

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
August 19, 2021

The eighth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, August 19, 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, Mr. Balnicki, Ms. Tolliver, 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: None.

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

A memorializing resolution for 320 Belleville Avenue was approved, moved by Mr. Balnicki, seconded by Mr. Wangner.

A memorializing resolution was approved for 5 Leo Terrace, moved by Mr. Balnicki, seconded by Mr. Johnson.

A memorializing resolution was approved for 401 Franklin Street, moved by Mr. Prince, seconded by Mr. Wangner.

Minutes of 6/3/21 were approved, moved by Mr. Balnicki, seconded by Mr. Wangner.

Minutes of 6/17/21 were approved, moved by Mr. Johnson, seconded by Mr. Balnicki.

Minutes of 7/8/21 were approved, moved by Mr. Prince, seconded by Ms. Brown.

383-387 Broughton Avenue will go to the Board Planner Nishuane Group for review, moved by Mr. Prince, seconded by Mr. Balnicki.

10 Aldon Terrace will go to the Board Planner Nishuane Group for review, moved by Mr. Balnicki, seconded by Mr. Prince.

A special meeting was organized for 9/22/21, moved by Mr. Balnicki, seconded by Mr. Prince.

CASE A

Application of Steven Alexander as Applicant & Owner for a use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to keep an already installed dormer in a General Industrial M-1 zone on premises known as Map 13, Block 313, Lot 48 better known as 258 Montgomery Street.

Testimony and discussion followed.

Steven Alexander-Applicant/Owner and Anthony Marucci-Board's Engineer.

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 B

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.

Testimony and discussion followed.

Robert Gaccione-Applicant's Attorney, Joanne & Eugene Darke-Applicants and Owners, Mirek Lewandowski-Applicant's Architect, William Stimmel-Applicant's Engineer and Planner and Anthony Marucci-Board's Engineer.

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

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

CASE C

Application of Ann Lauda as Applicant & Owner for minor 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 one (1)- family dwelling into a four (4) family dwelling in a residential one (1)-family R-1B zone on premises known as Map 11, Block 249, Lot 3 better known as 65 Park Avenue.

Some testimony and discussion followed.

John Veteri-Applicant's Attorney, Bill Harrison-Objector's Attorney (Victoria Larson), Tom Mesuk-Applicant's Architect, David Fantina-Applicant's Engineer, Anthony Marucci-Board's Engineer and George Williams-Board's Planner.

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

All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of September 9, 2021 at 7 pm.

CASE D

Application of Charbel Solta as Applicant & Owner for 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 one (1)-family dwelling into a two (2)-family dwelling in a residential one (1)-family R-1A zone on premises known as Map 33, Block 919, Lot 60 better known as 231 Broughton Avenue.

A motion was made by Mr. Prince 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 September 9, 2021 at 7 pm.

CASE E

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. 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 September 9, 2021 at 7 pm.

CASE F

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. Johnson to adjourn this application, seconded by Mr. Prince. All voting members voted yes on the motion and this application was adjourned until the special meeting of September 22, 2021 at 7 pm.

CASE G

Application of Charles Housing, LLC. as Applicant & Owner for 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 one (1)-family dwelling into a two (2)-family dwelling in a residential

one (1)-family R-1A zone on premises known as Map 37, Block 1021, Lot 2 better known as 383-387 Broughton Avenue.

A motion was made by Mr. Johnson 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 September 9, 2021 at 7 pm.

CASE H

Application of Luis Garcia 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 41, Block 1143, Lot 50 better known as 675 East Passaic Avenue.

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 special meeting of September 22, 2021 at 7 pm.

CASE I

Application of Carlos Pomares 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 an existing garage in a residential one (1)-family R-1A zone on premises known as Map 12, Block 281, Lot 49 better known as 56 Monroe Place.

A motion was made to adjourn this application by Mr. Wangner, seconded by Mr. Johnson. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of September 9, 2021 at 7 pm.

CASE J

Application of Jorge Lopes as Applicant & Owner for bulk variances to replace an existing one (1)-car garage with a detached two (2)-car garage in a residential two (2)-family R-2B zone on premises known as map 21, Block 542, Lot 21 better known as 75 East Almira 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 September 9, 2021 at 7 pm.

MEETING ADJOURNED AT 11:05 P.M.

Respectfully Submitted,

/s/ Nicole Cosenza

Nicole Cosenza

P/Z Secretary to the Boards