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**Township of Bloomfield
Historic Preservation Commission
Minutes of June 17, 2020 Regular Meeting
Meeting Held Remotely Via Zoom and Conference Call**

Meeting commenced at approximately 7:05 pm

I. Call to Order

A. Reading of the Open Public Meetings Act.

B. Roll Call:

In attendance via Zoom were Chairman Gregory Babula, Vice Chairwoman Ann Hardy and Commissioners Karin Robinson, Peter Syak, Ruth Hodson and Mark Szep. Commissioners Mimi Michalski, John DeBold and Ken Kenna were absent.

Also in attendance via Zoom:

Councilman Richard Rockwell, Commission Liaison

William C. Sullivan, Jr., Esq. (Scarinci Hollenbeck), Commission Attorney

Bonnie N. Flynn, Planning Director and Acting Commission Secretary

Applicants and their professionals (listed below)

II. New Business

A. Applications:

1. Application from Progressive Real Estate of NJ, Inc. regarding 320 Belleville Avenue.

Appearing for the applicant were: Michael J. Piromalli, Esq. of Gaccione Pomaco, P.C.,

Dr. Ayman Ibrahim (applicant), Adnan A. Kahn, PE, CME of AWZ Engineering, Inc. and

Ali Qureshi, AIA. Mr. Piromalli summarized the application beginning with a recent history of property and brief overview of the proposed project which includes the demolition of a detached garage and the addition of an ADA compliant ramp at the rear of the building, parking lot to the rear and fencing and landscaping around the parking area. The last use of the property was for a contractor's office and it is being converted into a physician's office. The architect was asked to go over more detail about the changes being proposed. Renderings were provided (and shared on the screen) showing before and after shots of the rear of the property. An explanation as to the parking space count was requested by Councilman Rockwell. Mr. Kahn explained that the parking would be going from approximately 7 spaces to 14 spaces. Dr. Ibrahim is the main

physician operating out of this facility. The code requires 4 spaces for one physician but they are requesting more to accommodate the many patients that would visit the site, some being dropped off by larger vehicles so the larger lot is to allow for turnaround and ease of access to the ADA ramp. Office personnel and patients would be using the parking spaces. Chairman Babula questioned whether any variances would be requested from the Planning Board. Mr. Kahn noted that the site plan includes a stormwater detention system to capture any additional runoff. Mr. Kahn reviewed the various setback and bulk standards and whether the plan adheres to the code or of any pre-existing conditions. Lot coverage will be increased to 69.26%, where 45% is allowed, which would require a variance. Councilman Rockwell questioned if other options to the ADA ramp were contemplated and Mr. Khan advised that this option was less intrusive as compared to placing it at the front of the building and it would be closer to the parking lot for patients to access. Dr. Ibrahim reviewed the nature of his practice and why he feels that that parking capacity is necessary for his staff and patients. A majority of his patients are elderly and are there for a longer period of time. They are often dropped off in larger vehicles and the loading and unloading often takes time. There are two practitioners in the office and it is not just him. His nurse practitioner also sees patients. He has a larger staff, sometimes 4-5 on a given day.

Chairman Babula requested a review of the landscaping plan. Mr. Kahn reviewed the landscaping plan which includes 11 evergreen trees. Many trees are being saved as well to create a buffer to adjacent properties. It was requested and the applicant agree to add landscaping to the southwest corner of the lot where hatch markings are proposed. Councilman Rockwell was concerned about the impact of the parking spaces near Elm Street. The driveway width was also questioned and Mr. Kahn explained the need since patients are dropped off by larger vehicles. The depressed curb width is existing. Mr. Kahn will look into eliminating spaces by Elm Street and replacing with landscaping and relocating the spaces elsewhere on the site. Further suggestions regarding changes to the parking and ramp were provided to look into by Mr. Kahn and what would work to increase buffering and green space and decrease impervious coverage. The Commission further discussed the fence and lighting material and suggested alternatives for the applicant to explore. Chairwoman Hardy asked what the office hours would be and impact on traffic. Mr. Piromalli advised that the office operates a 9am-5pm schedule, Monday-Friday.

