

Township of Bloomfield
Zoning Board Minutes
Regular Meeting
July 11, 2019

The seventh regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, July 11, 2019 with a start time of 7:06 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, Ms. Tolliver, 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:

Mr. Balnicki and Mr. Johnson.

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

A motion was made by Mr. Moormann to have 59 Dodd Street reviewed by Nishuane and NV5, seconded by Mr. Prince.

A memorializing resolution was approved for 34 Cross Street, moved by Mr. Moormann, seconded by Mr. Scurman.

A memorializing resolution was approved for 60 Johnson Avenue, moved by Mr. Moormann, seconded by Mr. Scurman.

A memorializing resolution was approved for 494 Essex Avenue, moved by Mr. Scurman, seconded by Mr. Moormann.

CASE A

Application of Joseph Murphy 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 with other alterations in a residential one (1)-family R-1A zone on premises known as Map 51, Block 1444, Lot 5 better known as 14 Darling Avenue.

Testimony and discussion followed.

Joseph Murphy-Applicant/Owner and Anthony Marucci-Board Engineer.

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

CASE B

Application of Carol & Christopher Stanziale 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 a one (1)-story addition and a deck in a residential one (1)-family R-1A zone on premises known as Map 35, Block 973, Lot 4.03 better known as 46 Este Place.

Testimony and discussion followed.

Mr. Scurman recused himself from this application.

Christopher Stanziale-Applicant/Owner, Frank Troia-Applicant's Architect and Anthony Marucci-Board Engineer.

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

CASE C

Application of Ellen Dougherty as Applicant & Wesner Pierre as 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 use the existing building as a daycare with associated office use in a residential one (1)-family R-1B zone on premises known as Map 9, Block 187, Lot 19 better known as 70-76 Morse Avenue.

A motion was made by Mr. Prince to adjourn this application, seconded by Mr. Scurman. All voting members voted yes on the motion and this application was adjourned until the next regular meeting of August 15, 2019 at 7:00 p.m.

CASE D

Application of 305 Broad Street, LLC. c/o Joseph R. Perrone, Managing Member 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 add the service of oil changes to the current use of a

car wash by converting 2 existing bays to the lube center in a Neighborhood Business B-2 zone on premises known as Maps 26 & 27, Block 576, Lot 26 better known as 305 Broad Street.

Testimony and discussion followed.

John Chiaia-Applicant's Attorney, Fred Meola-Applicant's Engineer/Planner, Joseph Perrone-Applicant/Managing Member and Anthony Marucci-Board Engineer.

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

CASE E

Application of 137 Lexington Avenue, LLC. 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 construct a one (1)-family dwelling on an undersized lot in a residential one (1)-family R-1B zone on premises known as Map 15, Block 375, Lot 13 better known as 137 Lexington Avenue.

Testimony and discussion followed.

Paul Sant'Ambrosio-Applicant's Attorney, William Vargas-Applicant/Owner, Ali Qureshi-Architect, Frank Mileto-Planner and Anthony Marucci-Board Engineer.

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

MEETING ADJOURNED AT 9:32 P.M.

Respectfully Submitted,

Nicole Cosenza
Secretary to the Boards