

Township of Bloomfield  
Zoning Board Minutes  
Special Meeting  
February 26, 2020

A special meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Wednesday, February 26, 2020 with a start time of 7:13 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:

Ms. Brown, Mr. Prince, 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, The Board Traffic Expert Joseph Fishinger and the Board Planner George Williams of Nishuane.

Roll call showed the following members absent: Mr. Johnson and Ms. Tolliver.

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

**The board established a special meeting on Thursday April2, 2020, moved by Mr. Prince, seconded by Mr. Stivers.**

**CASE A**

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.

**Some testimony and discussion followed.**

**Lisa John-Basta-Applicant’s Attorney, Calisto Berlin-Applicant’s Engineer, Joshua Koodray-Objector’s Attorney, Jasvinder Arjani-Applicant’s Architect, 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. Balnicki. All voting members voted yes on the motion and the remainder of this application was adjourned until the special meeting of April 2, 2020 at 7 pm.

MEETING ADJOURNED AT 10:50 P.M.

Respectfully Submitted,

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Nicole Cosenza  
Secretary to the Boards