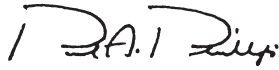


**REDEVELOPMENT PLAN FOR  
BLOCK 243, LOTS 13, 25, 27, 28,  
30, 31, 32, 37 AND 38  
IN THE TOWNSHIP OF BLOOMFIELD  
ESSEX COUNTY, NEW JERSEY**

Prepared for:  
Township of Bloomfield

by



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# I. Introduction

## A. STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

This Redevelopment Plan has been prepared for nine properties located within Block 243 (specifically Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38) in the Township of Bloomfield, Essex County, New Jersey. Block 243 is triangular in shape and bounded by Liberty Street to the north; Broad Street to the east; and Bloomfield Avenue to the west. The subject area has frontage along Bloomfield Avenue, Broad Street and Liberty Street. Figure 1 shows the location of the Redevelopment Area within the context of Essex County.

The Bloomfield Township Council directed the Township Planning Board to study the area described above to determine whether it was an “area in need of redevelopment” in accordance with the criteria specified under the State’s Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5). Subsequently, the Township retained Phillips Preiss Shapiro Associates, Inc. to conduct the redevelopment area investigation, which was completed in August 2009.

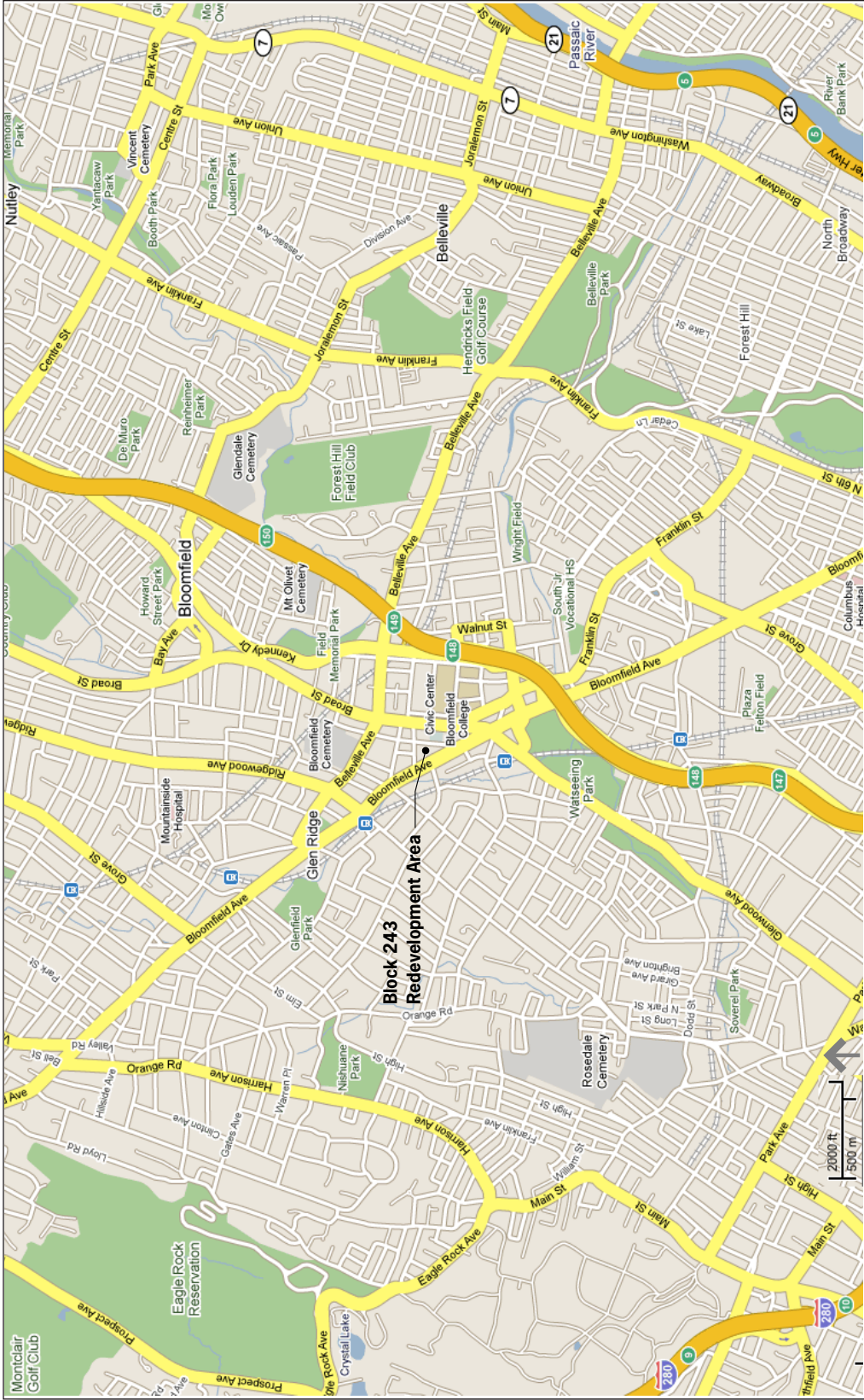
A public hearing on the investigation was held by the Planning Board, and on November 10, 2009 the Board recommended that the aforementioned properties in Block 243 be designated as “an area in need of redevelopment.” On November 23, 2009, the Bloomfield Township Council officially designated Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 as “an area in need of redevelopment” (the “Redevelopment Area”).

## B. PLAN OVERVIEW

In accordance with the Local Redevelopment and Housing Law, the Township Council is authorized to adopt a plan for the designated Redevelopment Area. This document constitutes the official Redevelopment Plan for the Block 243 Redevelopment Area. This Redevelopment Plan shall supersede any and all previously adopted redevelopment plans encompassing the referenced area, and, except as otherwise specifically indicated herein, shall further supersede all zoning designations and regulations for said area.

The intent of the Redevelopment Plan is to accommodate high-quality new mixed-use buildings designed to encourage retail commercial activity at the street level and multi-family residential units on the upper floors. Redevelopment actions anticipated include demolition and clearance of all existing buildings, remediation of any existing soil and water contamination, consolidation of tax lots and construction of new buildings and other site improvements.

The Redevelopment Plan sets forth standards for land use, bulk, parking and design. While some such standards are fixed, others are intended to be flexible though in keeping with overall Plan goals and objectives.



**Figure 1: Location of Block 243 Redevelopment Area**

Block 243 Redevelopment Plan

Source: Google Maps 2009  
 Phillips Preiss Grygiel LLC, 2011

### **C. REDEVELOPMENT AREA BOUNDARIES AND LOCATIONAL CONTEXT**

The individual lots comprising the Redevelopment Area are listed in Appendix A and illustrated in Figure 2. The Redevelopment Area is irregularly shaped and has three street frontages. Lots 31, 32, 37 and 38 have frontage along Broad Street; Lots 25, 27 and 28 have frontage along Liberty Street; Lot 30 is a corner lot with frontage along both Broad Street and Liberty Street; and Lot 13 is a vacant parcel with frontage on Bloomfield Avenue.

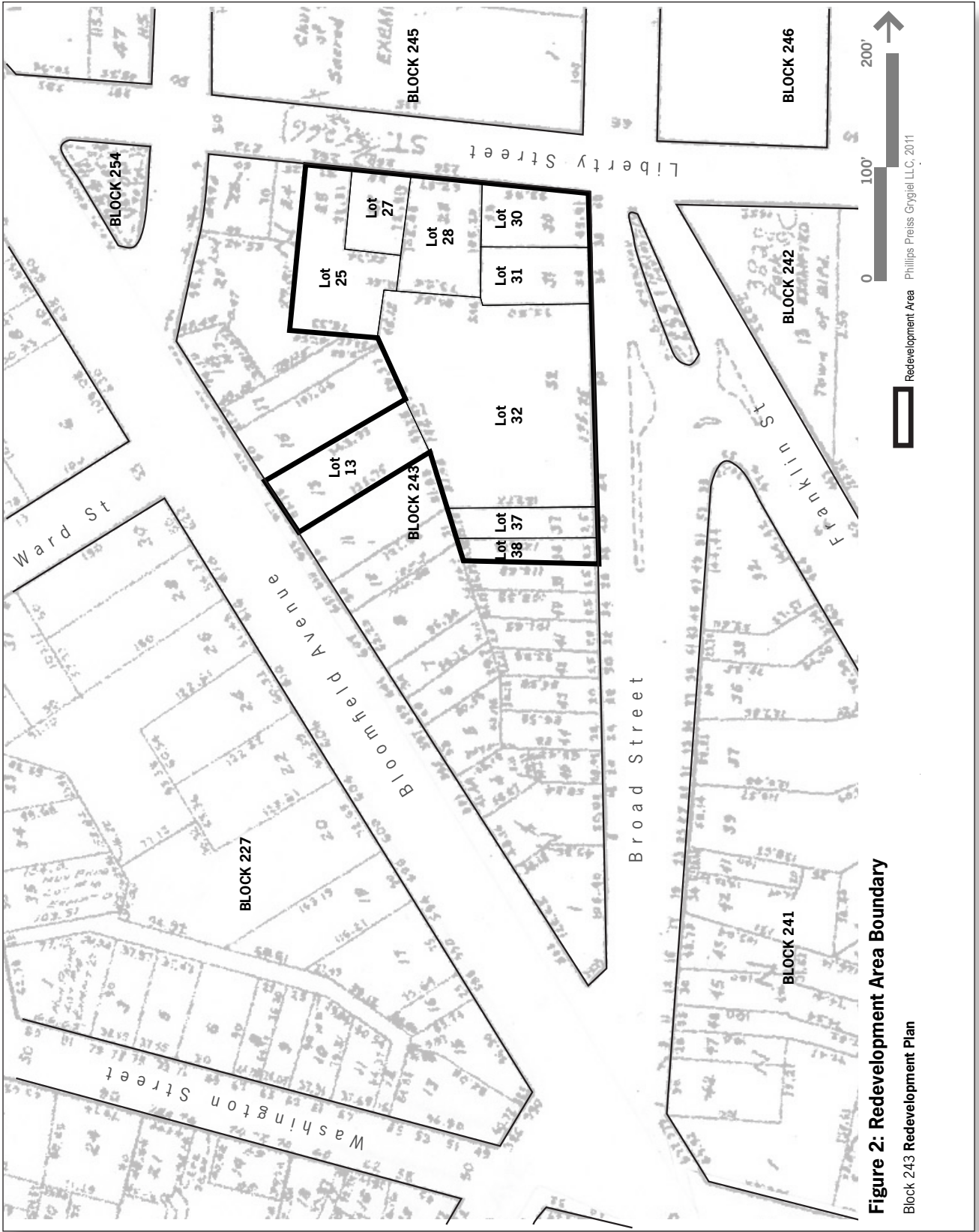
In terms of its locational context, the Redevelopment Area is located in the heart of Bloomfield's downtown, known as "Bloomfield Center." An aerial of the Redevelopment Area and its surrounding context is shown in Figure 3. The Area is in close proximity to the historic center of the downtown, known as the "Six Points" intersection (formed by Bloomfield Avenue's intersection with Broad Street, Glenwood Avenue and Washington Street), as well as the Block 228 and Block 220, Lot 40 Redevelopment Area. The Township of Bloomfield Council adopted a Redevelopment Plan for the Block 228 and Block 220, Lot 40 Redevelopment Area in January 2011, which is intended to facilitate a transit-oriented mixed-use development wrapped around a parking structure with approximately 435 spaces for residents, shoppers and commuters. Two Broad Street, a historic and iconic landmark building, is located on the south corner of Block 243. Other surrounding land uses include the Sacred Heart Church which is located immediately across from the Redevelopment Area on the northwest corner of the intersection of Liberty Street and Broad Street. To the northeast of the Area, Broad Street is developed with the historic Green and various institutional and office uses. The Bloomfield College campus is located immediately to the east of the Redevelopment Area on Broad and Franklin Streets.

### **D. NOTES ON PLAN TERMINOLOGY**

Throughout this Redevelopment Plan the following distinction is made between "shall" and "should":

- Any request for deviation from a provision of this Redevelopment Plan which uses the compulsory term "shall" shall be deemed a variance and shall be analyzed by the Planning Board pursuant to the standards set forth in Subsection VII (C) of this Plan.
- Any request for deviation from a provision of this Redevelopment Plan which uses the more permissive term "should" shall be deemed an exception and shall be analyzed by the Planning Board pursuant to the standards set forth in Subsection VII (D) of this Plan.
- The requirements of N.J.S.A. 402:55D-12 shall govern notice of all applications under this Redevelopment Plan, including any obligation to specify all requested variances and exceptions.





**Figure 2: Redevelopment Area Boundary**

Block 243 Redevelopment Plan

Redevelopment Area Phillips Preiss Grygiel LLC, 2011





**Figure 3: Redevelopment Area Aerial Photography**

Block 243 Redevelopment Plan

Source: Google 2007  
Phillips Preiss Grygiel LLC, 2011

## II. Redevelopment Plan Vision, Goals and Objectives

### A. OVERALL VISION

The Block 243 Redevelopment Area is envisioned as a key node of mixed-use redevelopment activity within the Bloomfield Center district. This plan is intended to complement the redevelopment of Block 228 and Block 220, Lot 40, further the revitalization of the Six Points Intersection area and connect the reemergence of downtown Bloomfield to the historic Green, Bloomfield College and points beyond. The Block 243 project is integral to Bloomfield Township's efforts to capitalize on its transit-oriented downtown setting and reestablish Bloomfield Center as a location of choice for new residents, shoppers and business owners. Building a critical mass of residents, workers and shoppers is critical to realizing this vision. Accordingly, this plan encourages a pedestrian-oriented downtown environment with attractive retail space and diverse living opportunities for young couples, empty-nesters and others interested in a downtown lifestyle within walking distance of Bloomfield Train Station. The Block 243 Redevelopment Plan is coordinated with the goals and objectives of the Block 228 and Block 220, Lot 40 Redevelopment Plan and consistent with the overall vision set forth in the Township's Bloomfield Center Redevelopment Plan for a transit-oriented and environmentally and economically sustainable downtown.<sup>1</sup>

### B. SPECIFIC REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Redevelopment Plan seeks to meet the following goals and objectives:

- Provide for the type of redevelopment that can eliminate existing blighting influences and further serve as a stimulus for future redevelopment efforts within the larger Bloomfield Center district.
- Provide for an increase in the economic base of the Redevelopment Area by redeveloping underutilized and non-productive properties.
- Encourage higher-density residential and pedestrian-friendly uses consistent with smart growth planning principles.
- Develop a critical mass of new residential development within walking distance to the Bloomfield Train Station so as to encourage transit ridership and mode choice.
- Establish site and building design standards that foster a visually pleasing environment and high-quality construction within the Plan Area.
- Encourage the development of new retail commercial and residential uses that will expand the level of business activity within the larger Bloomfield Center district.
- Provide opportunities for new construction employment and new permanent employment within the Township of Bloomfield.

1. The Bloomfield Center Redevelopment Plan (BCRP) is divided into two phases: BCRP – Phase I, completed in October 2008, focuses on the core of the Bloomfield Center district, specifically the area bounded to the north by Liberty Street, to the south by the NJ Transit right-of-way, to the east by Broad Street and Glenwood Avenue and to the west by Ward Street and State Street; BCRP – Phase 2, completed in 2009, focuses on the remainder of the Bloomfield Center district within the Phase 1 area.



## III. Land Use, Bulk and Parking

### A. LAND USES

The following uses shall be permitted as principal permitted uses:

- Retail sales and services (except food markets of more than 30,000 square feet of gross floor area)
- Personal service establishments
- Banks and other financial institutions (exclusive of drive-through establishments)
- Restaurants and bars (exclusive of drive-through establishments)
- Residential units
- Service clubs
- Art studios and galleries
- Theaters for movies and the performing arts
- Hotels (with rooms above the ground floor only)
- Schools and educational institutions
- Public plazas and passive recreation areas
- Indoor recreation facilities
- Offices.

