

**Township Council**

1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtnj.com>

Meeting: 04/16/12 07:00 PM

**2012 RESOLUTION APPROVAL**

**THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, DIRECTING THE TOWNSHIP OF BLOOMFIELD PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ. FOR PROPERTY LOCATED AT 196 BLOOMFIELD AVENUE, BLOCK 64, LOT 1, 200 BLOOMFIELD AVENUE, BLOCK 64, LOT 4 AND 75 FEDERAL PLAZA, BLOCK 63, LOT 77**

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 has expressed an interest in redeveloping and rehabilitating a large industrial site in the Township, located at 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 has determined that given the size and location of the Hartz Mountain Site, it is in the interests of the Township to direct the Township Planning Board to prepare a redevelopment plan governing the redevelopment of the Site.

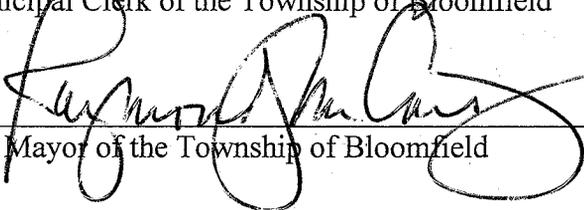
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Township of

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 prepare a redevelopment plan to govern the redevelopment and rehabilitation of the Hartz Mountain Site; and
2. The Township of Bloomfield Planning Board shall transmit the proposed redevelopment plan to the Mayor and Council for their consideration in accordance with the provision of N.J.S.A. 40A:12A-7(f); and
3. 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 April 16, 2012.

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

✓ Vote Record - Resolution 1725						
		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						
	Elias 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Raymond McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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RESOLUTION OF THE  
TOWNSHIP OF BLOOMFIELD  
PLANNING BOARD

RESOLUTION IN THE MATTER OF THE REVIEW  
OF A PROPOSED REDEVELOPMENT PLAN FOR  
THE HARTZ MOUNTAIN SITE, 196 BLOOMFIELD  
AVENUE, BLOCK 64, LOT 1, 200 BLOOMFIELD  
AVENUE, BLOCK 64, LOT 4 AND 75 FEDERAL  
PLAZA, BLOCK 63, LOT 77.

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 has expressed an interest in redeveloping and rehabilitating a large industrial site in the Township, located at 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, consistent with the Redevelopment Law, and specifically N.J.S.A. 40A:12A-7(f), the Planning Board retained Maser Consulting, P.A., to prepare for the Board's review and

consideration a redevelopment plan for the Hartz Mountain Site;  
and

WHEREAS, at a meeting held on July 10, 2012, the Planning Board reviewed the proposed Redevelopment Plan; and

WHEREAS, the Redevelopment Plan was presented to the Board by David G. Roberts, a New Jersey licensed professional planner employed by Maser Consulting, P.A.; and

WHEREAS, this Resolution shall constitute the report of the Planning Board on the Redevelopment Plan.

NOW, THEREFORE, be it resolved by the Planning Board of the Township of Bloomfield that the Board, by a vote of seven (7) in favor and none opposed, finds that the Redevelopment Plan dated June 22, 2012, is consistent with the Master Plan adopted by the Planning Board in November, 2002 and with the Master Plan Update adopted by the Planning Board on October 14, 2008. The Master Plan Update recommended that Hartz Mountain Site be developed with a mixture of residential and neighborhood retail uses, and the Redevelopment Plan effectuates that recommendation. Although the Master Plan Update recommended implementing the Commuter Oriented Residential District ("CORD") zoning as an overlay for the existing industrial zoning governing the Hartz Mountain Site, the CORD permits mixed-use developments similar to that contemplated by the Redevelopment Plan. Thus, the Board finds

that the Redevelopment Plan effectuates the recommendations of the 2008 Master Plan Update.

Accordingly, the Board recommends that the Governing Body adopt by ordinance the Redevelopment Plan for 196 Bloomfield Avenue, Block 64, Lot 1, 200 Bloomfield Avenue, Block 64, Lot 4 and 75 Federal Plaza, Block 63, Lot 77, to guide the redevelopment of the Hartz Mountain Site.

IN FAVOR OF THE RESOLUTION:

Chairman LaQuaglia	Yes
Mr. Lasek	Yes
Dr. Ophori	Yes
Mr. Pietrykoski	Yes
Mr. Zimmerman	Yes

(5) Yes

OPPOSED TO THE RESOLUTION:

Mr. Stephan	No
Dr. Sotillo	No

(2) No

The undersigned, a member of the Bloomfield Planning Board, certifies that the foregoing is a true copy of the Resolution adopted on the 10<sup>th</sup> day of July, 2012, to reflect the action taken by the Board on that same date.

