

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
March 18, 2021

The third regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, March 18, 2021 via Zoom, with a start time of 7:04 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, Ms. Hilaire, Mr. Balnicki, Mr. Stivers, Mr. Johnson, Mr. Wangner and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, Michael Rubin, the Board’s Consulting Attorney, George Williams, the Board’s Consulting Planner, Joseph Fishinger, the Board’s Consulting Traffic Engineer and Anthony Marucci the Board’s Consulting Engineer.

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

Any and all discussion was recorded through the Bloomfield Township Public Access TV Channel 35.

Minutes of 12/17/20 were approved, moved by Mr. Balnicki, seconded by Mr. Johnson.

Minutes of 1/28/21 were approved, moved by Mr. Johnson, seconded by Mr. Balnicki.

Minutes of 2/11/21 were approved, moved by Mr. Wangner, seconded by Mr. Balnicki.

Minutes of 2/25/21 were approved, moved by Ms. Brown, seconded by Mr. Stivers.

71 Eaton Place was approved for a reconsideration, moved by Ms. Brown, seconded by Mr. Wangner.

A memorializing resolution for 160 Willard Avenue was approved, moved by Ms. Brown, seconded by Mr. Wangner.

A memorializing resolution for 90 Evergreen Avenue was approved, moved by Mr. Stivers, seconded by Ms. Brown.

CASE A

Application of Washington Developers, LLC. as Applicant & Fawzia A.O. El Araby & Hassan H. Khalaf as Owners for preliminary and final major site plan approval, a use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert a two (2)-family dwelling into a three (3)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 10, Block 224, Lot 5 better known as 145 Washington Street.

A motion was made by Mr. Johnson to adjourn the remainder of this application (started at a previous meeting), seconded by Mr. Wangner. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of April 8, 2021 at 7:00 p.m.

CASE B

Application of 59 Dodd, LLC. as Applicant & Owner for amended development approval to construct a mixed use three (3)-story building with 1,920 square feet of commercial space on the first floor and 17 residential apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 6, Block 94, Lots 27, 28, 30 & 31 better known as 59 Dodd Street.

A motion was made by Mr. Johnson to adjourn this application, seconded by Mr. Stivers. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of April 8, 2021 at 7:00 p.m.

CASE C

Application of Michael Hawley as Applicant and Owner for preliminary and final major site plan approval, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct 16 garden apartments in a Professional Office/Residential PO/R zone on premises known as Maps 11 & 12, Block 513, Lot 37 better known as 224 Broad Street.

Some testimony and discussion followed.

John Chiaia-Applicant's Attorney, Michael & Johanna Hawley-Applicants/Owners, Steven Corso-Applicant's Architect, Fred Meola-Applicant's Engineer, Lee Klein-Applicant's Traffic Engineer, Anthony Marucci-Board's Engineer, Joseph Fishinger-Board's Traffic Engineer and George Williams-Board's Planner.

A motion was made by Mr. Johnson to adjourn the remainder of this application, seconded by Mr. Wangner. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of April 18, 2021 at 7:00 p.m.

CASE D

Application of Jamie Piro 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 deck and a shed and install pavers in a residential two (2)-family R-2B zone on premises known as Map 33, Block 827, Lot 21 better known as 50 Barbara Street.

A motion was made by Mr. Balnicki to adjourn this application, seconded by Ms. Brown. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of April 8, 2021 at 7:00 p.m.

CASE E

Application of Christine Hauck 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 construct a first floor addition to a two (2) family dwelling in a residential one (1)-family R-1B zone on premises known as Map 18, Block 454, Lot 49 better known as 387 Berkeley Avenue.

Testimony and discussion followed.

Christine Hauck-Applicant/Owner, Thomas Mesuk-Applicant's Architect and Anthony Marucci-Board's Engineer.

A motion was made by Ms. Brown to approve this application, seconded by Mr. Balnicki. All voting members voted yes on the motion and this application was approved.

CASE F

Application of Arthur Niemynski 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 install a six foot fence where one is not permitted in a residential one (1)-family R-1A zone on premises known as Map 35, Block 970, Lot 43 better known as 26 Skyview Road.

Testimony and discussion followed.

Arthur Niemynski-Applicant/Owner and Anthony Marucci-Board's Engineer.

A motion was made by Ms. Brown to approve this application, seconded by Mr. Wangner. All voting members voted yes on the motion, except Ms. Hilaire and this application was approved.

MEETING ADJOURNED AT 11:16 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards