§1. Short Title[1]

This ordinance, the Bloomfield Borough Zoning Ordinance, shall be known as Chapter 26-Zoning. Any reference, herein, to "Chapter 26, or 'this ordinance' shall be interpreted as §§ 1 to 170 of this Chapter. (Ord. 131, 7/8/1975, Art. I, §1.01; as amended from time to time and as amended by Ord. 358, 06/07/2022, §1; as amended by Ord 390-2026, xx/xx.202x, §1)

§22. Zoning Map

The boundaries of the above districts are delineated on a map entitled "Bloomfield Borough Zoning Map" which accompanies and which, with all explanatory matter thereon, is hereby made a part[2] of this ordinance.

(Ord. 131, 7/8/1975, Art, III, §3,02;
as amended by Ord. 145, 3/24/1980, §1;
as amended by Ord. 162, 12/4/1984,§1;
as amended by Ord. 178, 6/7/1988, §1;
as amended by Ord. 298, 12/6/2011, §1;
as amended by Ord. 340, 12/4/2018,§1,
as amended by Ord. 358, 06/07/2022, §22;
as amended by Ord. 368, 11/07/2023, §22)
as amended by Ord. 390-2026, xx/xx/202x §22)

[1] **This heading and those of §§ 1 to 170 of this Chapter derive from Ordinance 131 as enacted in 1975, and as amended from time to time to include related items such as an R-3 Zoning District, Wireless Communications and Enforcement.**

[2] **Descriptions of the changes made in the Zoning Map can be found in §§26 through 34 hereof.**

§34. Territory Added to R-3 Residential Districts

C From Mixed Zoning Districts (as noted) to R-3 Residential:

On the East side of N. Carlisle St, properties originally being drawn partially as R-1 and partially as R-2, and partially as A-1 to become entirely R-3, having been acquired and subdivided into one property by Talmudic Properties, totaling 10.57 acres in Bloomfield Borough: (parcel # 020,086.03-019.001) now or formerly of Talmudic Properties).

(Ord. 390-2026, xx/xx/202xx §34.C)

§157. PRD Authorizations

A Lakeside Development – (before 2022)

(Ord. 358, 06/07/2022, §157A)

B. Talmudic Properties (R-3)

1. Talmudic Properties requested the creation of a new R-3 District to enable development of a Condominium community on a 10.57 acre parcel consolidated from purchases of several parcels and combined with a subdivided portion of the greater campus. While being an R-3[3] District, a Conditional Use was requested to allow a pre-existing commercial building to be repurposed for sales of Kosher food/products within walking distance of the community.

2. Future expansion of this district, whether by owners of the condominium community or neighboring parcels seeking to convert to R-3 District status would require additional Zoning Amendment(s).

(Ord. 390-2026, xx/xx/202x, §157B)

[3] **See §34.C of this Chapter.**