

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

The seventh regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, July 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, Mr. Prince, Mr. Stivers, Ms. Hilaire and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, Michael Rubin, the Board’s Consulting Attorney, Anthony Marucci the Board’s Consulting Engineer and George Williams-the Board’s Consulting Planner.

Roll call showed the following members absent: Ms. Tolliver.

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

A memorializing resolution for 50 Barbara Street was approved, moved by Mr. Johnson, seconded by Mr. Prince.

A memorializing resolution was approved for 59 Dodd Street, moved by Mr. Balnicki, seconded by Mr. Johnson.

A memorializing resolution was approved for 145 Washington Street, moved by Mr. Wangner, seconded by Mr. Prince.

A discussion occurred regarding in person meetings again. The board decided to start in person for the October 7, 2021 meeting.

CASE A

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.

Remaining testimony and discussion followed.

Paul Sant'Ambrogio-the Applicant's Attorney, Steven Corso-the Applicant's Architect, Anthony Marucci-the Board's Engineer and George Williams-the Board's Planner.

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

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

CASE B

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.

Some testimony and discussion followed.

Michael Gonella-Applicant/Owner and Anthony Marucci-the Board's Engineer.

A motion was made by Mr. Balnicki to adjourn the remainder of this application, seconded by

Mr. Prince. All voting members voted yes on the motion and this application was adjourned

until the regular meeting of September 9, 2021 at 7:00 p.m.

CASE C

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.

Testimony and discussion followed.

Paul Sant'Ambrogio-the Applicant's Attorney, Jose Perez-Applicant/Owner, Pietro Rosato-Applicant's Architect and Anthony Marucci-the Board's Engineer.

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

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

CASE D

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. 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 August 19, 2021 at 7:00 p.m.

CASE E

Application of Robert Beaton 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 expand the driveway in a residential one (1)-family R-1A zone on premises known as Map 34, Block 934, Lot 67 better known as 82 Eaton Place.

Testimony and discussion followed.

Robert Beaton-Applicant/Owner and Anthony Marucci-the Board's Engineer.

A motion was made by Mr. Wangner to approve this application (with guidance from Anthony Marucci), seconded by Mr. Johnson. All voting members voted yes on the motion and this application was approved.

CASE F

Application of New Cingular Wireless PCS, LLC. (AT & T) as applicant & National Church Res. MS #6/Kinder Tower as Owner for a conditional use variances, minor site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to install a rooftop telecommunication facility in a Garden Apartment R-G zone on premises known as Map 26, Block 697, Lot 100 better known as 400 Hoover Avenue.

A motion was made by Mr. Wangner 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 August 19, 2021 at 7:00 p.m.

CASE G

Application of John & Michelle Babula 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 2nd story addition, front porch and mudroom in a residential one (1)-family R-1A zone on premises known as Map 47, Block 1321, Lot 39 better known as 44 Jacob Street.

A motion was made by Mr. Prince 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 August 19, 2021 at 7:00 p.m.

MEETING ADJOURNED AT 11:15 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards