

**AGENDA – REGULAR MEETING**  
**ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD**  
**THURSDAY MARCH 10, 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.) Roll Call:**

**2.) Communications:**

**3.) Minutes: 1/27/22, 2/10/22, 2/17/22 and 2/24/22.**

**4.) Resolutions:**

**5.) Upcoming Applications to Consider for Board Planner and/or Traffic Expert:**

**251, 253 & 257 Hoover Avenue**

**6.) Old Business:**

**A.) 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.**

**B.) 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.

- C.) 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.
- D.) 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.
- E.) Application of Jeffrey Roberts 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 an addition in a residential one (1)-family R-1B zone on premises known as Map 45, Block 1264, Lot 16 better known as 56 Ernst Avenue.
- 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 Tara Walters & Ashish Relan as Applicants & Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to install a fence in the front yard in a residential one (1)-family R-1A zone on premises known as Map 39, Block 1088, Lot 65 better known as 32 Macleod Lane.
- H.) Application of Jean Laurier 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 two (2)-story addition in a residential one (1)-family R-1A zone on premises known as Map 41, Block 1146, Lot 15 better known as 40 Bromley Place.**

**7.) New Business:**

**I.) Application of Ruth & Vincent Turano as Applicants & Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to keep and already constructed paved area and to convert a four (4) foot fence to a six (6) foot fence in a residential one (1)-family R-1A zone on premises known as map 34, Block 935, Lot 8 better known as 19 Eaton Place.**

**J.) Application of Lanny & Susan Katz as Applicants & Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct an addition in a residential one (1)-family R-1A zone on premises known as Map 47, Block 1200, Lot 72 better known as 90 Golf Road.**

**K.) Application of Carlos & Katherine Rivas as Applicants & Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct an addition in a residential one (1)-family R-1A zone on premises known as Map 50, Block 1414, Lot 157 better known as 28 Alyson Place.**

**8.) Adjournment:**

**THIS AGENDA IS SUBJECT TO CHANGE**