

Township of Bloomfield
Zoning Board Minutes
Special Meeting
September 22, 2021

A special meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, September 22, 2021 via Zoom, with a start time of 7:11 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, 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 Steve Martini-the Board’s Consulting Planner.

Roll call showed the following members absent: Ms. Tolliver, Mr. Stivers and Ms. Hilaire..

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

A memorializing resolution for 56 Monroe Place was approved, moved by Mr. Balnicki, seconded by Mr. Prince.

A memorializing resolution was approved for 212 Hoover Avenue, moved by Mr. Johnson, seconded by Mr. Balnicki.

A memorializing resolution was approved for 9 Rutgers Place, moved by Mr. Prince, seconded by Mr. Wangner.

CASE A

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.

Testimony and discussion followed.

Judith Fairweather-Applicant's Attorney, Daniel Penesso-Applicant's Radio Frequency Engineer, Ekata Shah-Applicant's Civil Engineer, Paul Ricci-Applicant's Planner, Anthony Marucci-Board's Engineer and Steven Martini-Board's Planner.

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

CASE B

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.

Testimony and discussion followed.

John Babula-Applicant/Owner, Courtney Lowry-Applicant's Architect and Anthony Marucci-Board's Engineer.

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

CASE C

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.

Testimony and discussion followed.

Luis Garcia-Applicant/Owner and Anthony Marucci-Board 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 D

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.

Testimony and discussion followed.

Mark Maryanski-Applicant's Attorney, Jennifer Palermo-Applicant's Architect 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 E

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.

Testimony and discussion followed.

Frank Materia-Applicant's Attorney, Ozwaldo Martinez-Applicant's Architect and Anthony Marucci-Applicant's Engineer.

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

MEETING ADJOURNED AT 10:35 P.M.

Respectfully Submitted,

/s/ Nicole Cosenza

Nicole Cosenza

P/Z Secretary to the Boards