

Agenda for the Regular Meeting
Zoning Board of the Township of Bloomfield
Thursday, February 19, 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. [17 James Street](#) – request for resolution extension
 - B. [33 Dewey Street](#) – summons
 - C. [181 Jerome Place](#) – request for reconsideration hearing
3. Minutes: [2/5/26](#)
4. Resolutions:
5. Applications to consider for Board Planner and/or Traffic Expert (**'d' variances**): None
6. Old Business:
 - A. [110-118 JFK Parkway Drive North](#)
[Block 792, Lot 6](#)

Zone: M-1

Applicant/Owner: BRH 18 JFK Realty, LLC

Application: seeking minor site plan approval and a D(1) Use variance for two principal uses and any such other relief from the Zoning Ordinance of the Township of Bloomfield to operate a beauty product manufacturing company and a moving company in the M-1 zone.

B. [936 Broad Street](#)

[Block 931, Lot 50](#)

Zone: R-1A

Applicant/Owner: Temple Ner Tamid

Application: seeking preliminary and final site plan approval, a D(2) Use variance for expansion of an existing non-conforming use and class C Bulk variance for exceeding the building coverage, max lot coverage and required parking and any such other relief from the Zoning Ordinance of the Township of Bloomfield in the R-1A zone.

C. [375 Broad Street](#)

[Block 575, Lot 8](#)

Zone: B-2

Applicant: Anthony Lopez, Anticipated Events, LLC

Owner: 375 Broad Street Investments, LLC

Application: seeking minor site plans, D1 Use variance and any such other relief from the Zoning Ordinance of the Township of Bloomfield to operate an event space in the B-2 zone.

7. New Business:

A. [321 Broughton Avenue](#)

[Block 911, Lot 1](#)

Zone: R-1B

Applicant/Owner: Frank and Jacqueline Gabriele

Application: seeking minor site plan, D2 variance for expansion of a non-conforming Use, D5 density variance and any such other relief from the Zoning Ordinance of the Township of Bloomfield to convert the existing ground floor commercial space into a third apartment unit in the R-1B zone.

B. [12 Park Street, 118 Broad Street, 45 and 49 State Street](#)

[Block 245, Lot 18, 23, 27 and 29](#)

Zone: R-1B and POR

Applicant/Owner: Park United Methodist Church

Application: seeking minor site plan, D1 Use variance, Class C variance and any such other relief from the Zoning Ordinance of the Township of Bloomfield to remove an attached garage and construct an accessory playground in the R-1B and POR zone. The accessory playground will be in the R-1B zone to be used

by the existing childcare center located in the POR zone. The subject property also lies in the Historic District Overlay Zone, approval is required from the HPC which was granted on Wednesday, 11/19.

C. [223-225 North 16th Street](#)

[Block 19, Lot 36 & 38](#)

[Zone: R-2B](#)

Applicant/Owner: Neyda Feliciano

Application: seeking minor subdivision approval, Class variance relief for accessory building, side and rear setbacks, maximum building coverage, maximum lot coverage, D4 Floor Area Ratio (FAR), minimum lot area, minimum lot width, minimum front yard setback, minimum side yard setback and maximum building coverage and any other relief from the Zoning Ordinance of the Township of Bloomfield to create 2 separate lots (proposed lot 36 and proposed lot 38) in the R-2B zone.

8. Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE