideration; and
4. 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 12, 2013.



 Municipal Clerk of the Township of Bloomfield


 Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 2836						
		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"/>	
	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Peggy O'Boyle Dunigan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Bernard Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Raymond J. McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	