

Township of Bloomfield  
Zoning Board Minutes  
Special Meeting  
February 25, 2021

A special meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, February 25, 2021 via Zoom, with a start time of 7:00 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. Prince, Mr. Stivers, Ms. Tolliver, Mr. Wangner and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, Michael Rubin, the Board’s Consulting Attorney, George Williams, the Board’s Consulting Planner, Joseph Fishinger, the Board’s Consulting Traffic Engineer and Anthony Marucci the Board’s Consulting Engineer.

Roll call showed the following members absent: Mr. Balnicki and Mr. Johnson.

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

**CASE A**

Application of Patricia Sabater as Applicant & Owner for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to extend a driveway and a walkway in a residential one (1)-family R-1A zone on premises known as Map 34, Block 933, Lot 91 better known as 71 Eaton Place.

**Testimony and discussion followed.**

**Patricia Sabater-Applicant/Owner and Anthony Marucci-Board Engineer.**

A motion was made by Mr. Prince to deny this application, seconded by Ms. Brown.

All voting members voted yes on the motion and this application was denied.

**CASE B**

Application of Natalee & Nelson Martin as Applicants and Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to keep already installed pavers in the rear yard on premises known as Map 7, Block 126, Lot 100.07 better known as 76 Willow 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 this application was adjourned to the regular meeting of April 8, 2021 at 7:00 p.m.

**CASE C**

Application of Keith and Marisa Kooistra as Applicants and Owners for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to restore an existing garage/shed in a residential one (1)-family R-1B zone on premises known as Map 9, Block 193, Lot 66 better known as 90 Evergreen Avenue.

**Testimony and discussion followed.**

**Keith & Marisa Kooistra-Applicants/Owners and Anthony Marucci-Board Engineer.**

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 D**

Application of Nelsy Guerra as Applicant and 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 gazebo not in a rear yard in a residential one (1)-family R-1A zone on premises known as Map 14, Block 332, Lot 50 better known as 160 Willard Avenue.

**Testimony and discussion followed.**

**Nelsy Guerra-Applicant/Owner and Anthony Marucci-Board Engineer.**

A motion was made by Mr. Wangner to deny this application, seconded by Ms. Brown.

All voting members voted yes on the motion and this application was denied.

**CASE E**

Application of Progressive Real Estate of NJ., Inc. as Applicant & Owner for a use variance, bulk variances, preliminary and final major site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert a former construction contractor's office to a physician's office with associated parking, lighting and landscaping improvements in a residential one (1)-family R-1A zone on premises known as Map 11, Block 252, Lot 15 better known as 320 Belleville Avenue.

A motion was made by Mr. Stivers to adjourn this application, seconded by Mr. Wangner.

All voting members voted yes on the motion and this application was carried to the regular meeting of April 8, 2021 at 7:00 p.m.

MEETING ADJOURNED AT 9:00 P.M.

Respectfully Submitted,

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Nicole Cosenza  
P/Z Secretary to the Boards