

**PLANNING BOARD OF THE TOWNSHIP OF BLOOMFIELD**  
**Meeting Minutes for January 20, 2026**

The meeting was called to order by Chairman LaQuaglia at 7:012m. Chairman LaQuaglia read the Open Public Meetings Act statement. The meeting was held in the Council Chambers, 1 Municipal Plaza, 2<sup>nd</sup> floor, Bloomfield, NJ 07003. The meeting was also available for viewing on Channel 35 (Comcast) or Channel 30 (Verizon), or by streaming live on Facebook Live or the Township website, [www.bloomfieldtnj.com](http://www.bloomfieldtnj.com).

**1. Reorganization Appointments:**

- a. Chairman – a motion was made by Mr. Farnsworth, seconded by Dr. Hill to appoint Alan LaQuaglia as Chairman. All members present voted yes.
- b. Vice Chairman – a motion was made by Chairman LaQuaglia, seconded by Ms. Richardson to appoint John Zitka as Vice Chairman. All members present voted yes.
- c. Board Attorney – a motion was made by Chairman LaQuaglia, seconded by Dr. Hill to appoint Michael Rubin as Board Attorney. All members present voted yes.
- d. Board Engineer – a motion was made by Chairman LaQuaglia, seconded by Dr. Hill to appoint Anthony Marucci of Marucci Engineering as Board Engineer. All members present voted yes.
- e. Board Planner – a motion was made by Chairman LaQuaglia, seconded by Ms. Richardson to appoint Phillips Preiss Grygiel Leheny Hughes LLC as Board Planner. All members present voted yes.
- f. Board Traffic Engineer – a motion was made by Chairman LaQuaglia, seconded by Mr. Farnsworth to appoint McDonough & Rea Associates, Inc. as the Board Traffic Engineer. All members present voted yes.
- g. Secretary – a motion was made by Chairman LaQuaglia, seconded by Ms. Richardson to appoint Amanda Waters as Secretary. All members present voted yes.

**2. Roll call:**

**The following members were present:** Chairman LaQuaglia, Dr. Hill, Mr. Lasek, Ms. Richardson, Mr. Farnsworth, and Mr. Martinez.

**The following members were absent:** Vice Chairman Zitka, Mayor Mundell, Councilwoman Charris Tabares, Mr. Vela , and Ms. McNeill.

**Board consultants present:** Michael Rubin, Esq., board attorney, Anthony Marucci, board engineer and Paul Grygiel, board planner.

**3. Communications:**

- A. **71 Locust Avenue** – a motion was made by Mr. Farnsworth, seconded by Dr. Hill recommending to Mayor and Council to adopt the redevelopment plan for 71 Locust Avenue, Block 152, Lot 10. All members present voted to recommend.

- 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. Chairman LaQuaglia reminded the board of the importance to respond to the board secretary for requests of information or confirmation as it affects efforts to plan. Additionally, Mr. Rubin discussed the importance of not responding to ‘All’ when responding to emails.
4. Minutes: [1/20/26](#) – a motion was made by Mr. Lasek, seconded by Ms. Richardson to approve the 1/20 minutes. All members present voted to approve.
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 3<sup>rd</sup> 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: a motion was made by Ms. Richardson, seconded by Dr. Hill to adjourn the meeting at 7:23pm. All members present voted to adjourn.

Respectfully submitted,

Amanda Waters

Planning & Zoning Board Secretary  
Township of Bloomfield