

The meeting was called to order by Vice Chairman Balnicki at 7:03 PM. Vice Chairman Balnicki read the Open Public Meetings Act statement. The meeting was held via Zoom and recorded and available for viewing on the Township website and WBMA-TV.

**1. Roll call:**

The following members present: Mr. Balnicki, Mr. Prince, Mr. Johnson, Ms. Brown, Mr. Wangner, and Mr. Santasieri.

The following members were absent: Chairman Michalski, Ms. Tolliver, Mr. Bangs, Mr. Cabrera and Ms. Nazarian.

Also present was Michael Rubin, Esq., Board Attorney, Anthony Marucci, PE-LS-PP, Board Engineer, George Wheatle Williams, PP/AICP, Board Planner and Joseph Fishinger, PE/PP/PTOE, Board Traffic Engineer.

**Mr. Santasieri was sworn in as Alternate #3 Zoning Board member.**

**2. Communications:**

The resignation of Ms. Nazarian was accepted, moved by Mr. Prince, seconded by Mr. Johnson. All members voted in favor.

**3. Approval of Minutes:**

5/12/22 - moved by Mr. Wangner, seconded by Mr. Prince, all members present voted in favor

5/26/22 - moved by Mr. Prince, seconded by Mr. Wangner, all members present voted in favor

6/9/22 - moved by Mr. Wangner, seconded by Mr. Johnson, all members present voted in favor

6/23/22 - moved by Mr. Prince, seconded by Mr. Johnson, all members present voted in favor

7/14/22 - moved by Mr. Wangner, seconded by Ms. Brown, all members present voted in favor

**4. Resolutions:**

A memorializing resolution denying the application of 180 Montgomery Street, moved by Mr. Prince, seconded by Ms. Brown. The motion to approve the resolution was approved by roll call with voting as follows: Mr. Prince – Yes, Mr. Balnicki – Yes, Ms. Brown – Yes.

## 5. Consideration for additional Board Professional Review:

258 Montgomery Street – The Board considered the application for additional review. A motion was made by Mr. Prince to request Nishuane (Board Planner) and Brightview (Board Traffic Engineer) to review the matter and seconded by Mr. Wangner. All members present voted in favor.

72 Willet Street – The Board considered the application for additional review and found it was not necessary. The relief sought consists of C variances.

238 North 15<sup>th</sup> - The Board considered the application for additional review and found it was not necessary. The relief sought consists of a C variance.

## 6. Applications

### A. 147 Broad Street and 67 Park Place

Block 252, Lot 1 and Block 251

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 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.

A motion was made by Mr. Johnson to adjourn this application without further notice, seconded by Mr. Prince. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of August 11, 2022 at 7:00 PM.**

### B. 25 Lawrence Street

Block 94, Lots 12 and 14

Application of 3X Lawrence, LLC. as Applicant & Owner for preliminary and final major site plan approval, a use variance, bulk variances and any such other relief as may be required from the Zoning Ordinance to construct a new four (4)-story residential apartment building with a total of 14 dwelling units and parking below in a residential two (2)-family R-2B zone.

A motion was made by Mr. Wangner to adjourn this application without further notice, seconded by Mr. Prince. **All voting members voted yes on the motion and**

**this application was adjourned until the next regular meeting of August 25, 2022 at 7:00 PM.**

C. 17 Pettit Street

Block 818, Lot 33

Application of Charbel Solta as Applicant & Owner for bulk variances, a use variance and any such other relief as may be required from the Zoning Ordinance to construct an addition to a non-conforming two (2)-family dwelling in a residential one (1)-family R-1B zone.

A motion was made by Mr. Prince to adjourn this application without further notice, seconded by Mr. Johnson. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of August 25, 2022 at 7:00 PM.**

D. 215, 253 and 257 Hoover Avenue

Block 815, Lots 9.01, 9.02 and 10

Application of 251 Hoover, LLC. as Applicant and 251 Hoover, LLC. and Robert Grogan as Owners for preliminary and final major site plan approval, bulk variances, a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to construct a new four (4)-story multi-family apartment building in a residential two (2)-family R-2B zone.

A motion was made by Mr. Johnson to adjourn this application without further notice, seconded by Mr. Prince. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of August 25, 2022 at 7:00 PM.**

E. 401 Franklin Street

Block 271, Lot 7

Application of Kanwal Varma/Franklin Street, LLC. as Applicant & Amrita Varma/Franklin Street, LLC. as Owner for a conditional use variance and any such other relief as may be required from the Zoning Ordinance to add two (2) stories above an existing garage to create two (2) apartments in a Neighborhood Business B-2 zone.

A motion was made by Mr. Wangner to adjourn this application without further notice, seconded by Mr. Prince. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of August 25, 2022 at 7:00 PM.**

F. 265 Watsessing Avenue

Block 392, Lot 11

Application of HR Grover Properties, LLC. as Applicant & Owner for bulk variances, preliminary and final major site plan, a use variance and any such other relief as may be required from the Zoning Ordinance to operate a cash and carry retail use and/or wholesale/warehouse distribution use with associated offices and storage in a Community Commercial CC zone.

A motion was made by Mr. Johnson to adjourn this application without further notice, seconded by Mr. Prince. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of August 25, 2022 at 7:00 PM.**

G. 25 Fritz Street

Block 829, Lot 16

Application of Joseph Farinella as Applicant & Owner for a use variance and any such other relief as may be required from the Zoning Ordinance to construct a two (2)-family dwelling in a residential one (1)-family R-1A zone.

A motion was made by Mr. Prince to adjourn this application without further notice, seconded by Mr. Wangner. **All voting members voted yes on the motion and this application was adjourned until the next regular meeting of August 25, 2022 at 7:00 PM.**

Mr. Santasieri agreed to review the recording of the February 17, 2022 meeting of the Zoning Board of Adjustment for 147 Broad Street and 67 Park Place in order to become qualified to vote on the application.

MEETING ADJOURNED AT 7:47 P.M.

Respectfully Submitted,  
Nicole Cosenza  
P/Z Secretary to the Boards