

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
February 7, 2019

The second regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 7, 2019 with a start time of 7:15 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, Mr. Moormann, Mr. Prince, Ms. Tolliver 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:

Ms. Brown, Mr. Johnson, Mr. Balnicki, Ms. Alfreds and Mr. Puno.

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

Minutes of 12/13/18 were approved, moved by Mr. Scurman, seconded by Chairman Michalski.

Minutes of 1/17/19 were approved, moved by Mr. Scurman, seconded by Chairman Michalski.

CASE A

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. Tolliver. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of March 14, 2019 at 7:00 p.m.

CASE B

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 Ms. Tolliver 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 March 14, 2019 at 7:00 p.m.

CASE C

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 Ms. Tolliver 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 March 14, 2019 at 7:00 p.m.

CASE D

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 Ms. Tolliver 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 March 14, 2019 at 7:00 p.m.

CASE E

Application of Joseph Murphy 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 2nd story addition and house alterations in a residential one (1)-family R-1A zone on premises known as Map 51, Block 1444, Lot 5 better known as 14 Darling Avenue.

A motion was made by Ms. Tolliver 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 March 14, 2019 at 7:00 p.m.

MEETING ADJOURNED AT 7:48 P.M.

Respectfully Submitted,

Nicole Cosenza
Secretary to the Boards