

**AGENDA – REGULAR MEETING**  
**ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD**  
**THURSDAY SEPTEMBER 9, 2021 7:00 P.M.**

Due to the ongoing pandemic and in an effort to prevent further spread of COVID-19, this meeting will be held remotely. The public is invited to attend by accessing the meeting either by telephone or video link. The meeting will also be available for viewing on Channel 35 (Comcast) or Channel 30 (Verizon), or by streaming live on Facebook Live or the Township website, [www.bloomfieldtwpnj.com](http://www.bloomfieldtwpnj.com).

The public is invited to participate via Zoom by accessing the website link or calling the telephone number below. The Meeting ID is [869 5066 3650](https://us02web.zoom.us/j/86950663650) and the Passcode is [950524](https://us02web.zoom.us/j/86950663650).

<https://us02web.zoom.us/j/86950663650?pwd=SXRiNFFJQVVjOE5lVjRlSVBrNUxtQT09>

(646) 558 8656 (New York area)

If you would like to review the application material prior to the meeting or have any questions, please contact the Board Secretary, Nicole Cosenza, at [ncosenza@bloomfieldtwpnj.com](mailto:ncosenza@bloomfieldtwpnj.com) or (973) 680-4012.

**1.) Roll Call**

**2.) Communications: Resolutions/Minutes: No Minutes.**

**3.) Schedule a special meeting for Wednesday, October 20, 2021 at 7 pm.**

**4.) Upcoming Applications to consider for Board Planner or Traffic Expert: None**

**5.) Old Business:**

**A.) Application of Michael Gonnella as Applicant & Alice Hansen as 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 driveway expansion and fence in a residential one (1)-family R-1B zone on premises known as Map 27, Block 736, Lot 12 better known as 212 Hoover Avenue.**

**B.) Application of Ann Lauda as Applicant & Owner for minor 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 one (1)- family dwelling into a four (4) family dwelling in a**

residential one (1)-family R-1B zone on premises known as Map 11, Block 249, Lot 3 better known as 65 Park Avenue.

- C.) Application of Charbel Solta 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 convert a one (1)-family dwelling into a two (2)-family dwelling in a residential one (1)-family R-1A zone on premises known as Map 33, Block 919, Lot 60 better known as 231 Broughton Avenue.
  
- D.) Application of New Cingular Wireless PCS, LLC. (AT & T) as applicant & National Church Res. MS #6/Kinder Tower as Owner for a conditional use variances, minor site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to install a rooftop telecommunication facility in a Garden Apartment R-G zone on premises known as Map 26, Block 697, Lot 100 better known as 400 Hoover Avenue.
  
- E.) Application of Charles Housing, LLC. 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 convert a one (1)-family dwelling into a two (2)-family dwelling in a residential one (1)-family R-1A zone on premises known as Map 37, Block 1021, Lot 2 better known as 383-387 Broughton Avenue.
  
- F.) Application of Carlos Pomares 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 expand an existing garage in a residential one (1)-family R-1A zone on premises known as Map 12, Block 281, Lot 49 better known as 56 Monroe Place.
  
- G.) Application of Jorge Lopes 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 replace an existing one (1)-car garage with a detached two (2)-car garage in a residential two (2)-family R-2B zone on premises known as map 21, Block 542, Lot 21 better known as 75 East Almira Street.

**6.) New Business:**

- H.) Application of Daniel Sierchio 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 first floor addition in a residential one (1)-family R-1A zone on premises known as Map 29, Block 786, Lot 32 better known as 337 Essex Avenue.**
- I.) Application of Elaine China 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 paver patio in a residential one (1)-family R-1A zone on premises known as Map 46, Block 1296, Lot 3 better known as 9 Rutgers Place.**
- J.) Application of Haumersen and Ann Quartell 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 construct an addition and alterations in a residential one (1)-family R-1A zone on premises known as Map 42, Block 1186, Lot 12 better known as 10 Aldon Terrace.**
- K.) Application of Emanuel Joseph 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 a one (1)-story addition with a deck on premises known as Map 18, Block 455, Lot 5 better known as 17 Walnut Terrace.**

**7.) Adjournment:**

**THIS AGENDA IS SUBJECT TO CHANGE**