

Township of Bloomfield
Zoning Board Minutes
Special Meeting
February 17, 2022

A special meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 17, 2022 via Zoom, with a start time of 7:02 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, 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.

CASE A

Sumara Homes, LLC. 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 driveway in a residential one (1)-family R-1A zone on premises known as Map 15, Block 378, Lot 3 better known as 68 Lexington Avenue.

Testimony and discussion followed.

Paul Gauer-Applicant’s Attorney, Jamie Kyle-Applicant’s Planner, Mr. Serme-Applicant and Owner and Anthony Marucci-Board’s Civil Engineer.

A motion was made by Mr. Prince to deny this application, seconded by Mr. Balnicki. Four (4) voting members voted yes on the motion while three (3) voted no and this application was denied.

CASE B

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 (1)-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.

Some testimony and discussion followed.

Lisa John-Basta-Applicant's Attorney, Ryan Robertson-Applicant's Architect, John Corak-Applicant's Traffic Engineer, TJ Ricci-Applicant's Planner and Joseph Fishinger-Board's Traffic Engineer.

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

MEETING ADJOURNED AT 10:50 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards