

**RESOLUTION NO. 2018-2.16  
OF THE GOVERNING BODY OF  
THE BOROUGH OF BLOOMINGDALE**

**RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF  
PASSAIC AND STATE OF NEW JERSEY DESIGNATING BLOCK 5105, LOT  
14.01 MORE COMMONLY KNOWN AS “THE MEER TRACT” AS AN “AREA  
IN NEED OF REDEVELOPMENT”**

**WHEREAS**, the Borough Council of the Borough of Bloomingdale authorized the Planning Board to conduct a preliminary investigation to determine if an area identified as Block 5105, Lot 14.01, commonly known as the Meer Tract, constitutes an “area in need of redevelopment” as defined under the New Jersey Local Redevelopment Housing Law (“LRHL”); and

**WHEREAS**, the area in question consists of approximately 33.81 acres of land and is located at the southeastern portion of the Borough and the parcel has been created as the result of a recent subdivision dividing the former lot identified as Block 5105, Lot 14 into two lots comprised of Block 5105, Lot 14.01 and Block 5105, Lot 14.02 (Block 5105, Lot 14.01 was known as the “study area” and contains 33.81 acres of land); and

**WHEREAS**, in order to undertake this task, the Borough retained CME Associates to assist the Planning Board in this effort by commencing an investigation and preparing a report for the Planning Board’s review within the context of “non-condemnation” redevelopment procedure; and

**WHEREAS**, Malvika Apte, Professional Planner, prepared a report entitled, “In Need of Redevelopment Study: Block 5105 Lot 14.01” amended February 13, 2018 which included a map of the study area and an overall analysis of whether the property qualifies as an area in need of redevelopment. The study was circulated and presented to the Bloomingdale Planning Board for consideration; and

**WHEREAS**, the Board established a hearing date for its consideration of the preliminary investigation and provided notice in accordance with the LRHL and its intended meeting for the

purposes of hearing persons who would be affected by a determination that the delineated area is an area in need of redevelopment; and

**WHEREAS**, the Board held its hearing on January 18, 2018 at which time it was established that notice under the LRHL was properly provided, published and served in accordance with the LRHL; and

**WHEREAS**, at the public hearing, the Board accorded to all members of the public the opportunity to offer their comments respecting the study area and which comments were made as part of the public record; and

**WHEREAS**, the Planning Consultant, Malvika Apte, presented her report and summarized such findings as well as testifying in depth regarding an analysis of the proposed delineated area for consideration as an area in need of redevelopment; and

**WHEREAS**, the Bloomingdale Planning Board, by way of resolution adopted on February 15, 2018, memorialized the findings of the Board which recommended to the Mayor and Council in accordance with the LRHL that Block 5105, Lot 14.01, to designate the subject property as “an area in need of redevelopment”; and

**WHEREAS**, the Board further recommended that the Borough does not retain the right of eminent domain; and

**WHEREAS**, the Mayor and Council received the resolution of the Planning Board dated February 15, 2018 and the recommendations contained therein.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey as follows:

1. Based on the facts and findings of the report prepared by CME Associates entitled “In Need of Redevelopment Study: Block 5105 Lot 14.01” and the findings of the Planning Board, all made in

accordance with NJSA 40A:12A-1 et seq., that the Mayor and Council of the Borough of Bloomingdale does hereby declare the following parcel of land, known and described on the Tax Map of the Borough of Bloomingdale, to be an “area in need of redevelopment”:

**Block 5105, Lot 14.01, commonly known as the “Meer Tract” containing 33+/- acres of land.**

2. The Borough of Bloomingdale intends to utilize the authority provided by the Legislature for use in a redevelopment area, without the power of eminent domain, with respect to the above designated property.

3. The Borough Clerk shall serve by certified mail, return receipt requested, a copy of this resolution upon the owners of the above mentioned lot as well as any person who filed a written objection thereto and stated, in or upon the written submission, at an address to which notice of determination may be sent.

4. The Borough of Bloomingdale Planning Board is hereby requested and authorized to prepare a redevelopment plan for the property designated by this resolution as an “area in need of redevelopment,” which plan may include adjacent properties previously designated as areas in need of redevelopment or in need of rehabilitation.

This Resolution shall take effect immediately.

Adopted: February 20, 2018

*Record of Council Vote on Passage*

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Costa	X				Hudson	X			
D’Amato	X				Sondermeyer	X			
Dellaripa	X				Yazdi	X			

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on February 20, 2018.

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 Breeanna Calabro, RMC  
 Municipal Clerk, Borough of Bloomingdale