

Township of Bloomfield  
Planning Board Minutes  
Regular Meeting  
August 9, 2022

The seventh regular meeting of the Planning Board of the Township of Bloomfield was held on Tuesday, August 9, 2022 with a start time of 7:03p.m. Chairman LaQuaglia read the Open Public Meetings Act followed by the salute to the flag. The meeting was held via Zoom and recorded and available for viewing on the Township website and WBMA-TV.

Roll call was taken and the following members were present:

Mr. Lasek, Mr. Zitka, Councilman Rockwell, Councilwoman Mundell, Mr. Babula, Mr. LaForte, Ms. Richardson, Mr. Harvey and Chairman LaQuaglia.  
Dr. Hill was absent

Also present were Nicole Cosenza, Secretary to the Board, Michael Rubin, Consulting Attorney to the Board, Anthony Marucci, Consulting Engineer to the Board.

**Minutes of 5/10/22 and 6/14/22 were approved, moved by Mr. Zitka, seconded by Mr. LaForte.**

**A memorializing resolution was approved for cannabis retail, eliminating 200 foot restriction for houses of worship in the CBD and B2 Zones, moved by Mr. Zitka, seconded by Mr. LaForte.**

**The swearing in of Mr. Zachary Farnsworth as alternate #2 and Amanda Waters as the new Planning and Zoning Board secretary, moved by Chairman LaQuaglia, seconded by Mr. Zitka.**

**CASE 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 to demolish the existing building and build a new one in a Neighborhood Business B-2 zone on premises known as Block 1088, Lot 59 better known as 1243 Broad Street.

A motion was made by Mr. Zitka to adjourn this application based on a request from the applicant, seconded by Ms. Richardson. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of September 13, 2022 at 7:00 PM.**

## **CASE 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 Zoning Ordinance to operate a cannabis retail store in a vacant retail bank building in a B-2 Neighborhood Business zone on premises known as Block 574, Lot 19 better known as 324 Broad Street.

A motion was made by Mr. Zitka to adjourn this application based on a request from the applicant, seconded by Mr. LaForte. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of September 13, 2022 at 7:00 PM.**

## **CASE C**

Application of The Flower Shop Dispensaries, LLC. as Applicant and Lynda and Joseph Strollo 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 to operate a retail adult use cannabis dispensary in a Neighborhood Business B-2 zone on premises known as Block 576, Lot 18.02 better known as the rear of 329 Broad Street.

The board discussed hiring Neglia Engineering for a traffic study and a motion was moved by Mr. Zitka, seconded by Mr. LaForte, with all members voting in favor. Neglia will not start the work until Mr. Rubin advises the Board Secretary to engage with them.

A motion was made by Mr. Zitka to adjourn this application based on a request from the applicant, seconded by Mr. LaForte. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of September 13, 2022 at 7:00 PM.**

## **ORDINANCE REVIEW**

Mr. Rubin summarized recent ordinance amendments in connection with cannabis dispensaries. The Board was asked to review two proposed ordinances which show a similar removal of the 200 foot restriction to houses of worship in the Phase I and Phase II Redevelopment Plans along with the additional restriction that cannabis dispensaries cannot be located with 200 feet of a school athletic field. A motion was made by Mr. Zitka to recommend adoption of these ordinances, with a second by Mr. LaForte with all members voting in favor. **A memorializing resolution was moved by Mr. Zitka, seconded by Mr. LaForte, with all members voting in favor.**

The Board was further asked to review a proposed ordinance in connection with the conditional use standards in Section 39B of Chapter 315. The proposed ordinance requires three items before an applicant can be deemed complete before an application to the Planning or Zoning Board can be heard. The first step would be to obtain a resolution of support from the governing body, the

second would be to provide proof of the State license (conditional or annual) and third would be to provide a security plan approved by the Bloomfield Police Department. A motion was made by Mr. Zitka to recommend adoption of the ordinance, with a second by Mr. LaForte with all members voting in favor. **A memorializing resolution was moved by Mr. Zitka, seconded by Mr. LaForte, with all members voting in favor.**

MEETING ADJOURNED AT 8:00 P.M.

Respectfully Submitted,

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Nicole Cosenza  
P/Z Secretary to the Boards