

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
April 8, 2021

The fourth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, April 8, 2021 via Zoom, with a start time of 7:00 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, Mr. Balnicki, Mr. Johnson, Mr. Wangner and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, Michael Rubin, the Board’s Consulting Attorney, and Anthony Marucci the Board’s Consulting Engineer.

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

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

**A memorializing resolution for 387 Berkeley Avenue was approved, moved by Ms. Brown, seconded by Mr. Wangner.**

**A memorializing resolution for 26 Skyview Road was approved, moved by Mr. Johnson, seconded by Ms. Brown.**

**A memorializing resolution for 55 Lawrence Street and 22-24 Arch Street was approved, moved by Mr. Balnicki, seconded by Mr. Johnson.**

**401 Franklin Street will go to Nishuane for planner’s review, moved by Mr. Balnicki, seconded by Mr. Johnson.**

### **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. Balnicki to adjourn the remainder of this application (started at a previous meeting), seconded by Mr. Johnson. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of May 13, 2021 at 7:00 p.m.

### **CASE B**

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.

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 May 13, 2021 at 7:00 p.m.

### **CASE C**

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. Balnicki to adjourn 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 May 13, 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.

**Testimony and discussion followed.**

**Jamie Piro-Applicant/Owner and Anthony Marucci-Board Engineer.**

A motion was made by Ms. Brown to approve a portion of this application (shed and pavers) and deny a portion (6 ft. fence and deck in side yard), seconded by Mr. Johnson. All voting members voted yes on the motion and this application was partially approved and partially denied.

### **CASE E**

Application of Natalee & Nelson Martin as Applicants and Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to keep already installed pavers in the rear yard on premises known as Map 7, Block 126, Lot 100.07 better known as 76 Willow Street.

**Testimony and discussion followed.**

**Natalee Nelson Martin-Applicant/Owner and Anthony Marucci-Board Engineer.**

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

### **CASE F**

Application of Progressive Real Estate of NJ., Inc. as Applicant & Owner for a use variance, bulk variances, 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 convert a former construction contractor's office to a physician's office with associated parking, lighting and landscaping improvements in a residential one (1)-family R-1A zone on premises known as Map 11, Block 252, Lot 15 better known as 320 Belleville Avenue.

A motion was made by Mr. Johnson 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 May 13, 2021 at 7:00 p.m.

MEETING ADJOURNED AT 8:24 P.M.

Respectfully Submitted,

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Nicole Cosenza  
P/Z Secretary to the Boards