

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
February 11, 2021

The second regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 11, 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. Prince, Mr. Balnicki, Mr. Stivers, Mr. Johnson, Ms. Tolliver, Mr. Wangner and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, Michael Rubin, the Board’s Consulting Attorney, George Williams, the Board’s Consulting Planner, Joseph Fishinger, the Board’s Consulting Traffic Engineer and Anthony Marucci the Board’s Consulting Engineer.

Roll call showed the following members absent: None.

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

CASE A

Application of 3X Dodd, LLC. as Applicant & Owner for preliminary and final major site plan approval, bulk variances, a use variance, a conditional use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a new four (4)-story mixed use building in both a Neighborhood Business B-2 zone and a residential two (2)-family R-2B zone on premises known as Map 6, Block 94, Lot 1 and Block 94, Lot 40 better known as 55 Lawrence Street and 22-24 Arch Street.

Remaining testimony and discussion followed.

Robert Gaccione-Applicant’s Attorney, Joe Burgis-Applicant’s Planner, J. Michael Petry-Applicant’s Civil Engineer, Anthony Marucci-Board Engineer, Joseph Fishinger-Board Traffic Engineer and George Williams-Board Planner.

A motion was made by Mr. Balnicki 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 Washington Developers, LLC. as Applicant & Fawzia A.O. El Araby & Hassan H. Khalaf as Owners for preliminary and final major 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 two (2)-family dwelling into a three (3)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 10, Block 224, Lot 5 better known as 145 Washington Street.

Some testimony and discussion followed.

Robert Gaccione-Applicant's Attorney, Matthew Evans-Applicant's Architect, Peter Steck-Applicant's Planner, Anthony Marucci-Board Engineer, Joseph Fishinger-Board Traffic Engineer and George Williams-Board Planner.

A motion was made by Mr. Johnson to adjourn the remainder of 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 18, 2021 at 7:00 p.m.

CASE C

Application of 59 Dodd, LLC. as Applicant & Owner for amended development approval to construct a mixed use three (3)-story building with 1,920 square feet of commercial space on the first floor and 17 residential apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 6, Block 94, Lots 27, 28, 30 & 31 better known as 59 Dodd Street.

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 March 18, 2021 at 7:00 p.m.

CASE D

Application of Michael Hawley as Applicant and Owner for preliminary and final major site plan approval, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct 16 garden apartments in a Professional Office/Residential PO/R zone on premises known as Maps 11 & 12, Block 513, Lot 37 better known as 224 Broad Street.

A motion was made by Mr. Johnson to adjourn this application, seconded by Mr. Wangner.

All voting members voted yes on the motion and this application was adjourned until

the next regular meeting of March 18, 2021 at 7:00 p.m.

CASE E

Application of Keith and Marisa Kooistra as Applicants and Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to restore an existing garage/shed in a residential one (1)-family R-1B zone on premises known as Map 9, Block 193, Lot 66 better known as 90 Evergreen 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 February 25, 2021 at 7:00 p.m.

CASE F

Application of Nelsy Guerra as Applicant and 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 gazebo not in a rear yard in a residential one (1)-family R-1A zone on premises known as Map 14, Block 332, Lot 50 better known as 160 Willard Avenue.

A motion was made by Mr. Johnson to adjourn this application, seconded by Mr. Wangner.

All voting members voted yes on the motion and this application was adjourned until the special meeting of February 25, 2021 at 7:00 p.m.

MEETING ADJOURNED AT 11:15 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards