

Township of Bloomfield
Zoning Board of Adjustment Minutes
Reorganization/Regular Meeting
January 12, 2017

The first regular/reorganization meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, January 12, 2017 with a start time of 7:07 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. Scurman, Mr. Moormann, Mr. Puno, Mr. Rockwell, Mr. Prince, Mr. Munson, Mr. Debold, Ms. Alfreds, and Chairman Michalski. Also present was Nicole Cosenza, Secretary to the Boards, George Williams of the Nishuane Group, the Board’s Consulting Planner, Anthony Marucci, Consulting Engineer to the Boards and Michael Rubin, Consulting Attorney to the Boards.

Roll call showed the following members absent:

Mr. Balnicki.

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 for 28 Washington Street was approved, moved by Mr. Rockwell, seconded by Ms. Alfreds.

Minutes were approved for the following meetings:

11/17/16 moved by Mr. Scurman, seconded by Mr. Prince.

12/8/16 moved by Mr. Debold, seconded by Mr. Scurman.

12/15/16 moved by Mr. Scurman, seconded by Mr. Prince (a correction is to be made-the minutes should read Regular Meeting in the heading).

The following reappointments were made:

Edward Michalski-Chairman-moved by Mr. Debold, seconded by Mr. Scurman (Chairman Michalski abstained from voting).

Allen Balnicki-Vice Chairman-moved by Mr. Sceuman, seconded by Mr. Munson (Gregory Moormann abstained from voting).

Michael Rubin-Board Attorney-moved by Mr. Debold, seconded by Mr. Sceurman (Gregory Moormann abstained from voting).

Anthony Marucci-Board Engineer-moved by Mr. Sceurman, seconded by Mr. Munson (Gregory Moormann abstained from voting).

Nishuane Group-Board Planner-moved by Md. Debold, seconded by Mr. Sceurman (Gregory Moormann abstained from voting).

Nicole Cosenza-Board Secretary-moved by Ms. Alfred, seconded by Mr. Prince.

CASE A

Application of 106-108 Montgomery Street, LLC. as Applicant & Owner for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield for an office conversion in a Garden Apartment R-G zone on premises known as Map 19, Block 481, Lot 16, better known as 106-108 Montgomery Street.

Testimony and discussion followed.

Alan Markman-Applicant's Attorney, Dimiti Sandu-Applicant/Owner, Matthew Evans-Architect, Anthony Marucci-Board Engineer/Zoning Official and George Williams-Board Planner.

A motion was made by Mr. Debold to approve the D-1 variance only, seconded by Mr. Sceurman. All voting members, except Mr. Puno, voted yes on the motion and this application was approved for the D-1 variance only with the stipulation that the applicant re-file for site plan approval within 90 days of this hearing.

CASE B

Application of Christlike Worship Center as Applicant & Moskowitz Trust, LLC. as Owner for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to have a house of worship in a neighborhood business B-2 zone on premises known as Map 6, Block 94, Lot 24 better known as 49 Dodd Street.

Some testimony and discussion followed.

Paul Gauer-Applicant's Attorney and John Gonclaves-Neighbor/Property Manager.

A motion was made by Mr. Sceurman to adjourn the remainder of this application, seconded by Mr. Munson. All voting members voted yes on the motion and this application was adjourned until the regular meeting of February 16, 2017 at 7:00 p.m.

CASE C

Application of William Harris & Nikia Campbell as Applicants & Owners for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a 2nd and 3rd floor addition in a residential one (1)-family R-1B zone on premises known as Map 18, Block 454, Lot 48 better known as 389 Berkeley Avenue.

A motion was made by Mr. Scurman to adjourn this application, seconded by Mr. Prince. All voting members voted yes on the motion and this application was adjourned until the regular meeting of February 16, 2017 at 7:00 p.m.

CASE D

Application of Dr. Ali Majid as Applicant & Owner for a use variance, preliminary and final major site plan approval, waiver of site plan requirements and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert first floor space to a medical office use in a general industrial M-1 zone on premises known as Map 13, Block 313, Lots 48, 49 & 50 better known as 258 Montgomery Street.

A motion was made by Mr. Scurman to adjourn this application, seconded by Mr. Debold. All voting members voted yes on the motion and this application was adjourned until the regular meeting of February 16, 2017 at 7:00 p.m.

CASE E

Application of Shulamit & Lory Lazarus 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 enclose a front porch in a residential one (1)-family R-1A zone on premises known as Map 22, Block 573, Lot 9 better known as 25 Osborne Street.

A motion was made by Mr. Debold to adjourn this application, seconded by Ms. Alfreds. All voting members voted yes on the motion and this application was adjourned until the regular meeting of February 16, 2017 at 7:00 p.m.

MEETING ADJOURNED AT 11:01 P.M.

Respectfully Submitted,

Nicole Cosenza
Secretary to the Boards

