

AGENDA – REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BLOOMFIELD
THURSDAY, FEBRUARY 11, 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.

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](https://us02web.zoom.us/j/86950663650) and the Passcode is [950524](https://us02web.zoom.us/j/86950663650).

<https://us02web.zoom.us/j/86950663650?pwd=SXRiNFFJQVVjOE5lVjR1SVBrNUxtQT09>

(646) 558 8656 – or find your local number via: [https://us02web.zoom.us/u/kJBtP3EUm](https://us02web.zoom.us/j/86950663650?pwd=SXRiNFFJQVVjOE5lVjR1SVBrNUxtQT09)

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 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:
387 Berkeley Avenue.
 - 4.) 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 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.

C.) 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.

D.) 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.

5.) New Business:

E.) Application of Keith and Marisa Kooistra 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 restore an existing garage/shed in a residential one (1)-family R-1B zone on premises known as Map 9, Block 193, Lot 66 better known as 90 Evergreen Avenue.

F.) Application of Nelsy Guerra as Applicant and Owner for 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 gazebo not in a rear yard in a residential one (1)-family R-1A zone on premises known as Map 14, Block 332, Lot 50 better known as 160 Willard Avenue.

6.) Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE