

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
October 7, 2021

The tenth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, October 7, 2021 via Zoom, with a start time of 7:01 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. Nazarian 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, Ms. Hilaire and Mr. Cabrera.

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

A memorializing resolution for 400 Hoover Avenue was approved, moved by Mr. Balnicki, seconded by Mr. Johnson.

A memorializing resolution was approved for 337 Essex Avenue, moved by Mr. Johnson, seconded by Mr. Prince.

A memorializing resolution was approved for 75 East Almira Street, moved by Mr. Prince, seconded by Mr. Wangner.

A memorializing resolution was approved for 675 East Passaic Avenue, moved by Mr. Wangner, seconded by Mr. Johnson.

A memorializing resolution was approved for 44 Jacob Street, moved by Mr. Balnicki, seconded by Mr. Prince.

Minutes of 8/19/21 were approved, moved by Mr. Prince, seconded by Mr. Balnicki.

Minutes of 9/9/21 were approved, moved by Mr. Johnson, seconded by Mr. Prince.

Mr. Stivers resignation was approved, moved by Mr. Johnson, seconded by Mr. Balnicki.

125 Broughton Avenue will go to the Board Planner Nishuane Group for review, moved by Mr. Balnicki, seconded by Ms. Brown.

58 (34) Bloomfield Avenue will go to the Board Planner Nishuane Group and the Board Traffic Engineer Bright View Engineering for review, moved by Mr. Balnicki, seconded by Mr. Johnson.

25 Lawrence Street will go to the Board Planner Nishuane Group and the Board Traffic Engineer Bright View Engineering for review, moved by Mr. Johnson, seconded by Ms. Brown.

29 Park Street will go to the Board Planner Nishuane Group for review, moved by Ms. Brown, 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 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 Ms. Brown 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 November 18, 2021 at 7 pm.

CASE B

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. Balnicki.

All voting members voted yes on the motion and this application was adjourned until the next regular meeting of November 18, 2021 at 7 pm.

CASE C

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.

Testimony and discussion followed.

Robert Gaccione-Applicant's Attorney, Charles Lee-Applicant/Owner, George Azrak, Jr.-Applicant's Architect, Thomas Ricci-Applicant's Planner, George Williams-Board's Planner and Anthony Marucci-Board's Engineer.

A motion was made by Ms. Brown to deny this application, seconded by Mr. Balnicki. All voting members voted yes on the motion and this application was denied.

CASE D

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. Wangner. All voting members voted yes on the motion and this application was adjourned until a special meeting of October 20, 2021.

MEETING ADJOURNED AT 11:04 P.M.

Respectfully Submitted,

/s/ Nicole Cosenza

Nicole Cosenza

P/Z Secretary to the Boards