

AGENDA – REGULAR MEETING
ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD
THURSDAY NOVEMBER 18, 2021 7:00 P.M.

Due to the ongoing pandemic and in an effort to prevent further spread of COVID-19, this meeting will be held remotely. 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. The Meeting ID is [869 5066 3650](https://us02web.zoom.us/j/86950663650?pwd=SXRiNFFJQVVjOE5lVjRlSVBrNUxtQT09) and the Passcode is [950524](https://us02web.zoom.us/j/86950663650?pwd=SXRiNFFJQVVjOE5lVjRlSVBrNUxtQT09).

<https://us02web.zoom.us/j/86950663650?pwd=SXRiNFFJQVVjOE5lVjRlSVBrNUxtQT09>
(646) 558 8656 (New York area)

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

1.) Roll Call:

2.) Communications: Resolutions/Minutes: 9/22/21, 10/7/21 and 10/20/21.

**3.) Upcoming Applications to Consider For Board Planner and/or the Board Traffic Expert:
147 Broad Street, 67 Park Avenue and 21 Sherman Court**

4.) Final approval of 2022 meetings.

5.) Withdraw of 231 Broughton Avenue.

6.) Old Business:

A.) Application of Ann Lauda as Applicant & Owner for minor 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 convert a one (1)- family dwelling into a four (4) family dwelling in a residential one (1)-family R-1B zone on premises known as Map 11, Block 249, Lot 3 better known as 65 Park Avenue.

7.) New Business:

B.) Application of 125 Broughton Avenue, LLC. as Applicant & Owner for

preliminary and final major site plan approval, a conditional use variance, 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 to the existing building to create a mixed used building with commercial use on the ground floor and four (4) new apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 30, Block 823, Lots 4, 5 & 6 better known as 125 Broughton Avenue.

- C.) Application of Bloomfield 1 Group, LLC. as Applicant & Owner for preliminary and final major site plan approval, a conditional use variance, 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 to the existing building to create a mixed used building with commercial use on the ground floor and six (6) new apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 3, Block 20, Lot 19 better known as 58 (34) Bloomfield Avenue.
- D.) Application of 3X Lawrence, LLC. as Applicant & 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 construct a new four (4)-story residential apartment building with a total of 14 dwelling units and parking below in a residential two (2)-family R-2B zone on premises known as Map 6, Block 94, Lots 12 & 14 better known as 25 Lawrence Street.
- E.) Application of Oliver & Gina Young as Applicants & Owners for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert a one (1)-family dwelling into a two (2)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 11, Block 247, Lot 4 better known as 29 Park Street.

8.) Adjournment:

THIS AGENDA IS SUBJECT TO CHANGE