

**ORDINANCE NO. 31-2021
OF THE GOVERNING BODY
OF THE BOROUGH OF BLOOMINGDALE**

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, TO AUTHORIZE THE SALE OF A PORTION OF BLOCK 5105, LOT 14.01 AND A PORTION OF BLOCK 5105 LOT 14.02 PURSUANT TO N.J.S.A. 40A:12-13 ET AL

WHEREAS, in the matter of the application of the Borough of Bloomingdale, County of Passaic, Docket No PAS–L–2360–15, an Order granting third round substantive certification to the Borough of Bloomingdale requires that the Borough supports its third round affordable housing obligation by including the property commonly known as the “Meer Tract,” Block 5105, Lot 14.01 in the Borough of Bloomingdale; and

WHEREAS, the Borough's affordable housing obligation is to develop 72 affordable rental units on the Meer tract with a reasonable opportunity for such development; and

WHEREAS, Finbar Investments and Tilcon New York propose to donate land to the Borough, specifically Block 5105 Lot 14.01, which consists of 33.81 acres, as well as approximately 7 acres of land from a portion of Block 5105, Lot 14.02 to the Borough of Bloomingdale; and

WHEREAS, a portion of the properties in question have been identified by the Mayor and Council of the Borough of Bloomingdale by way of Resolution No. 2018-2.16 dated February 20, 2018, as an area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A–1 et al; and

WHEREAS, by way of Borough Resolution No. 2016-10.15, the properties in question have also been designated as part of an “area in need of rehabilitation” pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Borough seeks to identify a qualified developer to construct 72 affordable housing units on the aforementioned site encompassing approximately 27.65 acres of land, attached hereto on (Exhibit A) and made part of this ordinance and identified as the property in question which the Borough has the contractual rights to acquire by donation and seeks to convey to a qualified developer; and

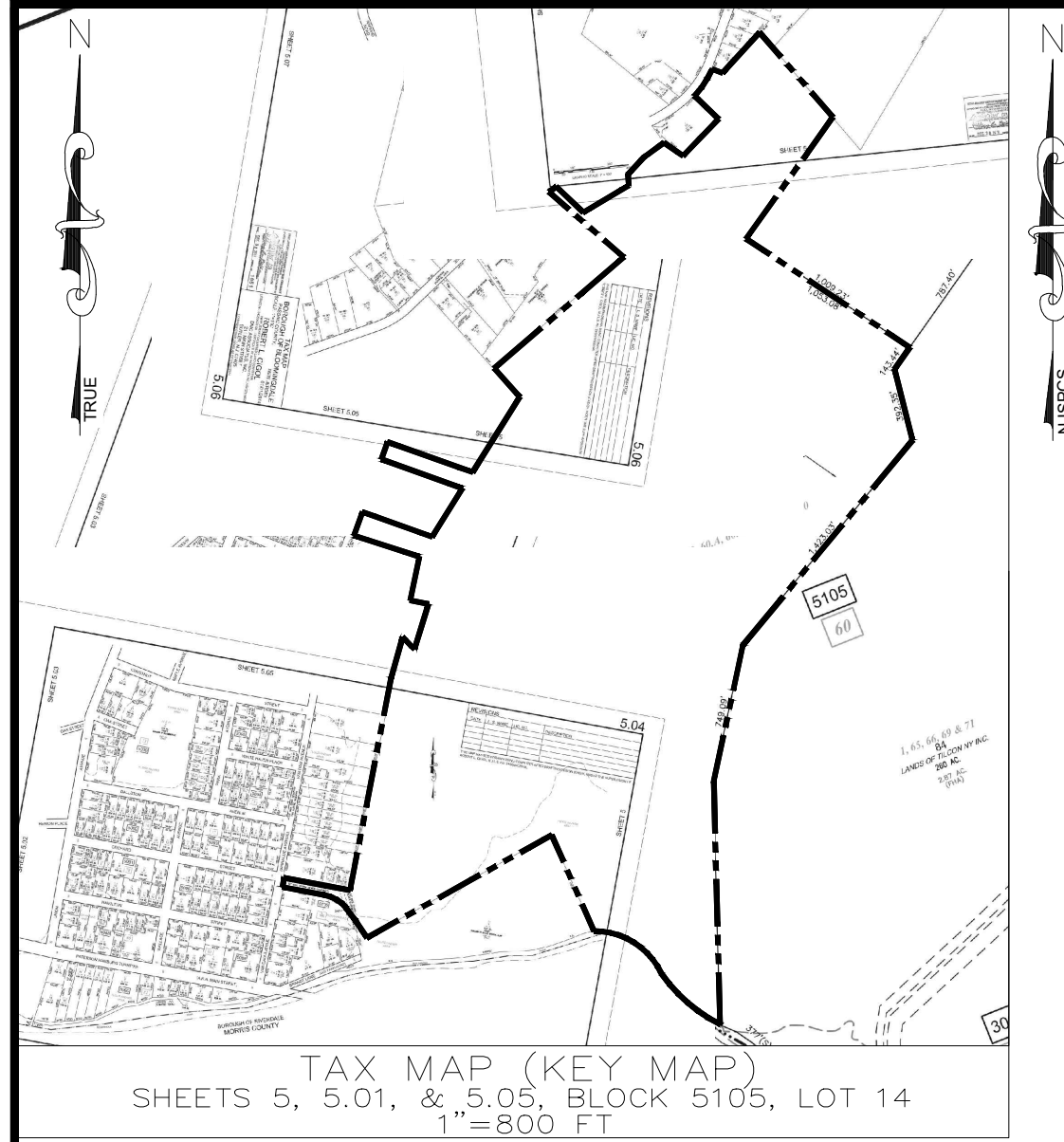
WHEREAS, the Borough is undergoing active negotiations to arrive at a contract of sale for the property for a minimum of \$4.5 million, subject to certain conditions of approval in order to support the redevelopment of the properties in question and the Borough's affordable housing obligation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Bloomingdale, County of Passaic and State of New Jersey, that a portion of real property known as Block 5105, Lot 14.01 and a portion of Block 5105, Lot 14.02 for a total of approximately 27.65 acres as generally set forth on the attached Exhibit A, is not needed for municipal purposes and to support the Borough's affordable housing obligation and may hereby be sold to a qualified developer for an amount that must exceed \$4.5 million.

BE IT FURTHER RESOLVED that as a condition of the sale of property, the Borough will enter into a contract of sale outlining the terms and conditions of such transaction which should include, but not be limited to, a minimum sale price of \$4.5 million for the construction of 72 affordable rental units, along with certain conditions and installment payments in order to best facilitate an affordable housing development with respect to the property in question. The contract of sale is subject to a separate resolution of the Borough of Bloomingdale.

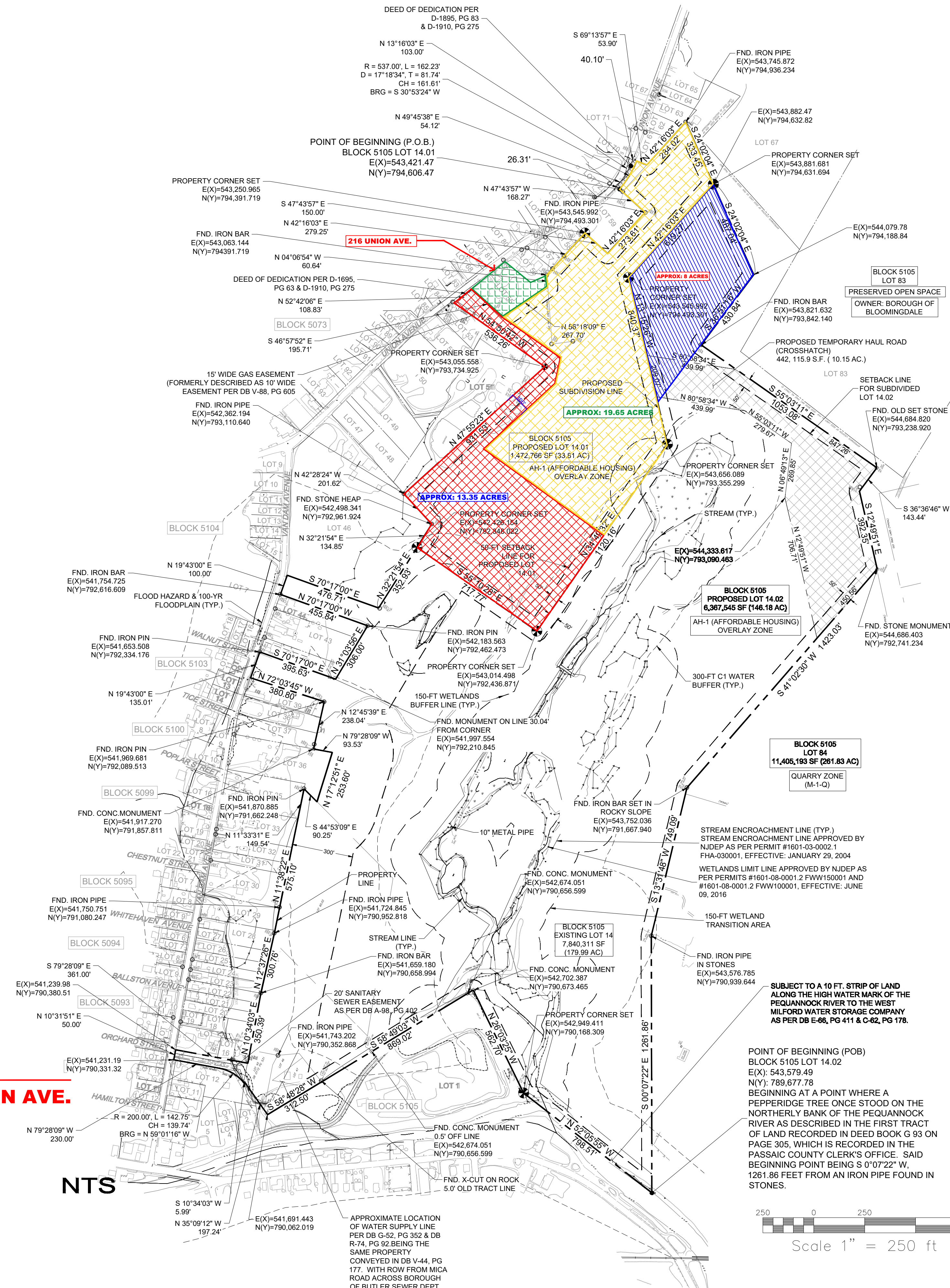
BE IT FURTHER RESOLVED that the terms and conditions of such contract are hereby permitted under the local redevelopment and housing law in accordance with N.J.S.A. 40A:12A-1 et seq. and more specifically, N.J.S.A. 40A:12A-13(c).

Exhibit A - Ordinance No. 31-2021
(reference is to the yellow & blue highlighted areas of the map)

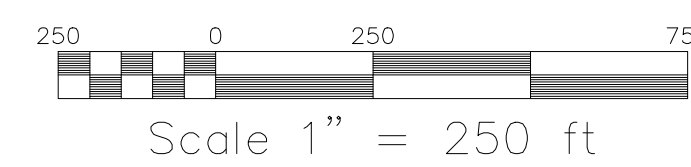


LEGEND

- PROPERTY LINE
- - - PROPOSED SUBDIVISION LINE
- - - MUNICIPAL BOUNDARY LINE
- - - QUARRY SETBACK LINE (WIDTH VARIES)
- - - BUILDING SETBACK LINE
- - - 300 FT C1 WATER BUFFER LINE
- - - 150 FT WETLANDS BUFFER LINE
- - - STREAM LINE
- - - WETLANDS LIMIT LINE
- - - FLOOD HAZARD AREA LIMIT LINE



ITEM	REQUIRED	EXISTING LOT 14	PROPOSED LOT 14.01	PROPOSED LOT 14.02
ZONING DISTRICT	AH-1	AH-1	AH-1	AH-1
MINIMUM LOT AREA	-	7,840,311 SF	1,472,766 SF	6,367,545 SF
MINIMUM FRONT YARD SETBACK	50 FT	-	> 50 FT	> 50 FT
MINIMUM SIDE YARD SETBACK	50 FT	-	> 25 FT	> 25 FT
MINIMUM REAR YARD SETBACK	50 FT	-	> 50 FT	> 50 FT
MAXIMUM BUILDING HEIGHT	73 FT	-	< 73 FT	< 73 FT
MAXIMUM BUILDING COVERAGE (%)	30%	-	-	< 30%
MAXIMUM LOT COVERAGE (%)	60%	-	-	< 60%
MINIMUM PARKING LOT SETBACK	15 FT	-	-	-
MINIMUM NUMBER OF PARKING SPACES	-	-	-	-



NO.	REVISION	BY	DATE:
5			
4			
3			
2	SQ.FT. ADJUSTED		11-17-2021
1	SQ.FT. ADJUSTED		10-25-2021

PROJECT:	BLOCK 5105 LOTS 84 & 14 BLOOMINGDALE BOROUGH
PASSAIC COUNTY	NEW JERSEY
TITLE:	M&T SUBDIVISION PLAT
JOB NO.:	
SCALE:	1" = 250'
DESIGNED:	BC
CHECKED:	BT
FILENAME:	SUBDIVISION_PLAT.DWG
DATE:	10-20-2021

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the above Ordinance was introduced and passed on first reading at an Official Meeting of the Governing Body of the Borough of Bloomingdale, County of Passaic, State of New Jersey held in the Municipal Building on November 23, 2021, and the same shall come up for final passage at an Official Meeting of the Governing Body to be held on December 28, 2021 at 7PM, at which time any persons interested shall be given the opportunity to be heard concerning said Ordinance. Copies of this Ordinance are available in the Clerk's Office located at 101 Hamburg Turnpike, Bloomingdale, New Jersey.

(Exhibit A reference in Ordinance No. 31-2021 is available in the Municipal Clerk's Office)

Breeanna Smith, RMC
Municipal Clerk