

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
January 16, 2020

The first regular/reorganization meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, January 16, 2020 with a start time of 7:05 p.m. Chairman Michalski 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. Johnson, Mr. Balnicki, Ms. Brandt, Mr. Stivers, Mr. Puno and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, the Board Engineer Anthony Marucci, the Board Attorney Michael Rubin and the Board Planner George Williams of Nishuane.

Roll call showed the following members absent:

Ms. Tolliver. (Reappointments had not been done yet so Mr. Prince was not in attendance).

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

Chairman Michalski was appointed Chairman, moved by Mr. Balnicki, seconded by Mr. Johnson.

Mr. Balnicki was appointed Vice Chairman, moved by Chairman Michalski, seconded by Ms. Brandt.

Michael Rubin was appointed Board Attorney, moved and seconded by RFP Committee members.

Anthony Marucci was appointed Board Engineer, moved and seconded by RFP Committee members.

Nishuane Group was appointed Board Planner, moved and seconded by RFP Committee members.

NV5 was appointed Board Traffic Expert, moved and seconded by RFP Committee members.

Nicole Cosenza was appointed Board Secretary, moved by Mr. Balnicki, seconded by Mr. Johnson.

A motion was made by Mr. Balnicki to have the Board's Planner and Traffic Engineer review 12-18 Willow Street, seconded by Ms. Brandt.

A motion was made by Mr. Johnson to have the Board's Planner and Traffic Engineer review 65-67 Park Avenue, seconded by Mr. Balnicki.

A memorializing resolution was approved for 59 Dodd Street, moved by Mr. Johnson, seconded by Ms. Brandt.

A memorializing resolution was approved for 168 Orange Street, moved by Ms. Brandt, seconded by Mr. Johnson.

CASE A

Application of Geraldine & William Meade as Applicants & Owners and Hazel House-Living Sober in NJ, LLC. as Applicant and lessee, appealing the denial of a zoning permit and seeking an interpretation and/or a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to a cooperative sober living residence in a residential one (1)-family R-1A zone on premises known as Map 18, Block 460, Lot 1 better known as 103 Hazelwood Road.

Testimony and discussion followed.

James Lott and Cristen Boyle-Applicant's Attorneys, Joe Burgis-Applicant's Planner, Anthony Marucci-Board's Engineer, George Williams, Board's Planner, Ralph Salerno-Objecting Attorney and Michael Rubin-Board's Attorney.

A motion was made by Mr. Stivers to adjourn the remainder of this application, seconded by Mr. Johnson. All voting members voted yes on the motion and this application was adjourned to the regular meeting of March 12, 2020 at 7 pm.

CASE B

Application of Michael Hawley as Applicant and Owner for preliminary and final major site plan approval, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct 16 garden apartments in a Professional Office/Residential PO/R zone on premises known as Maps 11 & 12, Block 513, Lot 37 better known as 224 Broad Street.

This applicant had to readvertise.

CASE C

Application of Michael & Joelle Capriglione as Applicants and Owners for 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 in a residential one (1)-family R-1A zone on premises known as Map 31, Block 841, Lot 44 better known as 423 Essex Avenue.

A motion was made by Mr. Johnson to adjourn this application, seconded by Mr. Stivers. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of February 6, 2020 at 7 pm.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully Submitted,

Nicole Cosenza
Secretary to the Boards