

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
June 17, 2021

The sixth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, June 17, 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, Mr. Prince, Ms. Tolliver (Ms. Tolliver signed off at 10:00 p.m.), Mr. Stivers and Ms. Hilaire. Also present was the Board Secretary Nicole Cosenza, Michael Rubin, the Board’s Consulting Attorney, Anthony Marucci the Board’s Consulting Engineer, George Williams-the Board’s Consulting Planner and Joseph Fishinger the Board’s Consulting Traffic Expert.

Roll call showed the following members absent: Chairman Michalski.

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

A memorializing resolution for 71 Eaton Place was approved, moved by Mr. Wangner, seconded by Ms. Brown.

400 Hoover Avenue will go to Nishuane for planner’s review, moved by Ms. Brown, seconded by Mr. Johnson.

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

Minutes of 3/18/21 were approved, moved by Mr. Wangner, seconded by Mr. Stivers.

Minutes of 4/8/21 were approved, moved by Mr. Johnson, seconded by Mr. Wangner.

Minutes of 5/13/21 were approved, moved by Ms. Brown, seconded by Mr. Prince.

CASE A

Reconsideration of the 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.

Robert Gaccione-the Applicant's Attorney, Jamie Piro-the Applicant/Owner, William Stimmel-the Applicant's Engineer and Planner and Anthony Marucci-the Board's Engineer.

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

CASE B

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.

Testimony and discussion followed.

Robert Gaccione-the Applicant's Attorney, Dr. Ayman Ibrahim-the Applicant, Adnan Khan-the Applicant's Engineer, Ali Qureshi-Applicant's Architect, William Stimmel-the Applicant's Planner, Anthony Marucci-the Board's Engineer, George Williams-the Board's Planner and Joseph Fishinger-the Board's Traffic Expert.

A motion was made by Mr. Wangner to approve this application, seconded by Mr. Johnson.

All voting members voted yes on the motion and this application was approved.

CASE C

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.

Some testimony and discussion followed.

Paul Sant’Ambrogio-the Applicant’s Attorney, Kanwal & Amrita Singh Varma-Applicants/Owners, Steven Corso-the Applicant’s Architect and Anthony Marucci-the Board’s Engineer.

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

CASE D

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. Wangner 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 July 8, 2021 at 7:00 p.m.

CASE E

Application of Jose Perez & Michael Meyer as Applicants & Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a second story addition in a residential one (1)-family R-1A zone on premises known as Map 45, Block 1261, Lot 22 better known as 5 Leo Terrace.

A motion was made by Mr. Prince 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 July 8, 2021 at 7:00 p.m.

CASE F

Application of Joanna & Eugene Darke as Applicants & Owners for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to enclose a porch in a residential one (1)-family R-1B zone on premises known as Map 29, Block 783, Lot 19 better known as 62 Mill Street.

A motion was made by Mr. Johnson 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 July 8, 2021 at 7:00 p.m.

MEETING ADJOURNED AT 11:30 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards