

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
January 27, 2022

The first regular/reorganization meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, January 27, 2022 via Zoom, with a start time of 7:03 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, Ms. Nazarian 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.

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

Minutes of 11/18/21 were approved, moved by Mr. Balnicki, seconded by Mr. Wangner.

Minutes of 12/9/21 were approved, moved by Mr. Johnson, seconded by Mr. Prince.

At the request of an applicant, a special meeting was established for February 17, 2022 to hear 68 Lexington Avenue, moved by Mr. Prince, seconded by Ms. Nazarian.

Chairman Michalski was reappointed as Chairman, moved by Mr. Balnicki, seconded by Mr. Prince.

Vice Chairman Balnicki was reappointed as Vice Chairman, moved by Mr. Prince, seconded by Ms. Brown.

Michael Rubin was reappointed as board attorney, moved and seconded by “the committee” (Michalski, Balnicki and Prince).

Anthony Marucci was reappointed as board engineer, moved and seconded by “the committee” (Michalski, Balnicki and Prince).

Nishuane Group was reappointed as board planner, moved and seconded by “the committee” (Michalski, Balnicki and Prince).

Bright View Engineering was reappointed as the board traffic engineer, moved and seconded by “the committee” (Michalski, Balnicki and Prince).

Nicole Cosenza was reappointed as board secretary, moved by Mr. Balnicki, seconded by Ms. Brown.

CASE A

Application of Michael Hawley as Applicant & Owner for preliminary and 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 a 17-unit garden apartment building in a Professional Office/Residential PO/R zone on premises known as Maps 11 & 12, Block 513, Lot 37 better known as 224 Broad Street.

Some testimony and discussion followed.

John Chiaia-Applicant’s Attorney, Fred Meola-Applicant’s Civil Engineer, Brittany Klimm-Applicant’s Architect, Lee Klein-Applicant’s Traffic Engineer and Joseph Fishinger-Board’s Traffic Engineer.

A motion was made by Mr. Johnson to adjourn the remainder of this application, seconded by Mr. Wangner. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of February 10, 2022 at 7 p.m.

CASE B

Application of 125 Broughton Avenue, LLC. as Applicant & Owner for preliminary and final major site plan approval, a conditional use variance, 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 to the existing building to create a mixed used building with commercial use on the ground floor and four (4) new apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 30, Block 823, Lots 4, 5 & 6 better known as 125 Broughton Avenue.

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 February 10, 2022 at 7 p.m.

CASE C

Application of Bloomfield 1 Group, LLC. as Applicant & Owner for preliminary and final major site plan approval, a conditional use variance, 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 to the existing building to create a mixed used building with commercial use on the ground floor and six (6) new apartment units on the second and third floors in a Neighborhood Business B-2 zone on premises known as Map 3, Block 20, Lot 19 better known as 58 (34) Bloomfield Avenue.

A motion was made by Mr. Wangner 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 February 24, 2022 at 7 p.m.

CASE D

Application of 3X Lawrence, LLC. as Applicant & Owner for preliminary and final major 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 construct a new four (4)-story residential apartment building with a total of 14 dwelling units and parking below in a residential two (2)-family R-2B zone on premises known as Map 6, Block 94, Lots 12 & 14 better known as 25 Lawrence Street.

Some testimony and discussion followed.

Robert Gaccione-Applicant's Attorney and J. Michael Petry-Applicant's Civil Engineer.

A motion was made by Mr. Prince to adjourn the remainder of this application, seconded by Ms. Brown. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of February 10, 2022 at 7 p.m.

CASE E

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.

A motion was made by Mr. Johnson to adjourn this application, seconded by Mr. Prince. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of February 10, 2022 at 7 p.m.

CASE F

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.

A motion was made by Mr. Balnicki to adjourn this application, seconded by Mr. Wangner. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of February 10, 2022 at 7 p.m.

CASE G

Application of Leonardo da Vinci International Academy of Learning, Inc. as Applicant & Bloomfield Presbyterian Church as Owner for preliminary and 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 utilize a portion of the property, including a portion of the church building as a child care center in a residential one-family R-1A zone on premises known as Map 11, Block 252, Lot 1 and Block 251, Lot 5 better known as 147 Broad Street and 67 Park Place.

A motion was made by Mr. Balnicki to adjourn this application, seconded by Ms. Nazarian. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of February 10, 2022 at 7 p.m.

CASE H

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.

A motion was made by Mr. Wangner to adjourn this application, seconded by Mr. Johnson. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of February 24, 2022 at 7 p.m.

CASE I

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.

A motion was made by Mr. Prince to adjourn this application, seconded by Mr. Johnson. All voting members voted yes on the motion and the remainder of this application was adjourned until the next regular meeting of February 24, 2022 at 7 p.m.

MEETING ADJOURNED AT 11:03 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards