

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
June 13, 2019

The sixth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, June 13, 2019 with a start time of 7:06 p.m. Vice Chairman Balnicki 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, Mr. Balnicki, Mr. Johnson, Mr. Stivers and Mr. Puno. 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:

Chairman Michalski and Ms. Tolliver.

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

A motion was made by Mr. Scurman to have 74 Morse Avenue reviewed by Nishuane and NV5, seconded by Mr. Moormann.

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.

Testimony and discussion followed. It was decided that the application would start over since there were members present that weren't present at the last meeting and had not watched the meeting on Channel 35.

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

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

CASE B

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.

Remaining testimony and discussion followed.

Leon Consales-Applicant's Attorney, Alex Pavlovsky-Applicant/Owner, Anthony Marucci-Board Engineer, Joseph Fishinger of NV5-Board Traffic Expert, George Williams-Board Planner and Michael Rubin-Board Attorney.

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

CASE C

Application of Susan Dashiell 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 convert the attached garage to a family or guest room with a half bathroom in a residential one (1)-family R-1A zone on premises known as Map 31, Block 842, Lot 22 better known as 494 Essex Avenue.

Testimony and discussion followed.

Susan Dashiell-Applicant/Owner and Anthony Marucci-Board Engineer.

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

CASE D

Application of Robert & Eleanor Sheridan 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 to an existing one (1)-family dwelling in a residential one (1)-family R-1B zone on premises known as Map 35, Block 968, Lot 7 better known as 60 Johnson Avenue.

Testimony and discussion followed.

Eleanor and Robert Sheridan-Applicants/Owners and Anthony Marucci-Board Engineer.

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.

MEETING ADJOURNED AT 9:40 P.M.

Respectfully Submitted,

Nicole Cosenza
Secretary to the Boards