

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
May 9, 2019

The fifth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, May 9, 2019 with a start time of 7:05 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:

Mr. Scurman, Mr. Moormann, Mr. Prince, Mr. Balnicki, Mr. Johnson, Mr. Stivers, Mr. Puno and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, the Board Engineer Anthony Marucci, the Board Attorney Michael Rubin and the Board Planner George Williams of Nishuane.

Roll call showed the following members absent:

Ms. Tolliver.

**Any and all discussion was recorded on audio tapes through the municipality and also through the Bloomfield Township Public Access TV Channel 35.**

**Ms. Brown and Ms. Alfreds both resigned, both moved by Mr. Prince, seconded by Mr. Scurman.**

**A memorializing resolution was approved for 1022-1030 Broad Street moved by Mr. Prince, seconded by Mr. Moorman.**

**A memorializing resolution was approved for 321 Broughton Avenue, moved by Mr. Prince, seconded by Mr. Balnicki.**

**Minutes of 3/14/19 were approved (with corrections), moved by Mr. Scurman, seconded by Mr. Prince.**

**Minutes of 3/28/19 were approved (with corrections), moved by Mr. Balnicki, seconded by Mr. Prince.**

**Minutes of 4/11/19 were approved, moved by Mr. Balnicki, seconded by Mr. Prince.**

**CASE A**

Application of Angelo Cocuzza as Applicant & Owner for a conditional use variance 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 have an already existing 3-unit multi-family residential dwelling 3 stories in height with 3 three-bedroom units on each floor recognized as such, when the building department only recognizes it as a 2-family dwelling in a Neighborhood Business B-2 zone on premises known as Map 8, Block 156, Lot 43 better known as 118 Orange Street.

A motion was made by Mr. Balnicki 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 June 13, 2019 at 7:00 p.n.

**CASE B**

Application of Connecticut Preservations, Inc. as Applicant & Miroslav Tomic as Owner for 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 14 apartments in a Neighborhood Business B-2 zone on premises known as Map 6, Block 98, Lot 33 better known as 34 Cross Street.

**Some Testimony and discussion followed.**

**Leon Consales-Applicant's Attorney, Vincent Minkler-Applicant's Architect and Brian Murphy-Applicant's Engineer and Planner**

A motion was made by Mr. Scurman 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 June 13, 2019 at 7:00 p.m.

**CASE C**

Application of Susan Dashiell 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 convert the attached garage to a family or guest room with a half bathroom in a residential one (1)-family R-1A zone on premises known as Map 31, Block 842, Lot 22 better known as 494 Essex Avenue.

A motion was made by Mr. Scurman to adjourn this application, seconded by Mr. Balnicki. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of June 13, 2019 at 7:00 p.m.

**CASE D**

Application of AutoZone Development, LLC. as Applicant & Power Test Realty Company Limited partnership as Owner for preliminary and final major site plan approval, bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to convert the existing gas station and auto service station to an AutoZone retail store in a Neighborhood Business B-2 zone on premises known as Map 15, Blok 362, Lot 18 better known as 171 Bloomfield Avenue.

**Testimony and discussion followed.**

**Francis DeVito-Applicant's Attorney, Thomas Pugsley, Jr.-Applicant's Engineer, Lisa Phillips-Applicant's Planner, Anthony Marucci-Board Engineer, Joseph Fishinger of NV5-Board Traffic Expert and George Williams of Nishuane-Board Planner.**

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

MEETING ADJOURNED AT 10:50 P.M.

Respectfully Submitted,

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Nicole Cosenza  
Secretary to the Boards