Due to the many open issues related to parking, fencing, buffering/landscaping, lighting, and overall impact of the project and the request of project professionals to look into alternatives to what has been proposed, the Commission felt it was appropriate to carry the matter to a future meeting with the consent of the applicant.

Public Comment: There were no members of the public on the conference call line.

A motion to adjourn and carry the matter to the July 21, 2020 meeting, with revised plans provided by July 10, 2020, was made by Commissioner Szep and seconded by Commissioner Hodson. Roll call was taken and all were in favor.

2. Application from Abiezel Rojas and Diana Torres regarding 306 Belleville Avenue. The applicants propose replacing the front entry posts and steps, along with the walkway as all

features have deteriorated over time. The applicants reviewed the current state of the structures and request that they be able to replace in kind with material more in keeping with historic nature of the home. The steps would be one piece with brickwork on the rise. The gray/blue brick would be used on the rise instead of the red brick as shown in the photo. The posts would be a white antique no- or low-gloss finish or other color in keeping with the home's aesthetics. The walkway would be replaced with similar gray/blue brick paver format and not larger bluestone slabs. They are willing to donate any bluestone being removed to the Township.

Public Comment: There were no members of the public on the conference call line.

A motion to approve the application was made by Commissioner Syak and seconded by Chairwoman Hardy. Roll call was taken and all were in favor.

B. Discussion – Bollards along the Green and Park Place. The Commission discussed the history of the 42 bollards and that they are no longer needed since the Park Manor Nursing home at the location, and vehicles/delivery trucks visiting the site, are no longer present. The building was sold to Bloomfield College and the bollards are no longer needed to prevent vehicles from hitting the curb, sidewalk and park area that the bollards were meant to protect. It was decided that a letter will be sent to the Township Administrator and Township Engineer about removing the bollards and replanting the area. Perhaps the bollards could be reused or repurposed elsewhere in town.

The Commission further discussed that a petition is being circulated to remove the statue of Christopher Columbus which has no evidence of being officially approved to be placed on the Green. Perhaps it can be relocated to a more appropriate location. Further thought and discussion should be given before any recommendations are provided by the Commission.

III. Committee Reports

A. HPC Ordinance Review – The subcommittee met via conference call. The main outstanding issue is how the HPC will have oversight of work done when no permits are required. Attorney Janine Bauer joined the call and gave good insights on our options. She suggested lobbying the Lt. Governor to enact changes that would again allow for historic properties to have better oversight by the HPC and would draft a resolution for the HPC to approve. She also mentioned other ways we could have oversight and to look at our existing code for an avenue to do this. Mr. Sullivan will send his last draft of the ordinance to everyone for review and same can be discussed at the July meeting.

B. Historic Survey – The subcommittee will meet again to discuss the details of the next steps. Forms and the content of the letter to property owners need to be decided on as well as the overall list of recipients. Chairman Babula will set up the meeting.

IV. Resolutions

A. Approval of Resolution 2020-05 regarding 22 Oak Street (Amy Cuzzolino). Motion made by Commissioner Hodson and seconded by Commissioner Syak. All were in favor.

B. Approval of Resolution 2020-06 regarding 409 Franklin Street (Nicolas Mitola – Bloomfield Steak and Seafood House). Motion made by Commissioner Hodson and seconded by Commissioner Syak. All were in favor.

V. Approval of Minutes

Approval of the minutes from the May 19, 2020 meeting. Motion made by Commissioner Szep, seconded by Commissioner Syak. All in favor.

VI. Public Comment

No one from the public in attendance on the conference call line.

VII. Adjournment

Motion to adjourn and meeting concluded at 9:27PM

Respectfully submitted,



Bonnie N. Flynn,
Acting Secretary

Minutes approved on: 7/21/20