

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
May 12, 2022

Another regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, May 12, 2022 via Zoom, with a start time of 7:01 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. Prince, Mr. Johnson, Mr. Wangner and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, Michael Rubin, the Board’s Consulting Attorney and Anthony Marucci, the Board’s Consulting Engineer.

Roll call showed the following members absent: Ms. Tolliver, Ms. Nazarian, Mr. Bangs and Mr. Cabrera.

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

**Minutes of 3/10/22 were approved, moved by Mr. Prince, seconded by Mr. Wangner.**

**Minutes of 3/24/22 were approved, moved by Mr. Johnson, seconded by Mr. Prince.**

**Minutes of 4/7/22 were approved, moved by Mr. Wangner, seconded by Mr. Prince.**

**Minutes of 4/21/22 were approved, moved by Mr. Balnicki, seconded by Mr. Prince.**

**A memorializing resolution for 11-13 Olive Street was adopted, moved by Ms. Brown, seconded by Mr. Prince.**

**A memorializing resolution for 90 Golf Road was adopted, moved by Mr. Balnicki, seconded by Mr. Johnson.**

**A memorializing resolution for 19 Eaton Place was adopted, moved by Ms. Brown, seconded by Mr. Johnson and moved again by Ms. Brown, seconded by Mr. Prince (2 different motions).**

**A memorializing resolution for 5 Wood Street was adopted, moved by Mr. Johnson seconded by Mr. Prince.**

**265 Watsessing Avenue will go for planner and traffic review, both moved by Mr. Balnicki, 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 26, 2022 at 7 p.m.

#### **CASE B**

Application of Sean Lodge 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 patio in a residential one (1)-family R-1A zone on premises known as Map 18, Block 461, Lot 1.01 better known as 141 Williamson Avenue.

**Testimony and discussion followed.**

**Sean Lodge-Applicant/Owner and Anthony Marucci-board's Consulting Engineer.**

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

#### **CASE C**

Application of Ramon Rivas 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 residential one (1)-family R-1A zone on premises known as Map 50, Block 1411, Lot 171 better known as 53 Evans Road.

**Some testimony and discussion followed.**

**Ramon Rivas-Applicant/Owner and Anthony Marucci-board's Consulting Engineer.**

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 a meeting date to be re advertised for.

MEETING ADJOURNED AT 8:20 P.M.

Respectfully Submitted,

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Nicole Cosenza  
P/Z Secretary to the Boards