

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
February 15, 2018

The second regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 15, 2018 with a start time of 7:08 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. Moormann, Mr. Scurman, Ms. Brown, Mr. Prince, Mr. Balnicki, Mr. Debold, Ms. Alfreds, Mr. Munson 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:

Mr. Puno.

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

It was voted on and decided that 288-290 Broad Street will go the Nishuane for review, moved by Mr. Debold, seconded by Mr. Scurman.

It was voted on and decided that 387 Broughton Avenue will go the Nishuane for review, moved by Mr. Balnicki, seconded by Mr. Scurman.

A memorializing resolution was approved for 5 Wood Street, moved by Mr. Debold, seconded by Mr. Moormann.

A memorializing resolution was approved for 17 Parkview Drive, moved by Mr. Scurman, seconded by Mr. Balnicki.

CASE A

Application of Arc Treatment Center as Applicant & Robert Maturo as Owner for an interpretation and/or use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to open a drug treatment and psychological counseling center in a Neighborhood Business B-2 zone on premises known as Map 6, Block 98, Lot 18 better known as 14-22 Watsessing Avenue.

Some Testimony and discussion followed.

Brian Aloia-Applicant/Owner's Attorney, Robert Lipschitz-Objector's (Arlington Bloomfield Associates, LLC.) Attorney, Dr. Robert Maturo-Applicant/Owner and Dr. Manuel Guantez-Licensed Drug & Alcohol Counselor for treatment and addiction.

A motion was made by Mr. Balnicki to adjourn the remainder of this application, seconded by Mr. Debold. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 15, 2018 at 7:00 p.m.

CASE B

Application of Christopher Connolly as Applicant & Owner for a conditional use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to use existing space as retail with three (3) apartments in a Neighborhood Business B-2 zone on premises known as Map 7, Block 127, Lot 29 better known as 48 Dodd Street.

A motion was made by Mr. Debold to adjourn this application, seconded by Mr. Scurman. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of April 12, 2018 at 7:00 p.m.

CASE C

Application of DCH Bloomfield, LLC. as Applicant & MEA Properties, LLC. as Owner for bulk variances, a use variance, preliminary and final major site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to continue but reduce the current warehouse and wholesale use to accommodate another proposed use of a private car wash for use by DCH BMW auto dealership only in a General Industrial M-1 zone on premises known as Map 13, Block 313, Lot 32 better known as 13-27 Race Street.

A motion was made by Mr. Debold to adjourn this application, seconded by Mr. Scurman. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 15, 2018 at 7:00 p.m.

CASE D

Application of R2-BV General Contractors, LLC. as Applicant & Owner for bulk variances, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a single family dwelling on an undersized lot in a residential one (1)-family R-1A zone on premises known as Map 33, Block 913, Lot 52 better known as 62 Main Terrace.

A motion was made by Mr. Balnicki to adjourn this application, seconded by Ms. Alfreds. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 15, 2018 at 7:00 p.m.

CASE E

Application of Vincent D'Alessandro as Applicant & Owner for a use variance and any such other relief as may be required from the Zoning Ordinance to expand into the garage for an eat-in kitchen in a residential one (1)-family R-1A zone on premises known as Map 51, Block 1458, Lot 18 better known as 55 North Avenue.

A motion was made by Mr. Scurman to adjourn this application, seconded by Mr. Balnicki. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 15, 2018 at 7:00 p.m.

CASE F

Application of Exclusive Holdings, Inc. 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 to convert and existing office use into a two (2)-family residential dwelling in a Neighborhood Business B-2 zone on premises known as Map 8, Block 156, Lot 42 better known as 122 Orange Street.

A motion was made by Mr. Scurman to adjourn this application, seconded by Mr. Balnicki. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 15, 2018 at 7:00 p.m.

CASE G

Application of Ashley Carespodì 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 construct a four foot fence in a front yard on a corner property in a residential one (1)-family R-1A zone on premises known as Map 22, Block 574, Lot 2 better known as 39 Benson Street.

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

Prince. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 15, 2018 at 7:00 p.m.

MEETING ADJORNED AT 11:14 P.M.

Respectfully Submitted,

Nicole Cosenza, Board Secretary