

**AGENDA**  
**REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT**  
**OF THE TOWNSHIP OF BLOOMFIELD THURSDAY FEBRUARY 6, 2020 7:00 P.M.**

- 1.) Roll Call:
- 2.) Communications: Resolutions/Minutes: No Minutes.
- 3.) Upcoming Applications To Consider For Board Planner and/or the Board Traffic Expert-  
49 James Street.
- 4.) Old Business:
  - A.) Application of Michael & Joelle Capriglione as Applicants and Owners 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 31, Block 841, Lot 44 better known as 423 Essex Avenue.
  - B.) Application of Michael Hawley as Applicant and 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 construct 16 garden apartments in a Professional Office/Residential PO/R zone on premises known as Maps 11 & 12, Block 513, Lot 37 better known as 224 Broad Street.
- 5.) New Business:
  - C.) Application of NJ Energy Realty, LLC. As Applicant & Owner for preliminary and final major site plan approval, a use variance, 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 gas station with retail store and drive through in a Neighborhood Business B-2 zone on premises known as Map 35, Block 961, Lots 24, 25, 26 and 27 better known as 1065 Broad Street, 1069-1073 Broad Street, 434 Watchung Avenue and 48 Phillips Street.
  - D.) Application of Unicorn Contracting, Corp. as Applicant & Halkias Gear & Machine Works , Corp. as 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 operate a contractor's business office and equipment/material storage in a Neighborhood Business B-2 zone on premises known as Map 7, Block 134, Lot 75 better known as 12-18 Willow Street (14 Willow Street).

- E.) Application of 67 Park Ave., LLC. As Applicant & Ann Lauda as Owner for preliminary and final major site plan approval, a use variance, bulk variances, waiver of site plan requirements and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a residential apartment building in a residential one (1)-family R-1B zone on premises known as Map 11, Block 249, Lots 1 and 3 better known as 65-67 Park Avenue.
- F.) Application of Eileen Oseanna-Bardouille 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 extend the current gravel driveway to accommodate 2 cars for off-street parking in a residential one (1)-family R-1B zone on premises known as Map 15, Block 377, Lot 12 better known as 105 Lexington Avenue.
- G.) Application of Mina & Jessica Greiss 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 a detached framed garage in the rear yard in a residential one (1)-family R-1A zone on premises known as Map 22, Block 571, Lot 37 better known as 26 Baldwin Street.

6.) Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE.