

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
May 13, 2021

The fifth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, May 13, 2021 via Zoom, with a start time of 7:01 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, Mr. Prince, Ms. Tolliver, Mr. Stivers 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: Ms. Hilaire.

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

**A memorializing resolution for 76 Willow Street was approved, moved by Mr. Balnicki, seconded by Ms. Brown.**

**231 Broughton Avenue will go to Nishuane for planner’s review, moved by Ms. Brown, seconded by Mr. Balnicki.**

**65 Park Avenue will go to Nishuane for planner’s review and Bright View for traffic review, moved by Mr. Balnicki, seconded by Ms. Brown.**

**50 Barbara Street was approved for a reconsideration, moved by Ms. Brown, seconded by Mr. Wangner.**

**A special meeting was established for June 3, 2021 at 7:00 p.m., moved by Mr. Prince, seconded by Mr. Wangner.**

## **CASE A**

Application of Patricia Sabater as Applicant & Owner for a reconsideration and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to extend a driveway and a walkway in a residential one (1)-family R-1A zone on premises known as Map 34, Block 933, Lot 91 better known as 71 Eaton Place.

**Testimony and discussion followed.**

**Patricia Sabater-Applicant/Owner and Anthony Marucci-Board's Engineer.**

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

## **CASE B**

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.

**Remaining testimony and discussion followed.**

**Robert Gaccione-Applicant's Attorney, Matthew Evans-Applicant's Architect, Peter Steck-Applicant's Planner, Anthony Marucci-Board's Engineer, George Williams-Applicant's Planner and Joseph Fishinger-Board's Traffic Engineer.**

A motion was made by Mr. Prince to deny this application, seconded by Mr. Wangner. All voting members voted yes on the motion and this application was denied.

## **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.

A motion was made by Mr. Wangner to adjourn the remainder of this application (started at a previous meeting), seconded by Mr. Prince. All voting members voted yes on the motion and this application was adjourned until the special meeting of June 3, 2021 at 7:00 p.m.

## **CASE D**

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.

**Testimony and discussion followed.**

**Mark Maryanski-Applicant' Attorney, Steven Corso-Applicant's Architect, Frank Mileto-Applicant's Planner, 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 approve this application, seconded by Mr. Wangner. All voting members voted yes on the motion and this application was adjourned.

## **CASE E**

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 special meeting of June 3, 2021 at 7:00 p.m.

## **CASE F**

Application of Kanwal & Amrita Singh Varma as applicants & Amrita Singh Varma as Owner for a use variance, 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 the first floor of the existing building to a residential use and divide the second floor to create two (2) apartments in a Neighborhood Business B-2 zone on premises known as Map 12, Block 271, Lot 7 better known as 401 Franklin Street.

A motion was made by Mr. Balnicki to adjourn this application, seconded by Mr. Johnson. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of June 17, 2021 at 7:00 p.m.

## **CASE G**

Application of Michael Gonnella as Applicant & Alice Hansen as Owner for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to keep an already constructed driveway expansion and fence in a residential one (1)-family R-1B zone on premises known as Map 27, Block 736, Lot 12 better known as 212 Hoover Avenue.

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 June 17, 2021 at 7:00 p.m.

MEETING ADJOURNED AT 11:15 P.M.

Respectfully Submitted,

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Nicole Cosenza  
P/Z Secretary to the Boards