

**AGENDA**  
**REGULAR/REORGANIZATION MEETING OF THE**  
**ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BLOOMFIELD**  
**THURSDAY, JANUARY 28, 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 [899 3265 4696](https://us02web.zoom.us/j/89932654696) and the Passcode is [939747](https://us02web.zoom.us/j/89932654696).

[https://us02web.zoom.us/j/89932654696?pwd=eE54WHUxaVBiWGtQSGZ1OGdRamlqdz09or\(646\)5588656](https://us02web.zoom.us/j/89932654696?pwd=eE54WHUxaVBiWGtQSGZ1OGdRamlqdz09or(646)5588656) – or find your local number via: [https://us02web.zoom.us/u/kJBtP3EUM](https://us02web.zoom.us/j/89932654696?pwd=eE54WHUxaVBiWGtQSGZ1OGdRamlqdz09or(646)5588656)

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.

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- 1.) Roll Call:
  - 2.) Communications: Resolutions/Minutes: No Minutes.
  - 3.) Upcoming Applications to Consider For Board Planner and/or the Board Traffic Expert:  
50 Barbara Street  
160 Willard Avenue
  - 4.) Reorganization-Appointments
  - 5.) Establish a Special Meeting on February 25, 2021.
  - 6.) Old Business:

A.) Application of 3X Dodd, LLC. as Applicant & Owner for preliminary and final major site plan approval, bulk variances, a use variance, a conditional use variance 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 mixed use building in both a Neighborhood Business B-2 zone and a residential two (2)-family R-2B zone on premises known as Map 6, Block 94,

**Lot 1 and Block 94, Lot 40 better known as 55 Lawrence Street and 22-24 Arch Street.**

- B.) Application of Patricia Sabater as Applicant & Owner for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to extend a driveway and a walkway in a residential one (1)-family R-1A zone on premises known as Map 34, Block 933, Lot 91 better known as 71 Eaton Place.**
- C.) Application of Washington Developers, LLC. as Applicant & Fawzia A.O. El Araby & Hassan H. Khalaf as Owners 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 convert a two (2)-family dwelling into a three (3)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 10, Block 224, Lot 5 better known as 145 Washington Street.**
- D.) Application of 59 Dodd, LLC. as Applicant & Owner for amended development approval to construct a mixed use three (3)-story building with 1,920 square feet of commercial space on the first floor and 17 residential apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 6, Block 94, Lots 27, 28, 30 & 31 better known as 59 Dodd Street.**

**7.) New Business:**

- E.) Application of Natalee & Nelson Martin as Applicants and Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to keep already installed pavers in the rear yard on premises known as Map 7, Block 126, Lot 100.07 better known as 76 Willow Street.**
- F.) Application of Michael Hawley as Applicant and 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 16 garden apartments 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.**

**G.) Application of Progressive Real Estate of NJ., Inc. as Applicant & Owner for a use variance, 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 convert a former construction contractor's office to a physician's office with associated parking, lighting and landscaping improvements in a residential one (1)-family R-1A zone on premises known as Map 11, Block 252, Lot 15 better known as 320 Belleville Avenue.**

**8.) Adjournment:**

**THIS AGENDA IS SUBJECT TO CHANGE**