

Township of Bloomfield  
Zoning Board Minutes  
Regular/Reorganization Meeting  
January 17, 2019

The first regular/reorganization meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, January 17, 2019 with a start time of 7:07 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. Scurman, Ms. Brown, Mr. Balnicki, Ms. Alfreds, and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, the Board Engineer Anthony Marucci, the Board Attorney Michael Rubin and the Board Planner George Williams of Nishuane.

Roll call showed the following members absent:

Mr. Puno.

Mr. Moormann and Mr. Prince were not reappointed in time for this meeting.

**Any and all discussion was recorded on audio tapes through the municipality and also through the Bloomfield Township Public Access TV Channel 35.**

**Nishuane will review 1022 Broad Street, moved by Mr. Balnicki, seconded by Mr. Scurman.**

**Nishuane will review 321 Broughton Avenue, moved by Mr. Scurman, seconded by Mr. Balnicki.**

**67 Park Avenue was dismissed without prejudice, moved by Mr. Balnicki, seconded by Mr. Scurman.**

**Reappointments were done:**

- Consulting Attorney-Michael Rubin, moved and seconded by the RFP subcommittee.**
- Consulting Engineer-Anthony Marucci, moved and seconded by the RFP subcommittee.**

- Consulting Planner-Nishuane Group, moved and seconded by the RFP subcommittee.**
- Consulting Traffic Engineer-NV5, moved and seconded by the RFP subcommittee.**
- Board Secretary-Nicole Cosenza, moved by Mr. Balnicki, seconded by Ms. Brown.**
- Chairman-Edward Michalski, moved by Ms. Brown, seconded by Mr. Balnicki.**
- Vice Chairman-Allen Balnicki, moved by Mr. Scurman, seconded by Ms. Alfreds.**

#### **CASE A**

Application of Antonio Simoes 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 new two (2)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 18, Block 455, Lot 1 better known as 123 Walnut Street.

**Remaining testimony and discussion followed.**

**Robert Gaccione-Applicant's Attorney, Christopher Juchnik-Applicant's Architect, Peter Steck-Applicant's Planner, George Williams of Nishuane-Board Planner and Anthony Marucci-Board Engineer.**

This is the second portion of a bifurcated application. A motion was made by Ms. Brown to approve the bulk variance portion of this application, seconded by Ms. Alfreds. All voting members except Mr. Scurman voted yes on the motion and the bulk variance portion of this application was approved.

#### **CASE B**

Application of Skyline Community Church, Inc. as Applicant & Owner for an appeal from the decision of an Administrative Officer/Certificate of Non Conformity and any such other relief as may be required from the Township of Bloomfield to renovate an old vacant church to use as a house of worship in a residential one (1)-family R-1A zone on premises known as Map 34, Block 93, Lot 70 better known as 17 Williams Street.

**Remaining testimony and discussion followed.**

**Steven Shepis-Applicant's Attorney and Pastor High-New Owner.**

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

#### **CASE C**

Application of Charles Housing, LLC. 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 expand the garage and convert a one (1)-family dwelling to 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 387 Broughton Avenue.

This application was never advertised so the board had no jurisdiction.

**CASE D**

Application of Clear Stream Realty Holding Partners Two, LLC. as Applicant & Owner for a use variance, preliminary and final major site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to modify an existing structure into a two (2)-family dwelling in a garden apartment R-G zone on premises known as Map 10, Block 220, Lot 14 better known as 117 Thomas Street.

A motion was made by Mr. Scurman to adjourn this application, seconded by Ms. Brown. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of February 7, 2019 at 7 pm.

**CASE E**

Application of Christopher Connolly as Applicant & Owner for a conditional use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to use existing space as retail with three (3) apartments in a Neighborhood Business B-2 zone on premises known as Map 7, Block 127, Lot 29 better known as 48 Dodd Street.

A motion was made by Mr. Scurman 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 February 7, 2019 at 7 pm.

**CASE F**

Application of Cristobel Berkel 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 renovate and an accessory structure listed as a garage on tax records, for recreational use in a residential two (2)-family R-2B zone on premises known as Map 17, Block 421, Lot 19 better known as 98 Newark Avenue.

A motion was made by Mr. Scurman to adjourn this application, seconded by Ms. Brown. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of February 7, 2019 at 7 pm.

**CASE G**

Application of Angelo Cocuzza as Applicant & Owner for a conditional use variance preliminary and final major site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to have an already existing 3-unit multi-family residential dwelling 3 stories in height with 3 three-bedroom units on each floor recognized as

such, when the building department only recognizes it as a 2-family dwelling in a Neighborhood Business B-2 zone on premises known as Map 8, Block 156, Lot 43 better known as 118 Orange Street.

A motion was made by Mr. Balnicki to adjourn this application, seconded by Mr. Scurman. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of February 7, 2019 at 7 pm.

**CASE H**

Application of Dennis V. Agliata 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 an addition to the driveway in a residential two (2)-family R-2A zone on premises known as Map 20, Block 515, Lot 9 better known as 46 Maple Street.

**Testimony and discussion followed.**

**Sheila Murugan-Applicant's Attorney, Dennis Agliata-Applicant/Owner and Anthony Marucci-Board Engineer.**

A motion was made by Ms. Brown to approve this application, seconded by Ms. Alfreds. All voting members except Ms. Brown and Ms. Alfreds voted no on the motion and this application was denied.

MEETING ADJOURNED AT 9:32 P.M.

Respectfully Submitted,

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Nicole Cosenza  
Secretary to the Boards