

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
April 7, 2022

Another regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, April 7, 2022 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. Balnicki, Mr. Cabrera, Mr. Prince, Mr. Johnson, 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, Ms. Nazarian and Mr. Wangner.

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

A memorializing resolution for 224 Broad Street was adopted, moved by Mr. Prince, seconded by Mr. Johnson.

A memorializing resolution for 125 Broughton Avenue was adopted, moved by Mr. Prince, seconded by Mr. Johnson.

CASE A

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.

A motion was made by Mr. Balnicki 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 May 12, 2022 at 7:00 pm.

CASE B

Application of Ruth & Vincent Turano 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 keep and already constructed paved area and to convert a four (4) foot fence to a six (6) foot fence in a residential one (1)-family R-1A zone on premises known as map 34, Block 935, Lot 8 better known as 19 Eaton Place.

Testimony and discussion followed.

Ruth Turano-Applicant/Owner and Anthony Marucci-Board's Civil Engineer.

Two separate motions were made. First, a motion was made to deny the 6-foot fence, moved by Ms. Brown, seconded by Mr. Prince. All voting members voted yes on the motion, except Mr. Balnicki and Chairman Michalski and this portion of the application was denied. Second a motion was made to deny the pavers, moved by Ms. Brown, seconded by Mr. Balnicki. All voting members voted yes on the motion except Mr. Bangs and this portion of the application was denied.

CASE C

Application of Lanny & Susan Katz 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 construct an addition in a residential one (1)-family R-1A zone on premises known as Map 47, Block 1200, Lot 72 better known as 90 Golf Road.

Testimony and discussion followed.

Lenny Katz-Applicant/Owner and Anthony Marucci-Board's Civil Engineer.

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

CASE D

Application of Carlos & Katherine Rivas 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 construct an addition in a residential one (1)-family R-1A zone on premises known as Map 50, Block 1414, Lot 157 better known as 28 Alyson Place.

Testimony and discussion followed.

Carlos Rivas-Applicant/Owner and Anthony Marucci-Board's Civil Engineer.

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

CASE E

Application of Voglino Properties, LLC. as Applicant & Owner for a use variance, bulk variances, amended site plan approval and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to add a proposed fast food restaurant use to an already existing convenient store and change the front façade sign in a General Industrial M-1 zone on premises known as Map 13, Block 304, Lots 6, 7, 8, 35 and 41 better known as 5 Wood Street.

Testimony and discussion followed.

Mark Maryanski-Applicant's Attorney, James Voglino-Applicant/Owner, Frank Mileto-Applicant's Architect and Planner and Anthony Marucci-Board's Civil Engineer.

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

CASE F

Application of F. Calvin Urey 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 second story addition in a two (2)-family R-2B zone on premises known as Map 7, Block 124, Lot 16 better known as 11 Olive Street.

Testimony and discussion followed.

F. Calvin Urey-Applicant/Owner, Tom Mesuk-Applicant's Architect and Anthony Marucci-Board's Civil Engineer.

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

MEETING ADJOURNED AT 11:00 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards

