

Agenda for the Regular Meeting
Zoning Board of the Township of Bloomfield
Thursday, February 5, 2026 7:00pm

This meeting will be held remotely on the Zoom platform. The public is invited to attend by accessing the meeting either by telephone or video link. 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.

The public is invited to participate via Zoom by accessing the website link or calling the telephone number below.

ZONING BOARD ZOOM LINK, MEETING ID AND PASSCODE

Meeting ID is 821 0514 1906 - **Passcode** is 720140 - **Dial in** - (646) 558-8656

<https://us02web.zoom.us/j/82105141906?pwd=WlpST3NGRXI2UjZXU21LSnI1SGNaQT09>

The meeting information for both boards is also available on the Township website at <http://bloomfieldtwpnj.com/>

PLEASE NOTE: that 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 or (973) 680-4012.

1. Roll Call:
2. Communications:
 - A. [382 West Passaic Street](#) – request for resolution extension.
3. Minutes: [1/29/26](#)
4. Resolutions: [None](#)
5. Applications to consider for Board Planner and/or the Board Traffic Expert (**'d' variances**): [None](#)
6. Old Business:
 - A. [42 Ridge Avenue](#)
[Block 724, Lot 25](#)
[Zone: R-1B](#)

Applicant/Owner: Jamie Martinez

Application: seeking reconsideration of the board's decision from the 11/20 meeting in which the application was approved with conditions. Seeking class C bulk variance relief for maximum shed size and height, rear yard setback and any such other relief from the Zoning Ordinance of the Township of Bloomfield to retain an already installed 12 X 11 shed in the rear yard exceeding the allowable height and setback in the R-1B zone. NOTE: this work was completed without permits.

B. [117 North 16th Street](#)

[Block 7, Lot 47](#)

[Zone: R-2B](#)

Applicant/Owner: Romulo and Bercelia Miraval

Application: seeking class C bulk variance for front yard setback and a D4 variance for FAR and any such other relief from the Zoning Ordinance of the Township of Bloomfield to excavate the existing basement crawlspace and create an 8 foot high living space. Secondly an exterior masonry staircase is proposed for access to the basement in the R-2B zone.

C. [860 Broad Street](#)

[Block 841, Lot 3](#)

[Zone: R-1A](#)

Applicant/Owner: Micah Tucker

Application: seeking class C Bulk variance for building and lot coverage and any such other relief from the Zoning Ordinance of the Township of Bloomfield to expand and renovate a single family dwelling in the R-1A zone.

7. New Business:

A. [181 Jerome Place](#)

[Block 307, Lot 19](#)

[Zone: R-1B](#)

Applicant/Owner: Pablo Castro

Application: seeking class C Bulk variance for lot coverage and minimum side yard setback and any such other relief from the Zoning Ordinance of the Township of Bloomfield to retain an already constructed paver patio in the R-1B zone. Note: this work was completed without permits.

B. [77 Myrtle Street](#)

[Block 126, Lot 22](#)

[Zone: R-2B](#)

Applicant/Owner: Jean and Charitee Francois

Application: seeking class C Bulk variance for lot coverage and rear yard setback and any such other relief from the Zoning Ordinance of the Township of

Bloomfield to retain an already constructed paver patio in the R-2B zone. Note: this work was completed without permits.

C. [34 Monroe Place](#)

[Block 281, Lot 39](#)

[Zone: R-1A](#)

Applicant/Owner: Jerel Zarra

Application: seeking an interpretation of the Zoning Ordinance to determine what qualifies as a single family dwelling in the R-1A zone. Note: this work was completed without permits.

D. [90 Montgomery Street](#)

[Block 481, Lot 21](#)

[Zone: R-G](#)

Applicant/Owner: The Montgomery Trust

Application: seeking Class C Bulk variance for fence height, location, fence type and front yard setback and any such other relief from the Zoning Ordinance of the Township of Bloomfield to retain a front yard 3.5 foot black chain link fence in the R-G zone. Note: this work was completed without permits.

E. [164 Jerome Place](#)

[Block 308, Lot 77](#)

[Zone: R-1B](#)

Applicant/Owner: Michele Contreras

Application: seeking Class C Bulk variances for side yard setbacks, front yard setbacks and building height and any other relief from the Zoning Ordinance in the township of Bloomfield to construct an addition to the rear and the above the 2nd floor expanding the 2nd floor bedroom and increasing the 3rd floor attic space in the R-1B zone.

8. Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE