

Township of Bloomfield
Planning Board Minutes
Special Meeting
February 26, 2019

A special meeting of the Planning Board of the Township of Bloomfield was held on Tuesday, February 26, 2019 with a start time of 6:36 p.m. Chairman LaQuaglia read the following statement:

“Notice of the time, date, location and agenda of this meeting, to the extent then known, was provided at least forty-eight (48) hours prior to the commencement of this meeting, in the following manner, pursuant to the provisions of Chapter 231 of the Law of 1975 (The Open Public Meetings Act)”:

- 1.) By posting such notice on the bulletin board of the municipal building and
- 2.) By mailing such notice to the office of the Independent Press, Bloomfield Life, Herald News and the Star Ledger.”

Roll call showed the following members present:

Mr. LaForte, Mr. Zitka, Mr. Babula, Mr. Harvey, Dr. Hill, Councilman Rockwell, Mr. Watkins, Mr. Lasek and Chairman LaQuaglia. Also present were Nicole Cosenza, Secretary to the Boards, Michael Rubin, Consulting Attorney to the Boards and Anthony Marucci, Consulting Engineer to the Boards.

Roll call showed the following members absent: Mr. Stern and Mayor Venezia.

Any and all discussion was recorded on audio tapes through the municipality and also through the Bloomfield Township Public Access TV Channel 35.

A special meeting was established for Tuesday March 26, 2019 at 6:30 p.m., moved by Mr. Watkins, seconded by Mr. LaForte.

CASE A

Application of PCP Acquisition Partners, LLC. as Applicant and GP Bloomfield, LLC. as Owner for minor subdivision, preliminary and final major site plan approval, a fill or soil removal permit, waiver of site plan requirements and any such other relief as may be required from the Township of Bloomfield to construct a “clustered” townhouse development as part of the Parkway Lofts Phase II redevelopment in a Commuter Oriented Residential District CORD zone on premises known as Map 6, Block 94, Lot 44 better known as 13-17 Lawrence Street.

Some testimony and discussion followed.

Francis Regan-applicant’s Attorney, Angelo Alberto-Applicant’s Architect and Planner, Richard Procanik-Applicant’s Engineer, Giovanni Diaz-Applicant’s Landscape Engineer,

Anthony Marucci-Board's Engineer, Keenan Hughes-Board's Planner and Guy Olsen-Board's Traffic Engineer.

A motion was made by Mr. Lasek, to approve the townhouse portion of this application and adjourn the rest, seconded by Mr. Babula. All voting members voted yes on the motion and this application was partially approved and partially adjourned until a special meeting on March 26, 2019 at 6:30 p.m.

CASE B

Application of Brookdale Shoprite, Inc. as Applicant & Brookdale Shoprite/Shoprite Realty, BSR Parking, LLC. and Broadacres Owner, LLC. as Owners for preliminary and final major site plan approval, bulk variances and waiver of site plan requirements to construct an addition to the existing Shoprite in both a Community Commercial CC zone and a Regional Office RO zone on premises known as Map 44, Block 1231, Lots 43, 15.01 and 46 better known as 1381 and 1409 Broad Street and 400 Broadacres Drive.

Testimony and discussion followed.

Ralph Salerno-Applicant's Attorney, J. Michael Petry-Applicant's Engineer, Muhammed Shama-Applicant's Architect, Anthony Albano-Applicant's Traffic Engineer, Peter Steck-Applicant's Planner, Anthony Marucci-Board's Engineer and John McCormack-Board's Traffic Engineer.

A motion was made by Mr. LaForte to approve this application, seconded by Mr. Watkins. All voting members voted yes on the motion and this application was approved.

MEETING ADJOURNED AT 9:54 P.M.

Respectfully Submitted,

Nicole Cosenza
Secretary to the Boards