  
Alan LaQuaglia, Chairman

# REDEVELOPMENT PLAN DRAFT

for

## Hartz Mountain Site

Block 64, Lots 1 & 4

192 Bloomfield Avenue

and

Block 63, Lot 77

**TOWNSHIP OF BLOOMFIELD  
ESSEX COUNTY, NEW JERSEY**

DRAFT

June 22, 2012

Prepared by:

David G. Roberts, P.P., AICP, LLVA

NJ License No. 3108

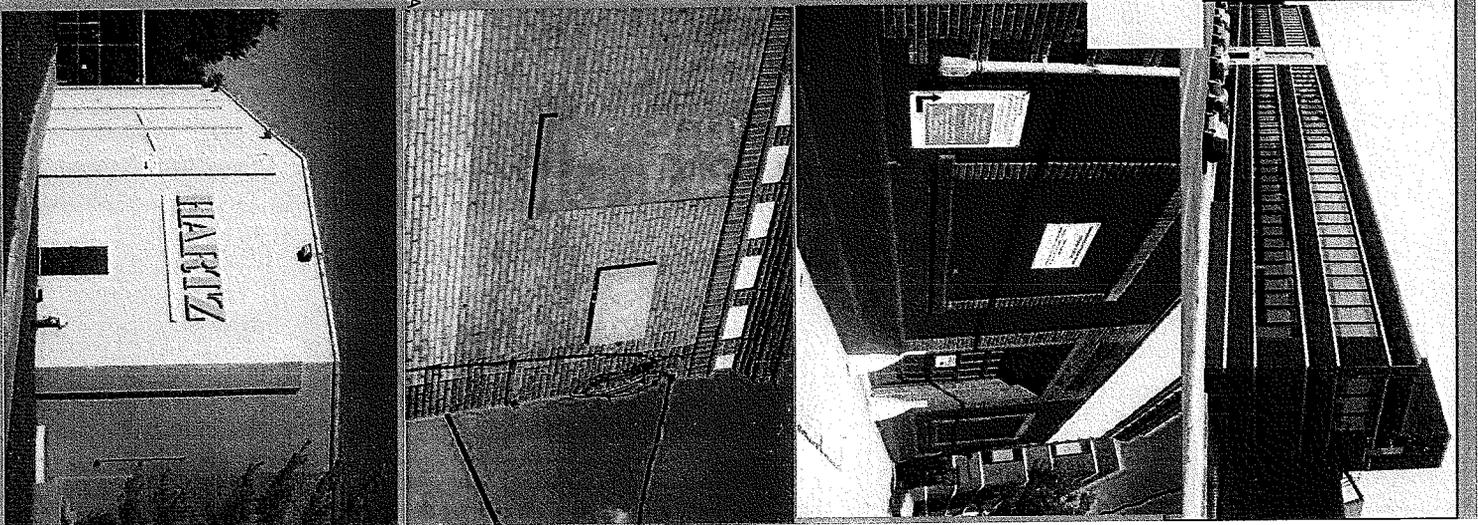


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II – PLAN OVERVIEW AND BACKGROUND

**A. Plan Intent and Purpose**

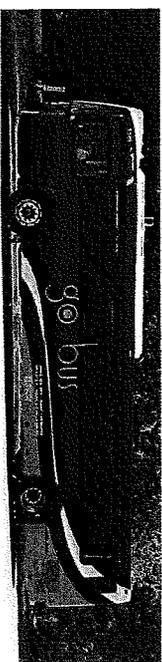
The intent of the Plan is to permit the redevelopment of the Hartz Mountain Site, a century-old manufacturing plant that has closed and is for sale. The Hartz Mountain Site will be redeveloped as a mix of residential and neighborhood retail uses designed to serve not only the high volume of vehicular traffic on Bloomfield Avenue, but be oriented to the transit rich neighborhood between the Watsessing Train Station to the west and the multiple bus lines that travel Bloomfield Avenue and the bus stops located through the area.

The Watsessing Train Station is one of three train stations in the Township of Bloomfield. The Bloomfield Avenue Station is also located on the Montclair Branch of the Morris and Essex Line and is north of the Watsessing Station. The commuter ridership on that line has increased dramatically (from 200 to 450 riders) with the completion of the Montclair Connection that links it to the Midtown Direct line. The third rail station in Bloomfield is the Grove Street Station, which is located at the end of the Newark City Light Rail (Subway) line within a block of the Hartz Mountain Site.

The light rail line was extended along a freight rail right-of-way owned by Norfolk Southern in 2002 and the Grove Street station includes a loop and maintenance yard for light rail vehicles. The Norfolk Southern freight rail line continues across Grove Street and Bloomfield Avenue past the Hartz Mountain Site and on into the City of East Orange, although the ROW is interrupted by its intersection with the Morris and Essex commuter line just west of the Watsessing Station. Hartz Mountain was the sole remaining user of the

freight rail line at the eastern end until it ceased operations and the line no longer has an active user beyond the Grove Street Station.

In addition to the train service, there are eight bus routes, five of which travel Bloomfield Avenue and one (94) that travels Watsessing Avenue via Myrtle Street and Dodd Street. The 34 and 92 bus routes run along Evergreen and past the Federal Plaza industrial park that includes one of the Hartz parcels. There are twelve bus stops within the study area, six of which are along Bloomfield Avenue. The Hartz Site is served by a bus stop on Bloomfield and a bus stop on Watsessing Ave. The bus stop on Bloomfield Avenue is served by “Go Bus 28”, which links the Hartz Site with major employment centers in downtown Newark and at Newark Liberty International Airport with frequent service nearly 24 hours a day.



The new mixed residential and neighborhood retail redevelopment of the Hartz Mountain Site will accommodate a growing residential population that desire reasonably priced housing for lifestyle and economic needs.

or one side of a block. Community retail uses, such as the Home Depot, are isolated and somewhat out of place.

**E. Site Characteristics**

The Redevelopment Plan Area is comprised of a 16.5 acre property currently occupied by the former facilities of Hartz Mountain (Hartz), including a 1.82 acre parcel (Block 63, Lot 77) that fronts on Federal Plaza opposite the main tract along the freight rail line (see Figures 1-3). The Hartz site is part of the Watssessing Station TOD Plan Study Area (Figure 4) which is 256 acres in size.

**F. Existing Zoning**

The Redevelopment Plan Area's current zoning designation is M1: "General Industrial." The M-1 Zone permits a number of uses:

- Offices.
- Manufacturing.
- Automobile sales.
- Research laboratories.
- Public buildings.
- Public utilities.
- Educational institutions.
- Public parks.
- Warehousing and self storage.
- Parking facilities.
- Outdoor storage.

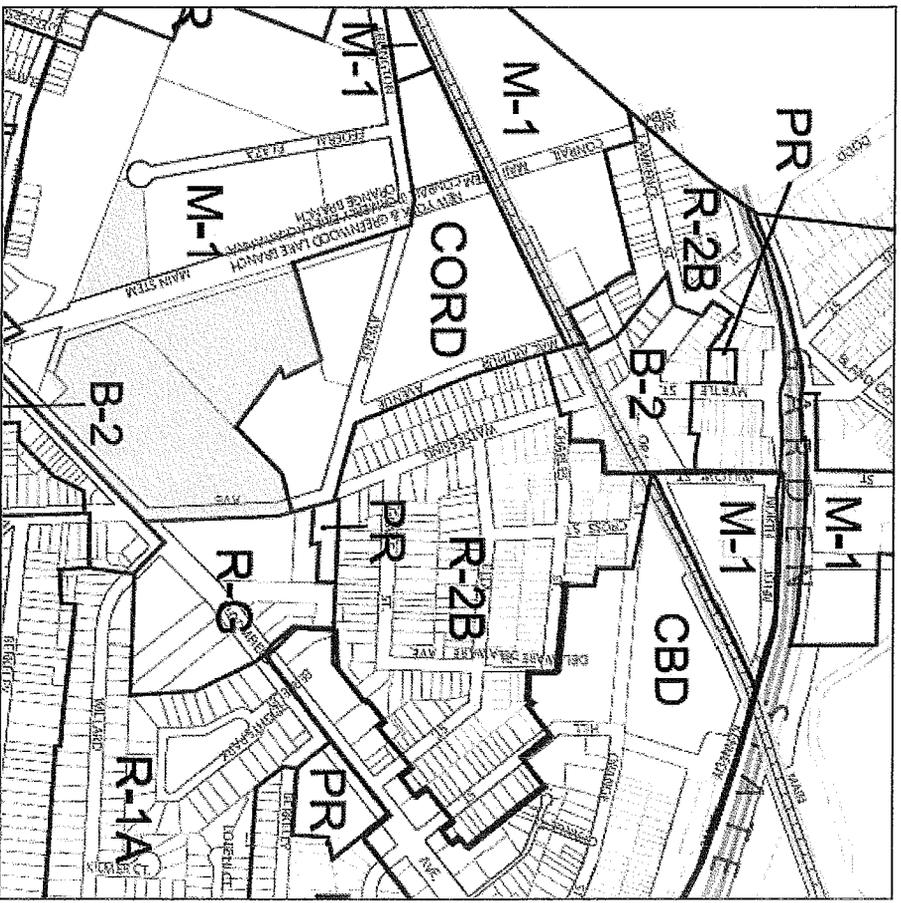


Figure 2: Existing Zoning



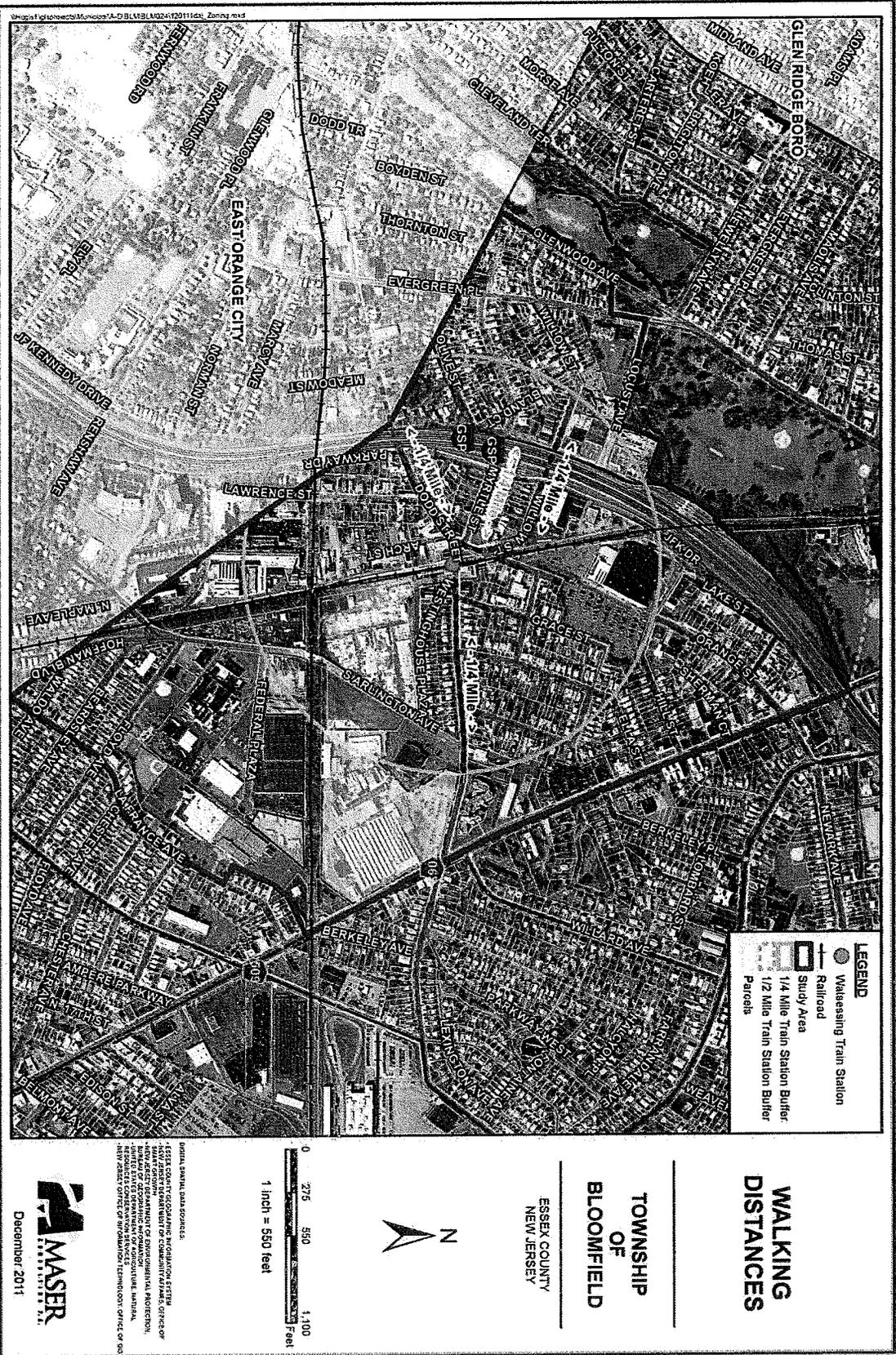


Figure 4: Hartz Redevelopment Plan Area within proposed Watessing Station Transit Oriented Development Study Area

## III – PLAN VISION AND GOALS

### A. Plan Vision

The vision of the Redevelopment Plan is to encourage the development of residential uses and neighborhood services as appropriate infill development for the Hartz Mountain Site that supports and strengthens the existing diverse Watsessing neighborhood and encourages the use of the extensive bus and rail network within close proximity.

Infill sites have been defined as contiguous areas with boundaries that border parcels of which 75% are individually at least 50% percent previously developed and in aggregate are at least 75% previously developed.<sup>3</sup> The Redevelopment Plan Area borders parcels that are all completely previously developed with diverse uses such as single family and multifamily residential, commercial uses and scattered neighborhood retail services.

The provision of additional housing opportunities at higher densities convenient to multiple transit options would have a positive impact on the overall Watsessing neighborhood. Residential and mixed-use development would be most compatible with the character of the area and contribute to the diversity of housing choices. The redevelopment of the site to include additional neighborhood retail that would be accessible both to pedestrians from the existing and proposed residential base and visible to the heavily traveled Bloomfield Avenue will help to

ensure its economic viability without creating adverse competition for other retail services present in the larger TOD Study Area nearer to Watsessing Station. The residential area would support both existing and new businesses in the neighborhood. The development would have a positive impact on the neighborhood and quality of life for the area.

### B. Plan Goals

#### 1. Land Use

- a) To provide for new and more appropriate use of the Redevelopment Plan Area by reinventing a former industrial property situated adjacent to freight rail access to higher density residential uses which support neighborhood retail within walking distance to bus and rail transit.
- b) To provide for a mixed-use environment to serve a variety of community needs by catalyzing a revitalization of the Bloomfield Avenue corridor and Watsessing Center through an infusion of new residents within walking distance.
- c) Encourage the redevelopment of other brownfield sites within the proposed TOD Study Area with residential uses in a manner that enables maximum connectivity within the entire neighborhood.
- d) Promote a multi-story residential design that utilizes traditional design and planning concepts combined with modern architectural elements

<sup>3</sup> LEED for Neighborhood Development 2009 Rating System

VI – ADMINISTRATIVE PROVISIONS OF PLAN

3. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area.
  4. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
  5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the county in which the municipality is located; (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act”, P.L. 1985, c398 (C.52:18A-196 et al.)
  6. Description of the plan relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law” (MLUL). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
  7. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.
1. The Redevelopment Plan shall supersede the applicable provisions of the Township of Bloomfield Zoning and Land Development Ordinance. The plan also incorporates Design Guidelines, including signage, landscaping, and architectural standards, which shall apply to development within the Redevelopment Plan Area regardless of amendments, revisions, additions, or deletions to the Bloomfield Zoning and Land Development Ordinance unless this Plan is also amended by ordinance or unless a waiver of any of the Design Guidelines is granted by the Bloomfield Planning Board as part of a Site Plan Approval.
  2. Any development within the Redevelopment Plan Area shall be substantially consistent with the guidelines, standards and requirements provided in this Plan and the specific Land Use and Building Regulations provided in the Plan.
  3. With the exception of routine maintenance and minor repairs, no building permit shall be issued for any new construction, reconstruction or rehabilitation of an existing structure without prior site plan review and approval by the Planning Board.
  4. The site plan review shall be conducted by the Planning Board in accordance with N.J.S.A. 40:55D-1 at. Seq. The Planning Board may require additional studies and analyses (including but not limited to parking and traffic studies and sanitary and storm water reports) as deemed necessary by the Board to determine the adequacy of existing and proposed utilities and

V – PROPOSED REDEVELOPMENT ACTION

This project may be constructed in phases and include mixed-use development, residential, retail and commercial, as well as shared parking arrangements.



redemption agreement as a bonus to reward a redeveloper for providing a specific benefit to the surrounding neighborhood and the Township as a whole.

11. Any word, phrase, clause, section or provision of this plan, found by a court or other jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the Plan shall remain in full force and effect.

## VII – LAND USE REGULATIONS

### A. Permitted Uses

1. Redevelopment Plan Area
  - a) Residential apartment buildings subject to the following:
    - 1) The apartment shall contain a kitchen, bathroom, and living room and shall contain a minimum of 700 gross square feet of net rentable floor area.
    - 2) Residential unit mix within the development shall meet the following standards:
 

All dwelling units shall contain not more nor less than two-bedrooms
  - b) Townhouse developments consisting of not less than two or more than three bedroom attached units not to exceed three and one half stories.
  - c) Mixed-use buildings with residential units as permitted in 1-a above, but with street level retail uses fronting on Bloomfield Avenue.
  - d) Live/work units. A live/work unit is a building that provides residential on the upper floors and work space within the same building, usually on the ground floor, some of whose residents might work there and some of which might accommodate non-resident employees.
  - e) Neighborhood Services, fronting on Watessing Avenue and Bloomfield Avenue including:
    - Retail sales and services;
    - Food Stores;
    - Coffee shops which may offer drive-through services;
    - Newspaper/magazine stands;
    - Fitness centers;
    - Studios for art, dance, and other instructional activities;
    - Licensed Day Care Facilities
    - Fast food restaurants without drive-through services;
    - Personal services, including physical therapy services;
    - Outdoor dining;
    - Public & private schools, including technical or physical training services and music-dance studios;



2) The total number of residential units will be subject to a conceptual site plan approved by the Redevelopment Entity and attached to the Redevelopment Agreement. Final density will be arrived at by conformance to the site development standards of the Redevelopment Plan and an assessment of an acceptable project impact on physical infrastructure capacity, level of service and school and municipal service capacity.

3) Building height regulated by this section shall be measured from the average elevation of the finished grade around the base of the building to the midpoint of the distance between the eave and the roof ridge or the top of flat roofs below the parapet of the structure

**E. Design Standards**

**1. Residential**

if a flat roof.  
If a parking area is provided under the building, this shall not count as a story.

**A. Building Setbacks**

- Minimum setback from Redevelopment Plan Area boundary (except when boundary is an exterior street); twenty (20) feet
- Minimum setback from exterior streets: ten (10) feet
- Setback from interior street right-of-way: 10 feet to maximum 15 feet
  - Setback from rear parking area stalls: ten (10) feet

**B. Minimum Building Height Variation**

- Building height shall be varied within the overall redevelopment project to create visual diversity within building clusters. The building heights shall be in compliance with the following standards:
- 1-story buildings: maximum of 25% of total site acreage (3.6 acres)
  - 3-story buildings: minimum 10% of total building structures within Residential Land Use portion of the Land Use Allocation Area (see Figure 6).
  - 4-story buildings: maximum 50% of total building structures within Residential Land Use portion of the Land Use Allocation Area.

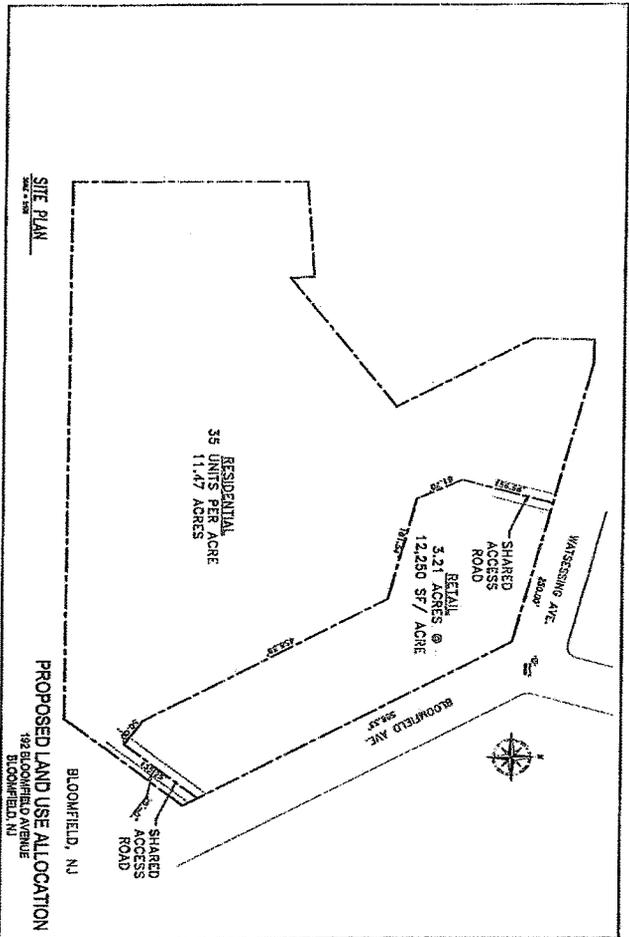


Figure 6: Land Use Allocation Map

**VIII – ACQUISITION PLAN**

Not applicable. This Redevelopment Plan is enabled through the designation of the Township of Bloomfield in its entirety as an Area In Need of Rehabilitation. A Redevelopment Plan adopted for all or a portion of an Area In Need Of Rehabilitation awaits the Redevelopment Entity of all of the powers under Section 8 of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-8) except the power to acquire private property through the use of Eminent Domain for purposes of redevelopment by a redeveloper.

**IX – RELOCATION PLAN**

Not applicable. No residential units are currently located on the site. As such, no relocation plan is necessary.

**X – AFFORDABLE HOUSING REQUIREMENTS****A. Inventory of Affordable Housing**

N.J.S.A. 40A:12A-7 requires an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the Redevelopment Plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure. In response to this requirement, there are no housing units affordable to low and moderate income households as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304) that will be removed as a result of implementation of this Redevelopment Plan.

**B. Plan for the Provision of Affordable Replacement Housing**

N.J.S.A. 40A:12A-7 requires a plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of a redevelopment plan. In response to this requirement, the implementation of this Redevelopment Plan does not result in the removal of any affordable housing unit that is subject to affordability controls.

**XI – OFF TRACT IMPROVEMENTS**

The designated redeveloper or other such party responsible for the development of the property governed by this Redevelopment Plan for which a redevelopment agreement is required will be responsible for the cost of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting and street trees. Subject to reimbursement from other benefited parties, if any, the Redeveloper will assume and pay the entire cost for any increase in the size or scope of the existing off-site infrastructure and new off-site infrastructure and ancillary facilities as may be required by the Mayor and Council, Essex County or other agencies of jurisdiction specifically for purposes of supporting the project. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the Township. Off-site responsibility for properties not covered under the



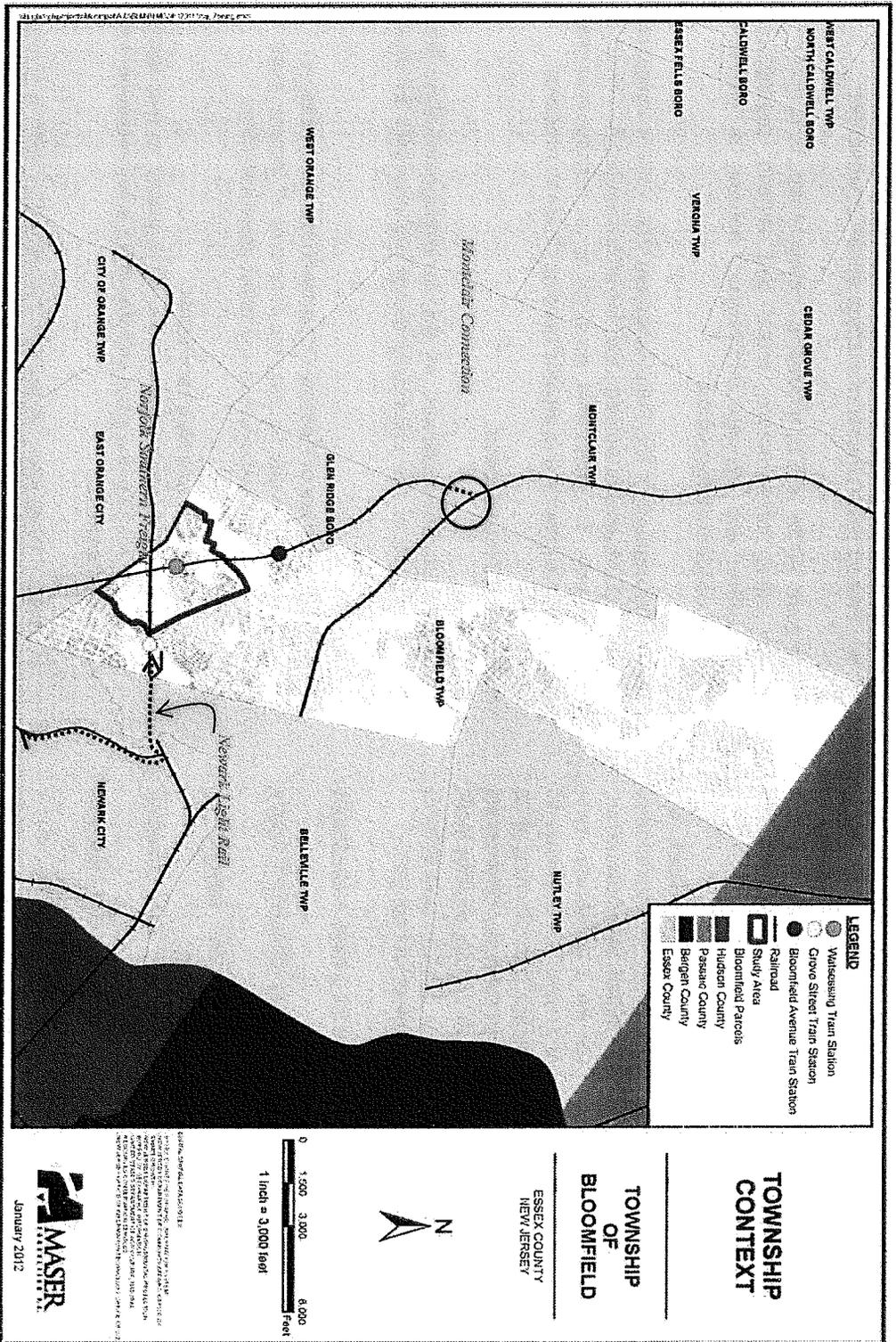


Figure 7: Redevelopment Plan Area context with adjoining municipalities.



distinctiveness, as well as expanded choices in housing and transportation.

- **Make Development Decisions Predictable, Fair and Cost Effective**  
For a community to be successful in implementing smart growth, it must be embraced by the private sector.
- **Mix Land Uses**  
Smart growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live.
- **Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas**  
Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving our community's quality of life, and guiding new growth into existing communities.
- **Provide a Variety of Transportation Choices**  
Providing people with more choices in housing, shopping, communities, and transportation is a key aim of smart growth.
- **Strengthen and Direct Development Towards Existing Communities**  
Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe.

Source: Smart Growth Network [www.smartgrowth.org](http://www.smartgrowth.org)

#### XIV – PROCEDURE FOR AMENDING THE PLAN

The Redevelopment Plan may be amended from time to time upon compliance with the requirements of the law. The Redevelopment Entity, at its sole discretion, may require the party requesting the amendment prepare a study of the impact of the amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey.

#### XV – SEVERABILITY / VALIDITY OF ORDINANCE

If any section, paragraph, division, subdivision, clause or provision of this Plan shall be judged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged and the remainder of this Plan shall be deemed valid and effective.

#### XVI – INTERIM USES

Interim uses may be established subject to site plan approval and agreement between the developers and the Township Redevelopment Entity. Interim uses may be granted for a period of up to three years and may be renewed for an additional period of up to two years at the discretion of the Township Redevelopment Entity.

#### XVII – NON-DISCRIMINATION USES

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township governing body or by a developer or any of his/her successors or assignees whereby land



4. The primary pedestrian circulation should coincide with the primary street system. A secondary pedestrian and bicycle circulation system may link the residential and retail portions of the site to internal open spaces and connect to off-site pathways.
5. Site, street, and pedestrian lighting shall be in conformance with the standards of this Redevelopment Plan.
6. Streetscaping and landscaping should be used to enhance the pedestrian experience and general safety in conformance with the standards of the Redevelopment Plan.
7. Through careful street circulation and open space planning, the development can be organized into “residential clusters” within the overall development.
8. Building placement, massing and architecture architectural design should be varied yet maintain common elements of design throughout the overall redevelopment to ensure a cohesive architectural character.
9. For all new construction governed by this Redevelopment Plan, the management of stormwater runoff shall be designed to utilize Best Management Practices (BMPs) intended to maximize recharge and remove pollutants. All stormwater management basins should be designed in accordance with applicable State, County and Township requirements.
  11. Landscaping and street trees
    - (a) Planting Details (General) – Plant selection should conform to the following general design principles:
      - i. All landscape plants should be native species and typical full specimens conforming to the American Association of Nurserymen Standards (ANA) for quality and installation.
      - ii. Local soil conditions and water availability should be considered in the plant selection. All plants shall be tolerant of specific site conditions.
      - iii. Landscaping shall not inhibit access by emergency vehicles or inhibit visibility within required vehicular sight triangles.
      - iv. An appropriate variety of tree species should be provided to avoid die-out due to species-specific diseases.
    - (b) Street Tree Details – In addition to the requirements found in this Redevelopment Plan, street trees should be provided in accordance with the following:
      - (1) Street trees should be provided on both sides of at least 60% of new and existing streets within the Redevelopment Plan Area and on the Redevelopment Plan Area side of bordering streets.
      - (2) The number of street trees should average one for every 35 linear feet of property frontage.
      - (3) Spacing between trees should be determined based upon species selection. In general, trees should be between 30 and 50 feet on center, averaging no



- a) *Topsoil Preservation*  
Clean (noncontaminated)topsoil moved during the course of construction shall be redistributed on all re-graded surfaces so as to provide even cover to all disturbed areas of the development and shall be stabilized by seeding or planting. A soil erosion and sediment control plan shall be approved as part of the preliminary plat.
- b) *Removal of Debris*  
All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of in accordance with the law.
- c) *Planting Specifications*  
Deciduous trees shall have a minimum 2 1/2 to 3 inch caliper measured 6 inches above the ground surface at time of installation. Size of evergreens and deciduous shrubs shall be allowed to vary depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable horticultural standards. Dead or dying plants shall be replaced during the following planting season and guaranteed by the landscape contractor for a period of one (1) year. Evergreen trees shall have a minimum height of 6 feet at planting. All plant materials, planting practices, and specifications shall be in accordance with the "American Standards for Nursery Stock" by the American Association of Nurserymen Standards.
- e) *Sight Triangles*  
Landscaping within sight triangles shall not exceed a mature height of 30 inches and shade trees shall be pruned up to a ten (10) foot branching height above grade.
- f) *Other Areas*  
Any area not used for buildings, structures or paved areas including natural woodlands shall be planted with an all-season ground cover or lawn and other landscape materials including, but not limited to, trees, shrubs, berms, plants, etc., as needed to meet the requirements for adequate landscaping and buffering as approved by the Planning Board. Approaches to all multi-family dwelling structures, apartments, etc., and entrances shall be attractively shrubbed and planted. Wherever possible, existing topography and natural features such as wooded areas, ponds and lakes shall be preserved in their natural state.
- g) *Existing Vegetation*  
Existing mature trees and wooded areas shall be located on the existing conditions survey and be preserved to the greatest extent practical in the design of the development.

d) *Plant Species*



- 2) The trash enclosure shall be planted with a mixture of deciduous and evergreen plant species that is a minimum of 6 feet tall at planting.

14. Landscape Plan

- a) A landscape plan prepared by a landscape architect, licensed by the New Jersey State Board of Architects and Landscape Architects, or other qualified individual shall be submitted with an application to the Bloomfield Planning Board for Site Plan Approval.
- b) The landscape plan shall include the following information:
  - 1) Existing and proposed underground and above ground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc.
  - 2) Location of any individual existing trees noted for preservation within the area of development and thirty (30) feet beyond the limit of the disturbance. Trees 4 inches in diameter (measured 4 1/2 feet above the existing ground level) shall be located and identified by name and diameter unless the wooded area is shown with a specific limit line. In this case, specimen trees shall be located within thirty feet of the line.
  - 3) List existing and proposed topography and location of all landscaped berms. Indicate location, species and sizes of all proposed shade trees, ornamental

- trees, evergreen trees and shrubs and areas for lawns or any other ground cover. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of the size of the plant shown to scale. A plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, etc.) for all plant material proposed. Plants within the plant schedule shall be keyed to the landscape plan utilizing the first letter of the botanical plant name (i.e., Acer rubrum = AR).
15. Vehicular/pedestrian circulation
- (a) Pedestrian Circulation
    - (1) Sidewalks - Continuous sidewalks or equivalent provisions for walking are required to be available along both sides of all streets within a redevelopment project for which a redevelopment agreement is required by this Redevelopment Plan, including the project side of streets bordering the project. New sidewalks, whether adjacent to streets or not, should be at least 8 feet wide on retail or mixed-use blocks and at least 5 feet wide on all other blocks unless otherwise specified by other Township



3. Street Address Signage
    - a) Street address signage is **required** on each building fronting on either Bloomfield Avenue or Watsessing Avenue.
    - b) Numbers shall be a maximum of 8 inches in height.
  
  4. Temporary Signs
 

Temporary signs advertising the sale, rental, and development of a site shall be permitted provided:

    - c) No more than one such sign shall be permitted per street frontage per use.
    - d) No one surface of any such sign shall exceed 30 square feet in area.
    - e) No such sign shall exceed 8 feet in height
    - f) No such sign shall be located less than 10 feet from any lot line.
    - g) No such sign shall be illuminated in any manner.
  
  5. Prohibited Sign Features
    - h) No neon or similarly illuminated advertisement sign or decorative element shall be permitted.
    - i) No sign shall have flashing lights or exposed high-intensity illumination or reflective material.
    - j) No sign may obstruct any window, door, fire escape, stairway or opening intended to provide light or ingress or egress to or from any building or structure, with the exception that 20% of any window may be occupied by a sign or signs, provided that the sign does not unreasonably obstruct light and visibility.
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- C. Lighting
    1. Prohibited Types
 

Low-pressure sodium or mercury vapor lighting is prohibited within the Redevelopment Plan Area.
    2. Streets
      - a) Pedestrian-scaled lighting, less than 15 feet in height, shall be used along all internal streets.
      - b) An average of 0.3 foot candle illumination should be maintained over the sidewalks.
      - c) Street light fixtures shall be full cut off.
    3. Parking Lot
      - a) Parking lot lighting shall be no more than 25 feet in height.
      - b) An average of 0.9 foot candle illumination must be maintained within residential parking lots.
      - c) An average of 1.5 foot candle illumination must be maintained within nonresidential parking lots.
      - d) Parking lot fixtures shall be full cut off.



#### 4. Roofs

- a) The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
- b) If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
- c) If the building has a pitched roof, a minimum pitch of 5:12 shall be provided. A pitch of 8:12 is encouraged.
- d) Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provided architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
- e) Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.
- f) Rooftop heating, ventilating, and air conditioning (HVAC) systems, exhaust pipes and stacks, satellite dishes, and other telecommunications receiving devices shall be screened or otherwise specially treated to be inconspicuous as viewed from the primary to secondary street and adjacent properties.

#### 5. Transparency

- a) Non-residential uses on the ground floor in the Redevelopment Area should have large pane display windows along the street frontage at an elevation of between three feet and eight feet above grade. Such windows shall be framed by the surrounding wall and shall be a minimum of 60% of the total ground level façade area.
  - b) Transoms above display windows are encouraged.
  - c) Window sills shall not more than 3 feet above the sidewalk. Base panels or bulkheads are encouraged between the sidewalk and the window sills. Drive through windows are exempt from this provision.
  - d) Windows are encouraged to be vertically proportioned whenever possible.
  - e) Glass blocks are not permitted on front windows at street level.
  - f) Exterior security grates are prohibited.
- #### 6. Entrances
- a) All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, overhangs, or canopies. These elements shall be compatible with the style and materials of the building.
  - b) Entrances may also be defined by planters.



