

PLANNING BOARD OF THE TOWNSHIP OF BLOOMFIELD
Meeting minutes for November 22, 2022

The meeting was called to order by Chairman Alan LaQuaglia 7:01PM. Chairman LaQuaglia read the Open Public Meetings Act statement. The meeting was held via Zoom and recorded and available for viewing on the Township website and WBMA-TV.

1. Roll call:

The following members were present: Chairman LaQuaglia, Councilman Rockwell, Councilwoman Mundell, Ms. Richardson, Mr. Babula, Dr. Hill, Mr. Farnsworth, Mr. Lasek

The following members were absent: Vice Chairman Zitka, Mr. Harvey, Mr. LaForte

Board consultants present: Michael Rubin, Esq., board attorney, Anthony Marucci, Board engineer

2. Communications:

- 2023 proposed meeting dates were approved with the following with changes. The January meeting will be held on Wednesday, January 18th and the November meeting will be held on Wednesday, November 8th. Mr. Rubin will assist the Planning Board Secretary with the language for public notification of these meeting dates prior to publicizing these dates, considering there may be the need for revisions if the meeting location moves back to the municipal building. A motion was made to approve the 2023 meeting dates by Mr. Babula, seconded by Councilman Rockwell.
- Discussion to consider returning to in person meetings is ongoing and will resume at the December 6th meeting.
- The December 6th Planning Board meeting will begin at 7:15pm.

3. Minutes: A motion was made to approve the meeting minutes of 11/02/22 Special Meeting by Ms. Richardson, seconded by Councilwoman Mundell. All members present voted to approve.

4. Resolutions:

[677 Bloomfield Avenue](#), resolution adopted, moved by Mr. Babula, seconded by Councilman Rockwell. All members present voted yes.

[Resolution in the matter of the application of City MD as applicant, and City Property USA, LLC as owner, for amended final site plan approval to permit the conversion of a vacant bank into a medical office at the property located at 665-667 Bloomfield Avenue, Block 244, Lot 1, and to permit improvements to an accessory, noncontiguous parking lot located at 677 Bloomfield Avenue, Block 244, Lot 8.](#)

387-411 Bloomfield, resolution adopted, moved by Mr. Babula, seconded by Councilwoman Mundell. All members present voted yes.

Resolution in the matter of the application of Dominick Tozzo 411 Bloomfield, LLC, Tozzo 393 Bloomfield, LLC and Tozzo Real Estate Holdings, LLC, for amended final site plan approval and signage variances pursuant to N.J.S.A 40:55D-70 (c), permitting the construction of three additions to an existing automobile dealership building, the reconfiguring of the on site parking spaces and the installation of ne signage, at the property located at 387-411 Bloomfield Avenue, Block336, Lots 3, 5, 7, 8 and 9.

5. **Applications to consider for Board Planner and/or Board Traffic expert:** None

6. **Applications:**

A. 329 Broad Street (Block 576, Lot 18.02)

Applicant: The Flower Shop

Owner: Lynda & Joseph Strollo

Application seeking a Use variance and any such other relief as may be required from the Zoning Ordinance to convert to a retail adult cannabis dispensary in a neighborhood business B-2 zone. **The applicant requested to be adjourned to a future date in 2023. The Board will determine such date at the December 6th meeting. A motion was made to adjourn this application by Councilman Rockwell, seconded by Mr. Babula. All members present voted yes.**

B. 324 Broad Street (Block 574, Lot 19)

Applicant: RC Group Bloom, LLC

Owner: 324 Broad Street, LLC

Application seeking a Use variance and any such other relief as may be required from the Zoning Ordinance to convert to a retail adult cannabis dispensary in a neighborhood business B-2 zone. **The applicant requested to be adjourned to a future date in 2023. The Board will determine such date at the December 6th meeting. A motion was made to adjourn this application by Councilwoman Mundell seconded by Ms. Richardson. All members present voted yes.**

7. **Adjournment:** A motion was made to adjourn the meeting at 7:28pm by Councilwoman Mundell, seconded by Mr. Babula. All members present voted yes.