The following shall be permitted as accessory uses:

- Parking areas
- Sidewalk cafes
- Rooftop communications equipment (wireless communications facilities shall meet the conditions set forth in Section 315-39 of the Land Development Ordinance).
- Uses customarily incidental to and located on the same property as the principal use(s).

All uses not specifically permitted are prohibited, including, without limitation:

- Residential units located on the ground floor, except for lobby areas servicing upper-floor residential units
- Outdoor sale of goods
- Massage parlors
- Tattoo parlors and establishments of any nature whatsoever which utilize needles for the purpose of making indelible markings upon the body by the insertion of pigment under the skin or by production of scars
- Fortune telling, or any service designed to foretell, reveal, disclose or divine or attempt to foretell, reveal or divine any event, past, present or future, by means of the possession or alleged possession of any occult or mysterious power, whether the same be manifested through medium, cards, hypnotism, clairvoyance, fortune telling, palmistry, phrenology or other mode or fashion
- The sale or display of paraphernalia relating to controlled dangerous substances, as defined by N.J.S.A. 2V:34-2, *et seq.*;
- Adult uses
- The sale of firearms and ammunition
- Methadone clinics
- Private animal shelters.

**B. REQUIRED FIRST FLOOR USES**

The first floors of buildings in the following locations shall contain principal permitted uses (with the exception of residential units):

- Along the first floor of building frontage facing Broad Street.
- Along the first floor of building frontage facing the interior parking lot, but only for buildings with frontage on Broad Street (i.e., not for buildings along Liberty Street).
- Along the portion of Liberty Street that is within 60 feet of Broad Street.

**C. DEVELOPMENT YIELD**

- The maximum number of residential units shall be 140.
- The maximum net floor area for non-residential uses shall be 30,000 square feet, except that up to 20,000 square feet of additional floor area is permitted, provided such floor area is limited to a basement area devoted exclusively to clearance sales associated with a retail business on the first floor above, and is a part of and accessed directly from said retail business above.

**D. HEIGHT**

- No building shall exceed a height of 5 stories or 60 feet, whichever is less.
- No building shall have a height less than 3 stories or 30 feet, whichever is less.
- Building height shall be measured from sidewalk grade to the deck level of a flat roof, or the midpoint of a peaked / sloping roof.

**E. PARKING**

*Minimum Required Supply*

The number of required parking spaces shall be in accordance with the following parking ratios:

Residential:	1.2 per unit
Retail/Office:	2.7 per 1,000 square feet
All other principal permitted uses:	2.7 per 1,000 square feet

Note: Any basement area devoted to clearance sales associated with a retail business on the first floor above shall not be required to comply with the parking standard for retail use.

*Supply Locations*

At least forty (40) percent of the minimum required parking supply shall be provided on-site, off-street and within the redevelopment area boundaries.

The remainder of the minimum required parking supply shall be provided outside the project area in available public parking (i.e., Bloomfield Parking Authority) facilities within 400 feet of the use to which it applies, as measured from the nearest property lines of the development site and the lot on which the parking will be located.



## IV. Building Bulk and Design

The following standards apply to development within the Block 243 Redevelopment Area.

### A. PEDESTRIAN ACCESS

#### *To Ground-Floor Active Uses*

Individual pedestrian entries to retail and other ground level spaces shall be provided from Broad Street. Secondary pedestrian entries to retail spaces should also be provided from the parking area at the rear of each storefront. Street-facing retail storefronts shall have a similar or higher level of architectural detailing and emphasis compared to parking lot-facing facades. Retail and other ground-level uses should maintain operable entrance/exit doors on both frontages.

#### *To Residential Areas*

The primary point of pedestrian access to upper residential units should be either via an enclosed lobby accessed from Broad Street or from an enclosed lobby that is visible from Liberty Street and has direct, secure access onto Liberty Street. Any pedestrian access from Liberty Street should be located within 80 feet of the corner with Broad Street. (Additional emergency stairwell access points for upper-story residential uses are permitted in other locations.)

#### *To Parking Areas*

Public pedestrian access to the parking area shall be provided by means of a sidewalk along the back of the Broad Street building (i.e., running along the façade that faces the parking area). An additional public sidewalk shall be provided along one side of the alley leading to Bloomfield Avenue. These sidewalks shall be at least six (6) feet wide and should remain accessible, open, and unrestricted at all times. The paths shall be well-lit with pedestrian-scale lighting.

### B. VEHICULAR ACCESS

Curb cuts and driveways should not exceed 28 feet in width. Curb cuts and driveways should be located at least 90 feet from any block corner or street intersection. The following limits shall apply to the number of curb cuts for parking entrances on each bounding street:

- On Broad Street: no vehicular curb cuts are permitted.
- On Liberty Street: no more than one vehicular curb cut.
- On Bloomfield Avenue: no more than one vehicular curb cut.

### C. BUILDING SETBACKS

The following requirements apply to the amount of building mass (including any portion of a ground floor façade along Liberty Street that is intended to screen surface parking) that shall be located within specified setback areas *at the first floor level*. Exceptions may be required to satisfy floodplain and barrier-free accessibility requirements.

- **Along Broad Street:** At least 85 percent of the block length shall include first floor building mass located within 0 to 5 feet of the property line.
- **Along Liberty Street:** At least 85 percent of the block length shall include first floor building mass located within 0 to 5 feet of the property line.
- **Along Bloomfield Avenue:** No building mass is permitted along Bloomfield Avenue frontage, or within 100 feet of Bloomfield Avenue right-of-way.

Setback areas should be treated as an extension of the sidewalk and should be paved using similar materials to those of the adjacent sidewalk. The space may also be used for outdoor seating and may include permanent benches, provided adequate provision is made for sidewalk widths sufficient for pedestrian movement to and through the Area. In no case should this space be entirely landscaped, fenced in or in any way physically separated from the adjacent sidewalk.

## D. BUILDING ARTICULATION AND MASSING

### *Vertical Articulation*

The following applies to facades that face Broad and Liberty Streets, as well as façades that face the interior parking area:

- Building façade bulk should be broken down vertically into a series of bays. Individual bays should be defined by a change in material, color, pattern, and/or texture; use of columns, pilasters, gutters, or expansion joints; massing; and/or size and rhythm of fenestration.
- In addition, facades should be differentiated so as to create the appearance of a series of traditional “buildings,” connected side-by-side. This should be accomplished by means of vertical changes in the façade plane of at least one foot in depth between each “building,” creating strong vertical shadow lines between each section. Several distinct “buildings” should be created along each façade through vertical changes in the façade plane.
- Bay definition should extend upward through all levels of the building above the first floor.

### *Horizontal Articulation*

Buildings should be differentiated horizontally into a base, middle, and top, as follows:

- **Base.** The base should be highlighted architecturally to visually ground the building. Detailing at the base should be richer than on upper floors, in order to provide greater pedestrian-scale interest at the sidewalk. For example, horizontal banding, belt course, taller floor heights, and larger window openings, as well as signage, lighting, and awnings or canopies will help highlight the base.
- **Middle.** The middle should be distinguished from the base and top by horizontal belt courses or cornices, and/or changes in material, texture and fenestration pattern.
- **Top.** The top floor and/or the roof line should be distinguished from the base and middle with a coping, parapet wall, balustrade, and/or cornice, change in material, texture, and/or fenestration pattern.

### *Roof Shape*

Roof shape and mass should relate to the building massing on the lower levels. Flat and peaked roof shapes are permitted, but mansard roofs are prohibited.

Flat roofs should incorporate green design features to the extent practical.

## **E. BUILDING FAÇADE DETAILING**

### *Windows & Doors*

The following applies to the façades facing Broad and Liberty Streets:

- Along ground floor façades, windows / window openings and doors shall occupy at least 50 percent of the façade area.
- Along upper-floor facades, windows shall occupy at least 25 percent of the façade area.

The following applies to the rear facades of buildings that front onto Broad Street:

- Along ground floor façades, windows / window openings and doors shall occupy at least 25 percent of the façade area.
- Along upper-floor facades, windows shall occupy at least 25 percent of the façade area.

The following applies to the rear facades of buildings that front onto Liberty Street:

- Along upper-floor facades, windows shall occupy at least 25 percent of the façade area.

### *Blank Walls*

A door or window / window opening should be provided at least every 20 feet along the front (i.e., Broad Street) and rear ground floor frontages, as well as along the Liberty Street ground floor frontage within 70 feet of Broad Street. Continuous expanses of windowless walls in excess of 10 feet in length should be discouraged at all levels; instead, a change in plane and variation in materials and/or detailing should be provided for any windowless wall area in excess of 10 feet in length.

### *Garage Screening along Broad Street*

Along Broad Street, off-street parking areas shall be located behind (wrapped by) allowable first-floor building uses, i.e. retail uses. No portion of the off-street parking supply shall be located within 70 feet of the Broad Street public right-of-way.

### *Garage Screening along Liberty Street*

Along Liberty Street, surface parking may be located adjacent to the public right-of-way, without any intervening building uses, except for a portion within 70 feet of Broad Street, where parking is prohibited.



Surface parking adjacent to the Liberty Street right-of-way should be architecturally screened and detailed to create an attractive and harmonious façade for the first floor, as follows:

- The ground floor façade should be designed with a similar level of detail, materials and fenestration pattern as is used on the Broad Street-facing ground floor façade.
- Façade massing should be broken into bays in the same manner as the “Vertical Articulation” requirements for other façade areas.
- Window openings should be provided in the parking facade, with a similar size, spacing, quantity, and enframing as in the residential building mass above the parking area, OR as in the retail facades along Broad Street. Continuous, wide ribbon-style openings are prohibited.
- Window openings should be fully glazed with translucent glass, allowing shadows and silhouettes behind the glass to be visible. Transparent, clear-tinted, solid spandrel glass, and reflective glass are discouraged in window openings. Alternately, window openings may be open, free of glazing, but shall be covered by decorative metal grilles or grates.
- Window sizing, placement, glazing, and grilles / grates should be designed to minimize headlight glare from the garage onto the street or onto adjacent uses.
- A low planting area should be provided along the front wall of the parking garage. Plantings should be varied in height and color or texture, and should provide greenery in winter months as well.

#### *Materials*

Preferred materials for street-facing facades are brick, cultivated stone, or other masonry facing; fiber cement siding or backboard; metal panels; metal, and glass. No more than three different materials should be employed as primary materials on a building façade. Within the chosen primary materials, variation in color, texture, and pattern may be employed to create further distinctions.

Chain-link fencing is prohibited.

The level of materials, detailing, and articulation should be consistent along all street frontages. Materials should be extended around corners and extensions in order to avoid a “pasted on” appearance.

#### *Balconies*

Balconies are permitted only above the first floor. Except for juliet balconies, which may project up to 1 foot over the sidewalk of the public right-of-way, balconies shall not otherwise extend over the sidewalk of the public right-of-way. Where possible, balconies on street-facing facades should be recessed within the façade plane.

## **F. MISCELLANEOUS**

### *Rooftop Equipment*

All major mechanical equipment located on any roof of a building should be screened from view from all vantage points with a material harmonious to that used in the facade of the structure.

All wireless communications equipment, including satellite dishes, shall be mounted in such a way that it does not negatively impact the appearance of the building nor create objectionable views as seen from surrounding structures.

Generators for the buildings should be located on the interior of the site or incorporated into the design of the facade and should not be located at or near pedestrian entrances. Windows for mechanical rooms should have translucent screening.

### *Utility Connections*

All utility connections shall be underground.

### *Trash and Recycling Areas*

All trash receptacles and recycling bins should be anchored and/or enclosed, and adequately screened.

## **G. ACCESSIBILITY**

Access to buildings by the elderly, physically handicapped and/or disabled shall be required. Design Standards shall meet, at a minimum, barrier-free design regulations as specified in the Uniform Construction Code. Handicapped parking requirements shall meet, at a minimum, regulations as specified in the Americans with Disabilities Act or the ordinances of the Township.

All residential development proposals and construction plans shall meet minimum room size requirements as specified in the ordinances of the Township.

## **H. PARKING/LOADING**

### *Parking Space Requirements*

All on site parking spaces should be a minimum of nine (9) feet wide by eighteen (18) feet deep. Aisle widths will vary based on the proposed angle of the parking stall and shall be in accordance with the latest edition of the Institute of Transportation Engineer's Traffic Engineering Handbook.

All parking and loading areas should be graded, paved with a durable dust-free surface, adequately drained, and well landscaped.

### *Loading*

A loading area shall be provided on-site. The loading area shall not be visible or directly adjacent to a public street.

Off-street loading areas should be coordinated with the public street system in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.

## **I. STREETSCAPING**

A unified streetscape plan shall be developed in consultation with the Township Forrester and shall be presented to the Bloomfield Planning Board for its review. Such streetscape plan shall provide for the materials to be used for sidewalk and curb construction, the size, species and locations of all street trees and other horticultural materials, and for the type and location of all street furniture. Sidewalk areas shall be adequate for the movement of pedestrians through and around the Area.

## **J. LIGHTING**

Street lighting should include double-headed teardrop fixtures. Other lighting fixtures should be energy efficient and downcast to avoid creating glare into adjacent windows or uses. Lighting should be provided along buildings and pedestrian areas to ensure a pleasant and safe environment throughout the entire Area.

## **K. SIGNAGE**

All signage in the Area shall comply with the Bloomfield Land Development Ordinance 315-42 Signs "A. General Provisions" and "B. Signs Permitted in Business Zones." In addition to such requirements, signage should:

- Be pedestrian-scaled in size and design;
- Include visually-interesting and varied designs; and
- Utilize unique and varied materials.



## V. Plan Consistency Review

### A. RELATIONSHIP TO BLOOMFIELD LAND DEVELOPMENT ORDINANCE

This Redevelopment Plan shall supersede all provisions of the Land Development Ordinance of the Township of Bloomfield, except where specific provisions of the Land Development Ordinance are expressly indicated as being applicable. Adoption of this Plan by the Township Council shall supersede any and all previously adopted redevelopment plans for any of the properties located within the Redevelopment Area and shall be further considered an amendment to the Township of Bloomfield Zoning Map.

### B. RELATIONSHIP TO ADJACENT MUNICIPALITIES

The Redevelopment Area is not adjacent to any of the surrounding municipalities. Given its physical separation, the Redevelopment Plan will not affect those nearby municipalities to any significant degree, other than have a generally positive impact via the creation of new parking and commuter opportunities for residents.

### C. RELATIONSHIP TO THE ESSEX COUNTY MASTER PLAN

Although the County of Essex does not have a current Master Plan, the revitalization of the Bloomfield Center district generally is considered consistent with the land use planning goals of the Essex County Planning Board.

### D. RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN

Among the goals of the 2001 New Jersey State Development and Redevelopment Plan is to revitalize existing urban centers by directing growth and development to those areas. On the State Plan Policy Map, the Redevelopment Area is located within a PA-1 Metropolitan Planning Area, which is identified in the State Plan as an appropriate location to accommodate much of the State's new growth.

A stated goal of the State Plan is to revitalize the State's cities and towns by protecting, preserving and developing the valuable human and economic assets in cities, towns and other urban areas. The Redevelopment Area, by virtue of its location within a part of New Jersey that has extensive existing infrastructure and a long history of development, is by all measures an appropriate location for growth and redevelopment. The Redevelopment Plan will facilitate growth in this area and contribute to the economic revitalization of the State. The objectives of the Redevelopment Plan are consistent with the goals, strategies and policies of the State Plan. The Redevelopment Plan aims to revitalize the area around the transit station; provide housing choices for the citizens of Bloomfield and surrounding municipalities, and provide support services for new residents.

