

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
February 24, 2022

Another regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 24, 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**

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.

**Remaining testimony and discussion followed.**

**John Chiaia-Applicant’s Attorney, Erica Edwards-Objector’s (218 Broad Street) Attorney, Yogesh Mistry-Applicant’s Architect, Paul Ricci-Applicant’s Planner, Fred Meola-Applicant’s Civil Engineer, Steven Martini (Nishuane)-Board’s Planner, Anthony Marucci-Board’s Civil Engineer and Joseph Fishinger-Board’s Traffic Engineer.**

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

### **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.

**Remaining testimony and discussion followed.**

**Mark Maryanski-Applicant's Attorney, William Scott-Applicant's Civil Engineer, Frank Mileto-Applicant's Planner, Anthony Marucci-Board's Civil Engineer and Steven Martini (Nishuane)-Board's Planner.**

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

### **CASE C**

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. Bangs 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 March 24, 2022 at 7 p.m.

### **CASE D**

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 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 24, 2022 at 7 p.m.

### **CASE E**

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. 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 March 10, 2022 at 7 p.m.

### **CASE F**

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 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 March 10, 2022 at 7 p.m.

### **CASE G**

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. Johnson 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 March 10, 2022 at 7 p.m.

### **CASE H**

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. 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 March 10, 2022 at 7 p.m.

MEETING ADJOURNED AT 11:24 P.M.

Respectfully Submitted,

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Nicole Cosenza  
P/Z Secretary to the Boards