

**AGENDA – REGULAR MEETING**  
**ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD**  
**THURSDAY AUGUST 19, 2021 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](http://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 869 5066 3650 and the Passcode is 950524.

<https://us02web.zoom.us/j/86950663650?pwd=SXRiNFFJQVVjOE5lVjRlSVBrNUxtQT09>  
(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](mailto:ncosenza@bloomfieldtwpnj.com) or (973) 680-4012.

- 1.) Roll Call:
- 2.) Communications: Resolutions/Minutes: 6/3/21, 6/17/21 and 7/8/21.
- 3.) Discussion on in-person meetings resuming possibly in September.
- 4.) Upcoming Applications To Consider For Board Planner and/or the Board Traffic Expert:  
383-387 Broughton Avenue & 10 Aldon Terrace
- 5.) Old Business:
  - A.) Application of Steven Alexander as Applicant & Owner for a use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to keep an already installed dormer in a General Industrial M-1 zone on premises known as Map 13, Block 313, Lot 48 better known as 258 Montgomery Street.
  - B.) Application of Joanna & Eugene Darke as Applicants & Owners for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to enclose a porch in a residential one (1)-family R-1B zone on premises known as Map 29, Block 783, Lot 19 better known as 62 Mill Street.

**C.) Application of Ann Lauda as Applicant & Owner for minor site plan approval, a use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert a one (1)- family dwelling into a four (4) family dwelling in a residential one (1)-family R-1B zone on premises known as Map 11, Block 249, Lot 3 better known as 65 Park Avenue.**

**D.) Application of Charbel Solta as Applicant & Owner for a use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert a one (1)-family dwelling into a two (2)-family dwelling in a residential one (1)-family R-1A zone on premises known as Map 33, Block 919, Lot 60 better known as 231 Broughton Avenue.**

**E.) Application of New Cingular Wireless PCS, LLC. (AT & T) as applicant & National Church Res. MS #6/Kinder Tower as Owner for a conditional use variances, minor site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to install a rooftop telecommunication facility in a Garden Apartment R-G zone on premises known as Map 26, Block 697, Lot 100 better known as 400 Hoover Avenue.**

**F.) Application of John & Michelle Babula as Applicants & Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the township of Bloomfield to construct a 2<sup>nd</sup> story addition, front porch and mudroom in a residential one (1)-family R-1A zone on premises known as Map 47, Block 1321, Lot 39 better known as 44 Jacob Street.**

**6.) New Business:**

**G.) Application of Charles Housing, LLC. as Applicant & Owner for a use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert a one (1)- family dwelling into a two (2)-family dwelling in a residential one (1)-family R-1A zone on premises known as Map 37, Block 1021, Lot 2 better known as 383-387 Broughton Avenue.**

- H.) Application of Luis Garcia as Applicant & Owner for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to expand the driveway in a residential one (1)-family R-1A zone on premises known as Map 41, Block 1143, Lot 50 better known as 675 East Passaic Avenue.**
  
- I.) Application of Carlos Pomares as Applicant & Owner for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to expand an existing garage in a residential one (1)-family R-1A zone on premises known as Map 12, Block 281, Lot 49 better known as 56 Monroe Place.**
  
- J.) Application of Jorge Lopes as Applicant & Owner for bulk variances to replace an existing one (1)-car garage with a detached two (2)-car garage in a residential two (2)-family R-2B zone on premises known as map 21, Block 542, Lot 21 better known as 75 East Almira Street.**

**7.) Adjournment:**

**THIS AGENDA IS SUBJECT TO CHANGE**