

Agenda for the **Annual Reorganization Meeting**
Planning Board for the Township of Bloomfield
Tuesday, **January 20, 2026 7:00pm**

PLEASE TAKE NOTICE, that in accordance with the Open Public Meeting Law, N.J.S.A. 10:4-6, et seq., Chapter 231, P.L. 1975, the Planning Board of the Township of Bloomfield, Essex County, State of New Jersey, will meet at 7:00 p.m. in the Council Chambers, 1 Municipal Plaza, 2nd floor, Bloomfield, NJ 07003 at which time, formal action may be taken. 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.

If you would like to review the application material prior to the meeting or have any questions, please contact the Board Secretary, Amanda Waters, at awaters@bloomfieldtwpnj.com or (973) 680-4012.

1. Reorganization Appointments:

- a. Chairman
- b. Vice-Chairman
- c. Board Attorney
- d. Board Engineer
- e. Board Planner
- f. Board Traffic Engineer
- g. Secretary

2. Roll Call:

3. Communications:

- A. [71 Locust Avenue](#) – redevelopment plan
- B. New member NJPO training – all new board members are required to participate in one new member training session facilitated by New Jersey Planning Officials (**NJPO** at <https://www.njpo.org/>). This is a free benefit to you, paid for by the Township of Bloomfield and must be completed within 18 months. Once you select a date, **please do not register**. You must let the board secretary know what date you have chosen and she will process your registration. **IMPORTANT** – these trainings must be paid for in advance so in order to process the payment in a timely fashion the secretary needs a minimum of 4 weeks lead time, prior to the class date.
OF SESSIONS: You are required to participate in one session.
LENGTH OF EACH SESSION: 5 HOURS
METHOD: Remote learning
CURRENT TRAINING DATES: (see the current dates offered below)
(I will publish more dates as soon as they become available)
January 31, 2026
February 26, 2026

- C. Timely responses from members – requests from the board secretary for information such as confirming meeting attendance, expected meeting absences, updating member contact information or other board related items.
- 4. Minutes: [12/2/25](#)
- 5. Resolutions: [None](#)
- 6. Applications to consider for Board Planner and/or the Board Traffic Expert:
 - A. [116 Thomas Street](#)
[Block 217, Lot 29](#)
[Zone: R-G](#)
Applicant/Owner: 116 Thomas Street, LLC
Application: seeking minor site plan approval and C variance relief for side yard setback, parking, landscaping, number of bedrooms and building exteriors and any such other relief from the Zoning Ordinance of Bloomfield Township to retain an illegal 3rd floor dormer in the R-G zone.
 - B. [1400 Broad Street](#)
[Block 1174, Lot 70](#)
[Zone: B-2](#)
Applicant/Owner: Smiling, LLC
Application: seeking Preliminary and Final Major Site plan approval and class C bulk variance relief for front yard parking and number of parking spaces and any other relief from the Zoning Ordinance of the Township of Bloomfield to construct and additional to an existing dental office in the B-2 zone.
- 7. Old Business: [None](#)
- 8. New Business: [None](#)
- 9. Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE