

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
April 11, 2019

The fourth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, April 11, 2019 with a start time of 7:13 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, Mr. Balnicki, Mr. Stivers 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. Johnson, Ms. Alfreds, Ms. Brown 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.

A memorializing resolution was approved for 48 Dodd Street, moved by Mr. Prince, seconded by Mr. Balnicki.

A memorializing resolution was approved for 117 Thomas Street, moved by Mr. Prince, seconded by Mr. Scurman.

Nishuane and NV5 will review 171 Bloomfield Avenue, moved by Mr. Balnicki, seconded by Mr. Scurman.

CASE A

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.

Some testimony and discussion followed.

Robert Gaccione-Applicant's Attorney, Angelo Cocuzza-Applicant/Owner and William Stimmel-Applicant's Engineer and Planner.

A motion was made by Mr. Moormann to adjourn the remainder of this application, seconded by Mr. Balnicki. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of May 9, 2019 at 7:00 p.n.

CASE B

Application of MCM Realty, LLC. as Applicant & Owner for preliminary and final major site plan approval, a use variance, waiver of site plan requirements and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a basement apartment for the building superintendent in a residential one (1)-family R-1A zone on premises known as Map 34, Block 934, Lot 46 better known as 1022-1030 Broad Street.

Testimony and discussion followed.

Richard Scholnick-Applicant's Attorney, John Bucholz-Applicant's Architect, Peter Steck-Applicant's Planner, Vince Comperatore-Applicant/Owner, Anthony Marucci-Board's Engineer and George Williams of Nishuane-Board's Planner.

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

CASE C

Application of Frank & Jacqueline Gabriele as Applicants & Owners 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 convert a mixed use building to 2 residential units and 1 commercial unit in a residential one (1)-family R-1B zone on premises known as Map 33, Block 911, Lot 1 better known as 321 Broughton Avenue.

Testimony and discussion followed

Mark Maryanski-Applicant's Attorney, George Azrak-Applicant's Architect, Frank Mileto-Applicant's Planner, Anthony Marucci-Board's Engineer and George Williams of Nishuane-Board Planner.

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

CASE D

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 second story addition with other 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.

Re-notice to be done. The board had no jurisdiction because of incorrect/incomplete advertising.

CASE E

Application of Connecticut Preservations, Inc. as Applicant & Miroslav Tomic as Owner for 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 14 apartments in a Neighborhood Business B-2 zone on premises known as Map 6, Block 98, Lot 33 better known as 34 Cross 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 May 9, 2019 at 7:00 p.m.

MEETING ADJOURNED AT 10:56 P.M.

Respectfully Submitted,

Nicole Cosenza
Secretary to the Boards