

AGENDA – REGULAR MEETING
PLANNING BOARD OF THE TOWNSHIP OF BLOOMFIELD
TUESDAY, AUGUST 9, 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 5945 9172](https://us02web.zoom.us/j/84159459172) and the Passcode is [272393](https://us02web.zoom.us/j/84159459172).

<https://us02web.zoom.us/j/84159459172?pwd=RVZnNTJJaFRlbnhFbzhScldW9Ddz09>

(646) 558 8656

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: No Minutes

3.) Withdrawal of 14 Washington Street

4.) Old Business:

A.) Application of Finomus Bloomfield Re Holdings, LLC. as Applicant & Owner for preliminary and final major site plan approval, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to demolish the existing building and build a new one in a Neighborhood Business B-2 zone on premises known as Map 39, Block 1088, Lot 59 better known as 1243 Broad Street.

B.) Application of RC Group Bloom, LLC. as Applicant & 324 Broad Street, LLC. as Owner for minor site plan approval and any such other relief as may be required from the Township of Bloomfield to operate a cannabis retail store in a vacant retail bank building in a B-2 Neighborhood Business zone

on premises known as Map 22, Block 574, Lot 19 better known as 324 Broad Street.

- C.) Application of The Flower Shop Dispensaries, LLC. as Applicant & Lynda & Joseph Stollo as Owners for preliminary and final major site plan approval, a conditional use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to operate a retail adult use cannabis dispensary in a Neighborhood Business B-2 zone on premises known as Map 22, Block 576, Lot 18.02 better known as the rear of 329 Broad Street.

5.) New Business:

- D.) Discussion of a resolution from the Mayor and Council regarding the Planning Board preparing amendments to the permitted use standards within the Bloomfield Center Redevelopment Plan Phase I and Phase II.
- E.) Discussion of a resolution from the Mayor and Council requesting the Planning Board consider a proposed amendment to Chapter 315, land development section 39B “requirements for conditional uses” of the Township code.

6.) Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE