

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
September 9, 2021

The ninth 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 7:20 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:

Mr. Balnicki, Mr. Johnson, Mr. Wangner, Mr. Prince, 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. Brown, Ms. Tolliver and Mr. Stivers.

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

**A memorializing resolution for 258 Montgomery Street was approved, moved by Mr. Balnicki, seconded by Mr. Wangner.**

**A memorializing resolution was approved for 82 Eaton Place, moved by Mr. Johnson, seconded by Mr. Prince.**

**A memorializing resolution was approved for 62 Mill Street, moved by Mr. Balnicki, seconded by Mr. Wangner.**

**A special meeting was organized for 10/20/21, moved by Mr. Balnicki, seconded by Mr. Wangner.**

### **CASE A**

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.

**Remaining testimony and discussion followed.**

**Michael Gonnella-Applicant and Owner and Anthony Marucci-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 application and this application was approved.

### **CASE B**

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.

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

All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of October 7, 202 at 7 pm.

### **CASE C**

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. Balnicki 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 October 7, 2021 at 7 pm.

### **CASE D**

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. Balnicki 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 E**

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. 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 October 7, 2021 at 7 pm.

### **CASE F**

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.

**Testimony and discussion followed.**

**Carlos Pomares-Applicant/Owner, John Fallon-Applicant's Architect and Anthony Marucci-Board's Engineer.**

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

### **CASE G**

Application of Jorge Lopes 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 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. Balnicki 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 H**

Application of Daniel Sierchio 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 first floor addition in a residential one (1)-family R-1A zone on premises known as Map 29, Block 786, Lot 32 better known as 337 Essex 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 special meeting of September 22, 2021 at 7 pm.

**CASE I**

Application of Elaine China 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 paver patio in a residential one (1)-family R-1A zone on premises known as Map 46, Block 1296, Lot 3 better known as 9 Rutgers Place.

**Testimony and discussion followed.**

**Elaine Chin-Applicant and Owner and Anthony Marucci-Board's 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 J**

Application of Haumersen and Ann Quartell 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 construct an addition and alterations in a residential one (1)-family R-1A zone on premises known as Map 42, Block 1186, Lot 12 better known as 10 Aldon Terrace.

A motion was made by Mr. Balnicki 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 October 7, 2021 at 7 pm.

**CASE K**

Application of Emanuel Joseph as Applicant & Owner for bulk variances, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a one (1)-story addition with a deck on premises known as Map 18, Block 455, Lot 5 better known as 17 Walnut Terrace.

A motion was made by Mr. Johnson to withdraw this application, seconded by Mr. Prince. All voting members voted yes on the motion and this application was withdrawn without prejudice.

MEETING ADJOURNED AT 8:57 P.M.

Respectfully Submitted,

*/s/ Nicole Cosenza*

Nicole Cosenza

P/Z Secretary to the Boards

