

AGENDA – REGULAR MEETING
PLANNING BOARD OF THE TOWNSHIP OF BLOOMFIELD
TUESDAY, MAY 10, 2022 7:00 P.M.

Due to the ongoing pandemic and in an effort to prevent further spread of COVID-19, this meeting will be held remotely. The public is invited to attend by accessing the meeting either by telephone or video link. The meeting will also be available for viewing on Channel 35 (Comcast) or Channel 30 (Verizon), or by streaming live on Facebook Live or the Township website, www.bloomfieldtwpnj.com.

The public is invited to participate via Zoom by accessing the website link or calling the telephone number below. The Meeting ID is 841 5945 9172 and the Passcode is [272393](https://us02web.zoom.us/j/84159459172?pwd=RVZnNTJJaFRlbnhFbzhScidXdW9Ddz09).

<https://us02web.zoom.us/j/84159459172?pwd=RVZnNTJJaFRlbnhFbzhScidXdW9Ddz09>

(646) 558 8656 – (New York Area)

If you would like to review the application material prior to the meeting or have any questions, please contact the Board Secretary, Nicole Cosenza, at ncosenza@bloomfieldtwpnj.com or (973) 680-4012.

1.) Roll Call:

2.) Communications: Minutes of 3/8/22, 3/22/22, 4/5/22 and 4/12/22.

3.) Old Business:

A.) Application of 14 Washington Street Developers, LLC. as Applicant & Owner for final major site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert a three (3)-story medical building into a four (4)-story medical building in a Bloomfield Center Redevelopment Phase II BCRP zone on premises known as Map 13, Block 311, Lot 28 better known as 14 Washington Street.

B.) Application of Finomus Bloomfield Re Holdings, LLC. as Applicant & Owner for preliminary and final major site plan approval, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to demolish the existing building and build a new

one in a Neighborhood Business B-2 zone on premises known as Map 39, Block 1088, Lot 59 better known as 1243 Broad Street.

4.) New Business:

C.) Application of RC Group Bloom, LLC. as Applicant & 324 Broad Street, LLC. as Owner for minor site plan approval and any such other relief as may be required from the Township of Bloomfield to operate a cannabis retail store in a vacant retail bank building in a B-2 Neighborhood Business zone on premises known as Map 22, Block 574, Lot 19 better known as 324 Broad Street.

D.) Application of 27 Federal Plaza Realty as Applicant & Owner for bulk variances, preliminary and final major site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct an addition in a General Industrial M-1 zone on premises known as Map 5, Block 63, Lot 70 better known as 27 Federal Plaza.

E.) Discussion regarding the Planning Board undertaking an investigation for the redevelopment of property known as Block 241, Lots 1, 5, 6, 7, 21, 23, 37, 39, 41, 42, 43, 45 & 46 and providing recommendations to the Mayor and Council.

6.) Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE