

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
February 6, 2020

The second regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 6, 2020 with a start time of 7:06 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, Ms. Brown, Mr. Prince, Mr. Balnicki, Ms. Brandt, Ms. Tolliver, 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, The Board Traffic Expert Joseph Fishinger and the Board Planner George Williams of Nishuane.

Roll call showed the following members absent:

None.

**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 approved for 313 Broad Street, moved by Mr. Balnicki, seconded by Mr. Prince.**

**A memorializing resolution was approved for 70 Woodland Road, moved by Ms. Brandt, seconded by Mr. Johnson.**

**A memorializing resolution was approved for 288-290 Broad Street, moved by Mr. Prince, seconded by Mr. Balnicki.**

**A memorializing resolution was approved for 13 Jamie Court, moved by Ms. Brandt, seconded by Mr. Prince.**

**A memorializing resolution was approved for 22 West Street, moved by Mr. Johnson, seconded by Ms. Brandt.**

**A special meeting was established for Wednesday, February 26, 2020 at 7 pm, moved by Ms. Tolliver, seconded by Mr. Balnicki.**

**A special meeting was established for Thursday, March 26, 2020 at 7 pm, moved by Mr. Johnson, seconded by Mr. Prince**

**CASE A**

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.

**Testimony and discussion followed.**

**Michael & Joelle Capriglione-Applicants/Owners and Anthony Marucci-Board's Engineer.**

A motion was made by Ms. Tolliver to approve this application, seconded by Mr.

Balnicki. All voting members voted yes on the motion and this application was approved.

**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.

**Some testimony and discussion followed.**

**John Chiaia-Applicant's Attorney, Frederick Meola-Applicant's Engineer and Planner, Steven Corso-Applicant's Architect, Gennaro Ilaria-Board's Fire Official, Anthony Marucci-Board's Engineer, Joseph Fishinger-Board's Traffic Expert and George Williams-Board's Planner.**

A motion was made by Mr. Prince to adjourn the remainder of this application,

seconded by Mr. Stivers. All voting members voted yes on the motion and the remainder of this application was adjourned until the regular meeting of April 16, 2020 at 7 pm.

**CASE C**

Application of NJ Energy Realty, LLC. As Applicant & Owner for preliminary and final major site plan approval, a use variance, a conditional use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to operate a gas station with retail store and drive through in a Neighborhood Business B-2 zone on premises known as Map

35, Block 961, Lots 24, 25, 26 and 27 better known as 1065 Broad Street, 1069-1073 Broad Street, 434 Watchung Avenue and 48 Phillips Street.

A motion was made by Ms. Tolliver to adjourn this application, seconded by Mr. Prince. All voting members voted yes on the motion and this application was adjourned until the special meeting of February 26, 2020 at 7 pm.

**CASE D**

Application of Unicorn Contracting, Corp. as Applicant & Halkias Gear & Machine Works, Corp. as 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 operate a contractor's business office and equipment/material storage in a Neighborhood Business B-2 zone on premises known as Map 7, Block 134, Lot 75 better known as 12-18 Willow Street (14 Willow Street).

A motion was made by Mr. Balnicki to adjourn this application, seconded by Ms. Brandt. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 12, 2020 at 7 pm.

**CASE E**

Application of 67 Park Ave., LLC. As Applicant & Ann Lauda as Owner for preliminary and final major site plan approval, a use variance, bulk variances, waiver of site plan requirements and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a residential apartment building in a residential one (1)-family R-1B zone on premises known as Map 11, Block 249, Lots 1 and 3 better known as 65-67 Park Avenue.

A motion was made by Ms. Tolliver to adjourn this application, seconded by Mr. Prince. All voting members voted yes on the motion and this application was adjourned until the special meeting of March 26, 2020 at 7 pm.

**CASE F**

Application of Eileen Oseanna-Bardouille as Applicant & Owner for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to extend the current gravel driveway to accommodate 2 cars for off-street parking in a residential one (1)-family R-1B zone on premises known as Map 15, Block 377, Lot 12 better known as 105 Lexington Avenue.

**Testimony and discussion followed.**

**John Chiaia-Applicant's Attorney, Eileen Oseanna-Bardouille-Applicant/Owner,  
Frederick Meola-Applicant's Engineer and Anthony Marucci-Board's Engineer.**

A motion was made by Mr. Prince to approve this application, seconded by Ms.

Tolliver. All voting members voted yes on the motion and this application was approved.

**CASE G**

Application of Mina & Jessica Greiss as Applicants & 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 detached framed garage in the rear yard in a residential one (1)-family R-1A zone on premises known as Map 22, Block 571, Lot 37 better known as 26 Baldwin Street.

A motion was made by Mr. Prince to adjourn this application, seconded by Mr.

Johnson. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 12, 2020 at 7 pm.

MEETING ADJOURNED AT 10:41 P.M.

Respectfully Submitted,

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Nicole Cosenza  
Secretary to the Boards