

Township of Bloomfield  
Planning Board Minutes  
Regular Meeting  
April 13, 2021

The fourth regular meeting of the Planning Board of the Township of Bloomfield was held on Tuesday, April 13, 2021 with a start time of 7:03 p.m. Chairman LaQuaglia read the following statement:

“Notice of the time, date, location and agenda of this meeting, to the extent then known, was provided at least forty-eight (48) hours prior to the commencement of this meeting, in the following manner, pursuant to the provisions of Chapter 231 of the Law of 1975 (The Open Public Meetings Act)”:

- 1.) By posting such notice on the bulletin board of the municipal building and
- 2.) By mailing such notice to the office of the Independent Press, Bloomfield Life, Herald News and the Star Ledger.”

Roll call showed the following members present:

Mr. Babula, Dr. Hill, Mr. Stern, Ms. Richardson, Councilman Rockwell, Mr. Lasek, Mr. Zitka, Councilwoman Mundell, Mr. LaForte and Chairman LaQuaglia. Also present were Nicole Cosenza, Secretary to the Boards, Michael Rubin, Consulting Attorney to the Boards and Anthony Marucci Consulting Engineer to the Boards.

Roll call showed the following members absent: Mr. Harvey.

**Any and all discussion was recorded on audio tapes through the municipality and also through the Bloomfield Township Public Access TV Channel 35.**

**A memorializing resolution was adopted for the amendment of the Hartz Mountain Site-Redevelopment Plan to allow micro-breweries moved by Chairman LaQuaglia, seconded by Mr. Zitka.**

**A memorializing resolution was adopted for the amendment of the Block 220 and 228, Lot 40 redevelopment plan to allow micro-breweries moved by Chairman LaQuaglia, seconded by Ms. Richardson.**

**A memorializing resolution was adopted for the amendment of the Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 permitting micro-breweries moved by Chairman LaQuaglia, seconded by Mr. LaForte.**

**Courtesy Review for the BOE regarding a new field house at Foley Field.**

A presentation was given by the Board of Education's professionals-Greg Somjen and Will Ross-District Architects. Since this is only a courtesy review no vote was required.

**CASE A**

Application of 102 Broad Street, LLC. as Applicant and Owner for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct an addition on the north side of the building, which is a child care facility, to accommodate new state law in a Professional Office/Residential PO/R zone on premises known as Map 11, Block 245, Lot 12 better known as 102 Broad Street.

**Some discussion and testimony followed.**

**Tova Lutz-Applicant's Attorney, Dennis Lindsay-Applicant's Engineer/Planner, Anthony Marucci-Board's Engineer and Anthony Ambrosio-Objector's Attorney (106 Broad Street resident.)**

A motion was made by Chairman LaQuaglia to adjourn the remainder of this application, seconded by Mr. Stern. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of May 11, 2021 at 7:00 p.m.

**CASE B**

Application of 106-108 Montgomery Street, LLC. as Applicant and 106-108 Montgomery Street, LLC. and RosAngela Iacovo as Owners for preliminary and final major site plan approval, 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 multi-family apartment building in a Garden Apartment R-G zone on premises known as Map 19, Block 481, Lots 16 & 17 better known as 104-108 Montgomery Street.

A motion was made by Mr. Stern to adjourn this application, seconded by Dr. Hill. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of May 11, 2021 at 7:00 p.m.

MEETING ADJOURNED AT 8:58 P.M.

Respectfully Submitted,

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Nicole Cosenza  
P/Z Secretary to the Boards