The State Plan also lists the Township of Bloomfield as eligible for an Urban Coordinating Council Empowerment Neighborhood Designation, which gives priority access to State resources and assistance through the New Jersey Redevelopment Authority.

In sum, the redevelopment activities envisioned under this Plan are considered consistent with State planning policies, including Bloomfield Township's designation as a transit center.

#### **E. RELATIONSHIP TO LOCAL OBJECTIVES**

The local land use objectives for the Redevelopment Area have been expressed in the Township's Master Plan. The most recent comprehensive Master Plan for the Township of Bloomfield was adopted in 2002. In 2008, the Planning Board adopted a Master Plan Reexamination and Master Plan Update.

The 2002 Bloomfield Master Plan (the "2002 Plan") recommended a Central Business designation for Block 243 in recognition of its function as a business, civic and transportation focal point and with the intent of promoting the area as a "vibrant, attractive and accessible destination for shopping, entertainment, upscale housing and employment." The 2002 Plan recommended the completion and implementation of the redevelopment plan for a 14-acre area considered the core of the Central Business District with the peripheral areas to be investigated to determine if they qualified as an "area in need of redevelopment."

The Master Plan goes on to recommend the following objectives:

*"Promote revitalization of the Bloomfield Center CBD as a mixed-use, transit-oriented residential, commercial and transportation destination."*

*"Support transit-oriented development in station areas, especially on underutilized or vacant commercial and industrial property."*

These general objectives are further supported by the Land Use Element of the Master Plan, which recommends the following mechanism for promoting development in the downtown district:

*"The Central Business District is recommended for continued revitalization as a mixed-use, transit-oriented destination under the redevelopment process."*

In its Land Use Plan section, the Master Plan recommends that:

*"There are several land use focus areas that are undergoing redevelopment or are being recommended for potential redevelopment. These special focus areas include the Bloomfield Center Central Business District."*

This Plan is substantially consistent with the land use objectives expressed in the 2002 Master Plan. The Plan promotes mixed-use development in proximity to bus and train transportation services and at a density appropriate for such locations. Moreover, the development proposed does not alter the surrounding public street system which contains utilities considered adequate to service new development.

Many of the above-referenced goals and recommendations were reiterated in the 2008 Master Plan Reexamination, and particular reference was made to the “Bloomfield Center Redevelopment Plan–Phase I,” which was prepared subsequent to the 2002 Master Plan. The 2008 Reexamination emphasizes the critical importance of the redevelopment plan to downtown Bloomfield in the following statement:

*“This Master Plan Update recommends that the Bloomfield Center Redevelopment Plan Phase I becomes the land use policy for the portion of the Central Business district within the Vision Plan Boundary and guides either revisions to the Land Development Regulations or additional redevelopment plans that will apply to that area. As redevelopment and revitalization occurs in the downtown, it is the goal that each proposed development will reference and adhere to the Plan. This will ensure consistency in the implementation of the Vision of the community.”*

The reexamination further states:

*“...the Bloomfield Center Redevelopment Plan Phase-I clearly furthers the recommendations of the 2000 Master Plan...”*

The document also makes the following recommendation:

*“Support the vision for the Central Business District established in the Bloomfield Center Revitalization Report as a mixed-use and transit-oriented destination that is an attractive commercial center, viable and profitable business location and downtown setting worthy of the Township’s residential neighborhoods.”*

*“Complete and implement the redevelopment plan for the 14-acre area in need of redevelopment located in the core area of the Central Business District.”*

*“Investigate additional sections of the Central Business District to determine if they qualify as an ‘area in need of redevelopment’ under the State Local Redevelopment and Housing Law.”*

Finally, the 2008 reexaminations states:

*“The Bloomfield Center Redevelopment Plan Phase-I addresses all of these recommendations for the Bloomfield Center Redevelopment District and provides a framework for the expected additional phases of redevelopment, which will else effectuate the purposes of the 2002 Master Plan and this Master Plan Update.”*

The Redevelopment Plan clearly meets several important objectives outlined in the 2008 Reexamination Report and Master Plan Update. Moreover, under the New Jersey Transit Village initiative, the State granted “Transit Village” designation to the Township in 2003. As a Transit Village, the Township receives State aid to revitalize the area around its train station with dense mixed-use development that encourages the use of public transit and decreases the dependence on motor vehicles. The integration of retail and higher-density residential uses into the downtown area, in close proximity to the Bloomfield Train Station, clearly advance these initiatives.

Other objectives set forth in the 2008 Reexamination Report include promoting the growth of a diversified economic base that generates employment growth, increases tax ratables, improves income levels; and focuses economic development efforts on growth sectors of the economy and existing commercial and industrial districts. The successful implementation of this Plan will advance these objectives by creating tax ratables on properties that are currently vacant and/or underutilized by providing new retail job opportunities within the Redevelopment Area. Moreover, the successful redevelopment of the area is expected to serve as a catalyst for redevelopment efforts within surrounding blocks. The infusion of residents into the area should revitalize retail, commercial and public uses throughout the Township. Finally, improved economic conditions that will flow from a revitalized downtown should spur the redevelopment of individual properties that currently suffer from varying degrees of deterioration and environmental contamination.

## VI. Redevelopment Actions

### A. OUTLINE OF PROPOSED ACTIONS

#### *Demolition*

It is proposed that the Plan Area be completely cleared of existing structures above grade.

#### *New Construction*

Construction of new structures and other improvements will take place as proposed in Chapters III and IV of this Redevelopment Plan. Once a redeveloper is selected, the redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

### B. PROPERTIES TO BE ACQUIRED

The Redevelopment Plan does not anticipate the need to acquire privately-owned property within the Redevelopment Area.

### C. RELOCATION

The Township does not anticipate the displacement or relocation of any residents or businesses within the Plan Area.

### D. OTHER ACTIONS

In addition to the demolition and new construction described above, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; and (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

### E. ADMINISTRATIVE PROVISIONS

Redevelopment activities within the Redevelopment Area shall comply with all requirements in any executed redevelopment agreement between a designated redeveloper and the Township of Bloomfield.



## VII. General Provisions

### A. AMENDMENT TO ZONING MAP AND LAND DEVELOPMENT ORDINANCE

The Zoning Map referenced in Section 315-34.B of the Land Development Ordinance of the Township of Bloomfield is hereby amended to reference this Redevelopment Plan. Additionally, the listing of zoning districts in Section 315-34.A of the Land Development Ordinance is hereby amended to include a reference to said Redevelopment Plan.

### B. DEFINITIONS

Except as otherwise provided herein, terms that appear in this Redevelopment Plan shall be interpreted in accordance with the “Definitions” section in the Township’s Land Development Ordinance as set forth in Section 315-6.

### C. VARIANCE REQUESTS

The Bloomfield Planning Board may grant variances from the “shall” regulations contained within this Redevelopment Plan under Chapter III, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper. The Bloomfield Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for site plan approval shall provide public notice of such application and shall further identify all requested variances from the regulations contained herein (i.e., non-compliance with any specific standard or requirement where the word “shall” is used).

Notwithstanding the above, no variances shall be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this Redevelopment Plan; an increase in the maximum permitted floor area ratio; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

### D. REQUESTS FOR DESIGN EXCEPTIONS

The Bloomfield Planning Board may grant exceptions from the “should” regulations contained within this Redevelopment Plan under Chapter IV as may be reasonable and within the general purpose and intent of this Redevelopment Plan or if the literal enforcement of one or more provisions is impractical or will exact undue hardship because of peculiar conditions pertaining to the land in question.

## **E. SITE PLAN AND SUBDIVISION REVIEW**

Site plans for the construction of improvements within the Redevelopment Area shall be prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and shall be submitted by the redeveloper for review and approval by the Township of Bloomfield Planning Board.

In order to provide for the coordinated development of the Redevelopment Area, a site plan shall be presented to the Bloomfield Planning Board for the entire Area. The site plan shall be consistent with the provisions of this Plan and should, at a minimum, include the following elements:

- Overall development plan for the district specifying land uses, building heights, floor area ratios, square foot areas and numbers of residential units.
- Streetscape design plan, indicating the materials to be used, the location of all trees and other plantings and the location and design of any street furniture to be installed.
- Architectural renderings and floor plans indicating compliance with the design standards contained herein.
- Traffic and circulation analysis and plans which shall include consideration of mass transit routes. This analysis shall include the cumulative effect of the ingress and egress requirements of the proposed development and the effects on adjacent and affected roadways created by the overall floor area proposed.
- Parking, loading and vehicular access plan.
- Landscape plan.
- Utility plan.
- Stormwater management plan as per the requirements of Section 494-4 of the Zoning Ordinance.
- Phasing plan (if applicable).
- Executed redevelopment agreement between redeveloper and the Township of Bloomfield.

No certificate of occupancy of any type shall be issued for construction of improvements within the Redevelopment Area until the Bloomfield Planning Board has granted final site plan approval for such improvements.

The criteria for the consideration and approval of the site plan shall be conformance with the requirements of this Redevelopment Plan, the site plan provisions of the Township of Bloomfield Land Development Ordinance and the executed Redevelopment Agreement between the redeveloper and the Township of Bloomfield.

## **F. AFFORDABLE HOUSING**

A redeveloper shall be required to build and set aside affordable housing only as required as part of the existing redevelopment agreement between the redeveloper and the Township of Bloomfield.

## **G. ADVERSE INFLUENCES**

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders,

odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

#### **H. NON-DISCRIMINATION PROVISIONS**

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Council or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township Council, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of race, creed, color or national origin.

#### **I. DURATION OF THE PLAN**

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of 50 years from the date of approval of this plan by the Township Council.

## VIII. Other Provisions

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan does not envision a need to acquire privately-owned properties or to relocate any residents or businesses.
- The Redevelopment Plan is substantially consistent with the Master Plan for the Township of Bloomfield. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.
- This Redevelopment Plan shall supersede all provisions of the Zoning and Land Development Regulations of the Township of Bloomfield regulating development in the area addressed by this Redevelopment Plan, except where specifically mentioned within the text of this Plan. Final adoption of this Plan by the Township Council shall be considered an amendment of the Township of Bloomfield Zoning Map.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged 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 Redevelopment Plan shall be deemed valid and effective.

## IX. Procedure for Amending the **Approved Plan**

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from any agency of Bloomfield Township. The Township Council, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.



## Appendix A

### REDEVELOPMENT AREA PROPERTIES

Block	Lot	Lot Area (acres)
243	13	0.1670
	25	0.1282
	27	0.0909
	28	0.1518
	30	0.1067
	31	0.1067
	32	0.5744
	37	0.0740
	38	0.0688
<b>Total</b>		<b>1.4685 Acres</b>