

AGENDA – REGULAR MEETING
ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD
THURSDAY, FEBRUARY 24, 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.

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 or (973) 680-4012.

- 1.) Roll Call:
- 2.) Communications:
- 3.) Minutes: No Minutes.
- 4.) Resolutions:
- 5.) Upcoming Applications to Consider for Board Planner and/or Traffic Expert: NONE
- 6.) 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 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.
- D.) 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 Avenue.
- E.) Application of Charbel Solta as Applicant & Owner for bulk variances, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct an addition to a non-conforming two (2)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 30, Block 818, Lot 33 better known as 17 Pettit Street.
- F.) Application of 251 Hoover, LLC. as Applicant and 251 Hoover, LLC. and Robert Grogan as Owners 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 construct a new four (4)-story multi-family apartment building in a residential two (2)-family R-2B zone on premises known as Map 30, Block 818, Lots 9.01, 9.02 and 10 better known as 251, 253 & 257 Hoover Avenue.

G.) 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.

H.) 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.

7.) New Business: None.

8.) Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE