

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
March 10, 2022

A regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 10, 2022 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. Cabrera, Mr. Wangner, Mr. Prince, Mr. Johnson, Mr. Bangs 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, Joseph Fishinger the Board’s Consulting Traffic Engineer and Steven Martini (Nishuane Group) the Board’s Consulting Planner.

Roll call showed the following members absent: Ms. Tolliver and Ms. Nazarian.

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

Minutes of 1/27/22 were approved, moved by Mr. Wangner, seconded by Mr. Balnicki.

Minutes of 2/10/22 were approved, moved by Mr. Johnson, seconded by Mr. Prince.

Minutes of 2/17/22 were approved, moved by Mr. Wangner, seconded by Mr. Prince.

Minutes of 2/24/22 were approved, moved by Mr. Wangner, seconded by Mr. Johnson.

A memorializing resolution for 68 Lexington Avenue was adopted, moved by Mr. Balnicki, seconded by Mr. Prince.

A memorializing resolution for 65 Park Avenue was adopted, moved by Ms. Brown, seconded by Mr. Prince.

251, 253 & 257 will go for traffic and planner review, moved by Mr. Bangs, seconded Mr. Johnson.

CASE A

Application of Oliver & Gina Young 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 convert a one (1)-family dwelling into a two (2)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 11, Block 247, Lot 4 better known as 29 Park Street.

Testimony and discussion followed.

Oliver Young-Applicant/Owner/Architect, Matthew Seckler-Applicant's Planner, Steven Martini-Board's Planner and Anthony Marucci-Board's Civil Engineer.

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

CASE B

Application of Vickie Holloway 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 deck in the side yard in a residential one (1)-family R-1A zone on premises known as map 31, Block 841, Lot 1 better known as 8 Sunset Avenue.

Testimony and discussion followed.

Vickie Holloway & James Jones-Applicants/Owners and Anthony Marucci.

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

CASE C

Application of Asher Peyton 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 keep an already constructed dormer in a Central Business District CBD zone on premises known as Map 6, Block 105 Lot 48 better known as 21 Sherman Court.

Testimony and discussion followed.

Michael Cavallaro-Applicant's Attorney, Wanling Ho-Owner, Christopher Goodsen-Applicant's Project Manager and Anthony Marucci-Board's Civil 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.

CASE D

Application of Charbel Solta 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 an addition to a non-conforming two (2)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 30, Block 818, Lot 33 better known as 17 Pettit Street.

A motion was made by Balnicki 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 24, 2022 at 7:00 pm.

CASE E

Application of Jeffrey Roberts 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 in a residential one (1)-family R-1B zone on premises known as Map 45, Block 1264, Lot 16 better known as 56 Ernst Avenue.

Testimony and discussion followed.

Jeff Roberts-Applicant/Owner, John Garrison-Applicant's Contractor and Anthony Marucci-Board's Civil Engineer.

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

CASE F

Application of 251 Hoover, LLC. as Applicant and 251 Hoover, LLC. and Robert Grogan as Owners for preliminary and final major site plan approval, 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 four (4)-story multi-family apartment building in a residential two (2)-family R-2B zone on premises known as Map 30, Block 818, Lots 9.01, 9.02 and 10 better known as 251, 253 & 257 Hoover Avenue.

A motion was made by Mr. Johnson 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 March 24, 2022 at 7:00 pm.

CASE G

Application of Tara Walters & Ashish Relan 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 install a fence in the front yard in a residential one (1)-family R-1A zone on premises known as Map 39, Block 1088, Lot 65 better known as 32 Macleod Lane.

Testimony and discussion followed.

Tara Walters and Ashish Relan-Applicants/Owners and Anthony Marucci-Board's Civil Engineer.

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

CASE H

Application of Jean Laurier 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 two (2)-story addition in a residential one (1)-family R-1A zone on premises known as Map 41, Block 1146, Lot 15 better known as 40 Bromley Place.

Testimony and discussion followed.

Jean Laurier-Applicant/Owner, Salvatore Corvino-Applicant's Architect/Planner and Anthony Marucci-Board's Civil Engineer.

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

CASE I

Application of Ruth & Vincent Turano 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 keep and already constructed paved area and to convert a four (4) foot fence to a six (6) foot fence in a residential one (1)-family R-1A zone on premises known as map 34, Block 935, Lot 8 better known as 19 Eaton Place.

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 April 7, 2022 at 7:00 pm.

CASE J

Application of Lanny & Susan Katz 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 an addition in a residential one (1)-family R-1A zone on premises known as Map 47, Block 1200, Lot 72 better known as 90 Golf Road.

A motion was made by Mr. Prince 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 April 7, 2022 at 7:00 pm.

CASE K

Application of Carlos & Katherine Rivas 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 an addition in a residential one (1)-family R-1A zone on premises known as Map 50, Block 1414, Lot 157 better known as 28 Alyson Place.

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 next regular meeting of April 7, 2022 at 7:00 pm.

MEETING ADJOURNED AT 10:55 P.M.

Respectfully Submitted,

Nicole Cosenza
Secretary to the Boards