

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
April 21, 2022

Another regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, April 21, 2022 via Zoom, with a start time of 7:08 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. Prince, Mr. Johnson, Mr. Wangner, 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 George Williams 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.

A memorializing resolution for 21 Sherman Court was adopted, moved by Mr. Wangner, seconded by Mr. Prince.

A memorializing resolution for 29 Park Street was adopted, moved by Mr. Johnson, seconded by Mr. Prince.

A memorializing resolution for 8 Sunset Avenue was adopted, moved by Mr. Prince, seconded by Mr. Bangs.

A memorializing resolution for 56 Ernst Avenue was adopted, moved by Mr. Balnicki, seconded by Mr. Johnson.

A memorializing resolution for 32 Macleod Lane was adopted, moved by Mr. Prince, seconded by Mr. Bangs.

A memorializing resolution for 40 Bromley Place was adopted, moved by Mr. Johnson, seconded by Mr. Balnicki.

265 Watsessing Avenue will go for planner and traffic review, both moved by Mr. Balnicki, seconded by Mr. Johnson.

CASE A

Application of Hoover Ave Apartment, LLC. as Applicant & Owner 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 add a manufacturing / fabrication use to an already existing 13 residential unit and warehouse use in a Garden Apartment R-G zone on premises known as Map 26, Block 697, Lot 85 better known as 336-344 Hoover Avenue.

Remaining testimony and discussion followed.

Robert Gaccione-Applicant's Attorney, Francisco Melendez, Sr.-Applicant's Architect, William Stimmel-Applicant's Planner and Civil Engineer, Rishi Patel-Applicant/Owner, Anthony Marucci-Board's Civil Engineer, Joseph Fishinger-Board's Traffic Engineer and Steven Martini (Nishuane Group)-Board's Planner.

A motion was made by Mr. Bangs to approve the use variance, not the bulk variance, seconded by Mr. Johnson. All voting members voted yes on the motion except Mr. Prince and the use variance only was approved on this application.

CASE B

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 Mr. 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 May 26, 2022 at 7:00 pm.

CASE C

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 May 26, 2022 at 7:00 pm.

MEETING ADJOURNED AT 11:18 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards