

**AGENDA – REGULAR/REORGANIZATION MEETING**  
**ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD**  
**THURSDAY JANUARY 27, 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](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 [841 9098 2458](https://us02web.zoom.us/j/84190982458) and the Passcode is [539163](https://us02web.zoom.us/j/84190982458).

<https://us02web.zoom.us/j/84190982458?pwd=Mk5SQnpPOEZZd0J0aklOSDFCOGJUdz09>  
(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.) Administration of Oath of Office to new and reappointed members:
- 2.) Roll Call:
- 3.) Reorganization-Reappointments.
  - a.) Chairman
  - b.) Vice-Chairman
  - c.) Secretary
  - d.) Board Attorney
  - e.) Board Professional Engineer
  - f.) Board Professional Planner
  - g.) Board Professional Traffic Engineer
- 4.) Communications:
- 5.) Minutes: 11/18/21, 12/9/21 and 1/6/22.
- 6.) Resolutions:
- 7.) Upcoming Applications to Consider for Board Planner and/or the Board Traffic Expert:

NONE.
- 8.) Special Meeting request from 68 Lexington Avenue (Application for bulk variances-deemed complete and put on the April 7<sup>th</sup> agenda).
- 9.) Old Business:

- A.) Application of Michael Hawley as Applicant & Owner for preliminary and final major site plan approval, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a 17-unit garden apartment building in a Professional Office/Residential PO/R zone on premises known as Maps 11 & 12, Block 513, Lot 37 better known as 224 Broad Street.**
- B.) Application of 125 Broughton Avenue, LLC. as Applicant & Owner for preliminary and final major site plan approval, a conditional use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a two (2)-story addition to the existing building to create a mixed used building with commercial use on the ground floor and four (4) new apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 30, Block 823, Lots 4, 5 & 6 better known as 125 Broughton Avenue.**
- C.) Application of Bloomfield 1 Group, LLC. as Applicant & Owner for preliminary and final major site plan approval, a conditional use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a two (2)-story addition to the existing building to create a mixed used building with commercial use on the ground floor and six (6) new apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 3, Block 20, Lot 19 better known as 58 (34) Bloomfield Ave.**
- D.) Application of 3X Lawrence, LLC. as Applicant & Owner for preliminary and final major 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 construct a new four (4)-story residential apartment building with a total of 14 dwelling units and parking below in a residential two (2)-family R-2B zone on premises known as Map 6, Block 94, Lots 12 & 14 better known as 25 Lawrence Street.**
- E.) Application of Oliver & Gina Young 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 convert a one (1)-family**

dwelling into a two (2)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 11, Block 247, Lot 4 better known as 29 Park Street.

- F.) Application of Hoover Ave Apartment, LLC. as Applicant & Owner for preliminary and final major site plan approval, bulk variances, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to add a manufacturing / fabrication use to an already existing 13 residential unit and warehouse use in a Garden Apartment R-G zone on premises known as Map 26, Block 697, Lot 85 better known as 336-344 Hoover Avenue.
  
- G.) Application of Leonardo da Vinci International Academy of Learning, Inc. as Applicant & Bloomfield Presbyterian Church as Owner for preliminary and final major site plan approval, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to utilize a portion of the property, including a portion of the church building as a child care center in a residential one-family R-1A zone on premises known as Map 11, Block 252, Lot 1 and Block 251, Lot 5 better known as 147 Broad Street and 67 Park Place.

**10.) New Business:**

- H.) Application of Vickie Holloway 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 construct a deck in the side yard in a residential one (1)-family R-1A zone on premises known as map 31, Block 841, Lot 1 better known as 8 Sunset Avenue.
  
- I.) Application of Asher Peyton 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 constructed dormer in a Central Business District CBD zone on premises known as Map 6, Block 105 Lot 48 better known as 21 Sherman Court.

**11.) Adjournment:**

**THIS AGENDA IS SUBJECT TO CHANGE**