

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
August 15, 2019

The eighth regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, August 15, 2019 with a start time of 7:00 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. Prince, Mr. Balnicki, Ms. Brandt, 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. Johnson, Mr. Moormann and 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.**

**A memorializing resolution was approved for 171 Bloomfield Avenue, moved by Mr. Scurman, seconded by Mr. Balnicki.**

**A memorializing resolution was approved for 118 Orange Street, moved by Mr. Scurman, seconded by Mr. Prince.**

**A memorializing resolution was approved for 305 Broad Street, moved by Mr. Scurman, seconded by Ms. Brandt.**

**A memorializing resolution was approved for 46 Este Place, moved by Mr. Stivers, seconded by Mr. Prince.**

**A memorializing resolution was approved for 14 Darling Avenue, moved by Ms. Brandt, seconded by Mr. Prince.**

**A motion was made by Mr. Balnicki to have 103 Hazelwood Road Street reviewed by Nishuane, seconded by Mr. Prince.**

**CASE A**

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.

**Testimony and discussion followed.**

**Robert Gaccione-Applicant's Attorney, Ellen Dougherty-Applicant/Owner, Justin Scalfani-Applicant's Architect, William Stimmel-Applicant's Engineer, Joseph Fishinger-Board's Traffic Expert, George Williams-Board's Planner and Anthony Marucci-Board's Engineer.**

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

**CASE B**

Application of 59 Dodd, LLC. as Applicant & Owner for preliminary and final major site plan approval, waiver of site plan requirements, bulk variances, a use variance and a conditional use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to have a 3-story mixed use building consisting of commercial/retail use on the 1<sup>st</sup> floor and 24 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors in a Neighborhood Business B-2 zone on premises known as Map 6, Block 94, Lots 27, 28, 30 & 31 better known as 59 Dodd Street.

A motion was made by Mr. Balnicki 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 September 12, 2019 at 7:00 p.m.

**CASE C**

Application of Henry & Maryanne Kissel 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 an addition of a bathroom and a deck in a residential one (1)-family R-1B zone on premises known as Map 33, Block 902, Lot 10 better known as 25 Walter Street.

**Testimony and discussion followed.**

**Henry and Marianne Kissel-Applicants/Owners and Anthony Marucci-Board Engineer.**

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

MEETING ADJOURNED AT 8:36 P.M.

Respectfully Submitted,

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Nicole Cosenza  
Secretary to the Boards