

**Agenda for the Annual Reorganization Meeting**  
**Zoning Board of the Township of Bloomfield**  
**Thursday, January 29, 2026 7:00pm**

The Zoning Board of Adjustment meeting on **January 29, 2026** will be conducted in person. The meeting will be held in the Council Chambers on the 2nd floor of the Municipal Building at 7:00pm.

The Zoning Board of Adjustment meeting on **February 5, 2026** and all subsequent meetings until further notice will be conducted remotely via Zoom. The public is invited to attend by accessing the meeting by telephone or video link. The meeting will also be available for viewing on Channel 35 (Comcast) or Channel 30 (Verizon), or by streaming on Facebook Live or the Township website, [www.bloomfieldtwpnj.com](http://www.bloomfieldtwpnj.com). All meeting agendas and minutes are available on the Township website at <http://bloomfieldtwpnj.com/289/Zoning-Board>. The public is invited to participate via Zoom by accessing the website link <https://us02web.zoom.us/j/82105141906?pwd=WlpST3NGRXI2UjZXU21LSnI1SGNaQT09> or calling the telephone number below. The **Meeting ID is 821 0514 1906** and the **Passcode is 720140**. **Dial in - (646) 558-8656**

**PLEASE NOTE:** all attendees at remote meetings must identify themselves on screen by first and last names, whether present by video or voice. **Phone numbers** and nicknames are insufficient. **Please cooperate** if asked to change the identifying information on screen. **Failure** to do so will result in removal from the meeting. **Please turn off** all radios and any other devices emitting sounds in the background. **All attendees** are expected to remain on mute unless recognized by the chairman to speak.

The application materials are available for review 10 days prior to the meeting. Please contact the Board Secretary, Amanda Waters, at [awaters@bloomfieldtwpnj.com](mailto:awaters@bloomfieldtwpnj.com) or (973) 680-4012.

1. Roll Call:
2. Reorganization Appointments:
  - a. Chairman
  - b. Vice-Chairman
  - c. Board Attorney
  - d. Board Engineer
  - e. Board Planner
  - f. Board Traffic Engineer
  - g. Secretary
3. Communications:

A. 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

B. 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: 12/18/25

5. Resolutions: None

6. Applications to consider for Board Planner and/or the Board Traffic Expert (**'d' variances**):

A. [1029-1035 Broad Street](#)

[Block 961, Lot 1](#)

[Zone: B-2](#)

**Applicant:** Joyce Massola

**Owner:** Massola Realty, LLC

Application: seeking minor site plan approval, D1 Use variance for non-permitted use and a class C Bulk variance for exceeding maximum permitted lot coverage and any other such relief from the Zoning Ordinance of the Township of Bloomfield to convert the existing 2<sup>nd</sup> floor office space into one residential apartment in the B-2 zone.

7. Old Business: None

8. New Business: None

9. Adjournment: