

AGENDA – REGULAR MEETING
ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD
THURSDAY, JULY 28, 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: 5/12/22, 5/26/22, 6/9/22, 6/23/22 and 7/14/22

4.) Resolutions:

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

72 Willet Street

238 North 15th Street

258 Montgomery Street

6.) Old Business:

A.) Application of Leonardo da Vinci International Academy of Learning, Inc. as Applicant & Bloomfield Presbyterian Church as 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 utilize a portion of the property, including a portion of the church building as a child care center in a residential one (1)-family R-1A zone on premises known as Map 11, Block 252, Lot 1 and Block 251, Lot 5 better known as 147 Broad Street and 67 Park Place.

- B.) Application of 3X Lawrence, LLC. as Applicant & Owner 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 construct a new four (4)-story residential apartment building with a total of 14 dwelling units and parking below in a residential two (2)-family R-2B zone on premises known as Map 6, Block 94, Lots 12 & 14 better known as 25 Lawrence Street.**
- C.) 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.**
- D.) 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.**
- E.) Application of Kanwal Varma/Franklin Street, LLC. as Applicant & Amrita Varma/Franklin Street, LLC. as Owner for a conditional use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to add two (2) stories above an existing garage to create two (2) apartments in a Neighborhood Business B-2 zone on premises known as Map 12, Block 271, Lot 7 better known as 401 Franklin Street (rear).**
- F.) Application of HR Grover Properties, LLC. as Applicant & Owner for bulk variances, preliminary and final major site plan, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to operate a cash and carry retail use and/or wholesale/warehouse distribution use with associated offices and storage in a Community Commercial CC zone on premises known as Map 16, Block 392, Lot 11 better known as 265 Watsessing Avenue.**

7.) New Business:

G.) Application of Joseph Farinella 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 construct a two (2)-family dwelling in a residential one (1)-family R-1A zone on premises known as Map 30, Block 829, Lot 16 better known as 25 Fritz Street.

8.) Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE