

2026 Annual Reorganization Meeting
ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD
Meeting Minutes for January 29, 2026

The meeting was called to order by the board attorney Michael Rubin at 7:09 pm. Mr. Rubin read the Open Public Meetings Act statement. The meeting was held in person, remotely via Zoom, recorded and was available for viewing on the Township website and WBMA-TV.

1. **Roll call: The following members were present:** Mr. McCarthy, Mr. Parsons, Ms. Seidensticker, Ms. Brown, Mr. Santasieri, Mr. Wangner, Mr. Perez, Mr. Mohan and Ms. Sun.

The following members were absent: all members were present.

Board consultants present: Anthony Marucci, board engineer and Michael Rubin, Esq., board attorney.

1. Reorganization Appointments:
 - a. **Chairman** – a motion was made by Ms. Brown seconded by Mr. Perez to appoint Ms. Brown as Chairwoman. One regular member Ms. Brown voted to appoint Ms. Brown. One alternate member Mr. Perez voted to appoint Ms. Brown. A motion was made by Mr. Wangner seconded by Mr. Parsons to appoint Mr. McCarthy as Chairman. Five regular members Mr. McCarthy, Mr. Parsons, Ms. Seidensticker, Mr. Santasieri and Mr. Wangner voted to appoint Mr. McCarthy. One regular member Ms. Brown abstained and one alternate member Mr. Perez voted no. Mr. McCarthy was appointed Chairman by a vote of 5 to 2.
 - b. **Vice Chairman** – a motion was made by Mr. McCarthy, seconded by Mr. Parsons to appoint Mr. Wangner as Vice Chairman. All members present voted to appoint Mr. Wangner as Vice Chairman.
 - c. **Board Attorney** – Mr. Wangner reported that the professional selection committee comprised of members Chairman Michalski, Mr. Wangner and Mr. Balnicki, after reviewing the two proposals received, unanimously recommended that the board appoint Michael S. Rubin, Esq. of the firm The Law Offices of Michael S. Rubin, LLC as Board Attorney. After hearing no additional nominations, the board resolved unanimously to appoint Michael S. Rubin, Esq. of the firm The Law Offices of Michael S. Rubin, LLC as Board Attorney for the calendar year 2026.
 - d. **Board Engineer** – Mr. Wangner reported that the professional selection committee comprised of members Chairman Michalski, Mr. Wangner and Mr. Balnicki, after reviewing several proposals received, unanimously recommended that the board appoint Anthony Marucci of

- Marucci Engineering Associates, LLC as Board Engineer. After hearing no additional nominations, the board resolved unanimously to appoint Anthony Marucci of Marucci Associates, LLC as Board Engineer for the calendar year 2026.
- e. **Board Planner** – Mr. Wangner reported that the professional selection committee comprised of members Chairman Michalski, Mr. Wangner and Mr. Balnicki, after reviewing several proposals received, unanimously recommended that the board appoint the Nishuane Group, LLC as Board Planner. After hearing no additional nominations, the board resolved unanimously to appoint the Nishuane Group as Board Planner for the calendar year 2026.
 - f. **Board Traffic Engineer** – Mr. Wangner reported that the professional selection committee comprised of members Chairman Michalski, Mr. Wangner and Mr. Balnicki, after reviewing several proposals received, unanimously recommended that the board appoint CME Associates as Board Traffic Engineer. After hearing no additional nominations, the board resolved unanimously to appoint CME Associates as Board Traffic Engineer for the calendar year 2026.
 - g. **Secretary** – a motion was made by Mr. Santasieri, seconded by Mr. Perez to appoint Amanda Waters as Secretary. All members present voted to appoint Amanda Waters as Secretary.
2. Communications:
- A. [NJPO Mandatory New Board Member training](#) – chairman McCarthy reviewed this requirement.
 - B. [Timely responses from members](#) – Chairman McCarthy reminded the board of the importance in responding to communications from the board secretary in a timely fashion and the potential impact their responses have on the planning by attorneys, consultants and the secretary. Mr. Rubin added the protocol for responding to email communications.
 - C. [2025 pending applications](#) – Mr. Rubin discussed the process for members to become qualified and eligible to vote for any application where the member was absent from a meeting and where testimony was provided. This includes the 3 pending applications from 2025. Additionally, he provided a brief overview of the ‘C’ and ‘D’ variances, the definition and the board attendance requirements for each.
3. Minutes: [12/18/25](#) – a motion was made by Ms. Brown, seconded by Mr. Wangner to approve the minutes of 12/18/25. All members present voted to approve.
 4. Resolutions: There were no resolutions.
 5. Applications to consider for Board Planner and/or the Board Traffic Expert (**‘d’ variances**):
 - A. [1029-1035 Broad Street](#)

Block 961, Lot 1

Zone: B-2

Applicant: Joyce Massola

Owner: Massola Realty, LLC

Application: seeking minor site plan approval, D1 Use variance for non-permitted use and a class C Bulk variance for exceeding maximum permitted lot coverage and any other such relief from the Zoning Ordinance of the Township of Bloomfield to convert the existing 2nd floor office space into one residential apartment in the B-2 zone. **Mr. Rubin provided a brief overview of the roles the board engineer, board planner and board traffic engineer play. The board decided not to engage the board planner or the board traffic engineer.**

6. Old Business: None
7. New Business: None
8. Adjournment: A motion was made by Ms. Brown, seconded by Mr. Wangner to adjourn the meeting at 7:58pm. All members present voted to adjourn.

Respectfully submitted,

Amanda Waters

Planning and Zoning Board Secretary