

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
February 10, 2022

The second regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 10, 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, Ms. Tolliver, 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: No one.

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.

A motion was made by Mr. Johnson to adjourn the remainder of 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 24, 2022 at 7 p.m.

CASE 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.

Remaining testimony and discussion followed.

John Veteri-Applicant's Attorney, David Fantina-Applicant's Civil Engineer, Tom Mesuk-Applicant's Architect, Frank Mileto-Applicant's Planner, William Harrison-Objector's (Victoria Larson) Attorney, Peter Steck Objector's (Victoria Larson) Planner, Anthony Marucci-Board's Civil Engineer, Joseph Fishinger-Board's Traffic Engineer and George Williams-Board's Planner.

A motion was made by Ms. Brown to deny this application, seconded by Mr. Wangner. All voting members voted yes on the motion and this application was denied.

CASE C

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.

A motion was made by Mr. Prince to adjourn the remainder of 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 March 24, 2022 at 7 p.m.

CASE D

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. Wangner. 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 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 Ms. Tolliver 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 March 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 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 24, 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. Johnson to adjourn this application, seconded by Ms. Tolliver. All voting members voted yes on the motion and the remainder of this application was adjourned until the special meeting of February 17, 2022 at 7 p.m.

CASE H

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. Wangner 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 24, 2022 at 7 p.m.

CASE I

Application of Jeffrey Roberts 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 an addition in a residential one (1)-family R-1B zone on premises known as Map 45, Block 1264, Lot 16 better known as 56 Ernst Avenue.

A motion was made by Mr. Wangner 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 March 10, 2022 at 7 p.m.

CASE J

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 Ms. Nazarian 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 24, 2022 at 7 p.m.

CASE K

Application of Tara Walters & Ashish Relan 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 install a fence in the front yard in a residential one (1)-family R-1A zone on premises known as Map 39, Block 1088, Lot 65 better known as 32 Macleod Lane.

A motion was made by Mr. Johnson to adjourn 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 March 10, 2022 at 7 p.m.

CASE L

Application of Jean Laurier 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 two (2)-story addition in a residential one (1)-family R-1A zone on premises known as Map 41, Block 1146, Lot 15 better known as 40 Bromley Place.

A motion was made by Mr. Wangner 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 March 10, 2022 at 7 p.m.

MEETING ADJOURNED AT 11:04 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards