

Township of Bloomfield
Zoning Board Minutes
Special Meeting
June 3, 2021

A special meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, June 3, 2021 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. Johnson, Mr. Wangner, Mr. Prince, Ms. Hillaire, Mr. Stivers and Chairman Michalski. Also present was the Board Secretary Nicole Cosenza, Michael Rubin, the Board’s Consulting Attorney, George Williams/Nishuane-the Board’s Consulting Planner, Joseph Fishinger/Bright View Engineering-the Board’s Consulting Traffic Expert and Anthony Marucci the Board’s Consulting Engineer.

Roll call showed the following members absent: Ms. Tolliver.

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

There was discussion on returning back to in person meetings. It was decided possibly in September. To be revisited at the July meeting.

CASE A

Application of Michael Hawley as Applicant and 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 16 garden apartments 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.

Some testimony and discussion followed.

John Chiaia-the Applicant’s attorney, Fred Meola-the Applicant’s Engineer, Steven Corso-the Applicant’s Architect, Lee Klein-the Applicant’s Traffic Expert, Anthony Marucci-the

Board's Consulting Engineer, Joseph Fishinger-the Board's Consulting Traffic Expert and George Williams-the Board's Consulting Planner.

A motion was made by Mr. Prince to adjourn the remainder of 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 July 8, 2021 at 7:00 p.m. (it was later figured out that there would have to be re-notice).

CASE B

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. Prince 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 June 17, 2021 at 7:00 p.m.

MEETING ADJOURNED AT 11:49 P.M.

Respectfully Submitted,

Nicole Cosenza
P/Z Secretary to the Boards