

**Agenda for the Regular Meeting**  
**Planning Board for the Township of Bloomfield**  
**Tuesday, February 10, 2026 7:00pm**

**PLEASE TAKE NOTICE**, that in accordance with the Open Public Meeting Law, N.J.S.A. 10:4-6, et seq., Chapter 231, P.L. 1975, the Planning Board of the Township of Bloomfield, Essex County, State of New Jersey, will meet at 7:00 p.m. in the Council Chambers, 1 Municipal Plaza, 2<sup>nd</sup> floor, Bloomfield, NJ 07003 at which time, formal action may be taken. 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).

If you would like to review the application material prior to the meeting or have any questions, please contact the Board Secretary, Amanda Waters, at [awaters@bloomfieldtwpnj.com](mailto:awaters@bloomfieldtwpnj.com) or (973) 680-4012.

1. Roll Call:
2. Communications:
3. Minutes: [1/20/26](#)
4. Resolutions: [None](#)
5. Applications to consider for Board Planner and/or the Board Traffic Expert: [None](#)
6. Old Business: [None](#)
7. New Business:
  - A. [116 Thomas Street](#)  
[Block 217, Lot 29](#)  
[Zone: R-G](#)  
**Applicant/Owner:** 116 Thomas Street, LLC  
**Application:** seeking minor site plan approval and bulk variances for side yard setback, parking and pursuant to section 315-37(B) - (d) landscaping, (i) number of bedrooms and (k) building materials and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to retain a 3<sup>rd</sup> floor dormer constructed without permits in the R-G zone.
  - B. [1400 Broad Street](#)  
[Block 1174, Lot 70](#)  
[Zone: B-2](#)  
**Applicant/Owner:** Smiling, LLC  
**Application:** seeking preliminary major site plan and final major site plan approvals and bulk variances for parking spaces and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to expand the existing dental office use in the B-2 zone.
8. Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE