

ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD
Meeting minutes for August 25, 2022

The meeting was called to order by Chairman Michalski at 7:03 PM. Chairman Michalski 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 were present: Chairman Michalski, Vice Chairman Balnicki, Mr. Bangs, Mr. Johnson, Mr. Prince, Ms. Brown, Mr. Santasieri and Mr. Oliviera

The following members were absent: Ms. Tolliver, Mr. Wangner and Mr. Cabrera

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

2. Communications:

401 Franklin Street, adjournment without further notice required was moved by Mr. Balnicki and seconded by Mr. Prince. All members present voted yes.

25 Fritz Street, adjournment without further notice required was moved by Mr. Johnson and seconded by Mr. Bangs. All members present voted yes.

251 Hoover Avenue, adjournment without further notice required was moved by Mr. Balnicki and seconded by Mr. Santasieri. All members present voted yes.

A motion was made by Mr. Santasieri to hold a special meeting on 9/29/22, with a second by Mr. Prince and all members present voting in favor.

3. Minutes: None

4. Resolutions:

A memorializing resolution for 50 Evergreen Avenue was moved by Mr. Johnson, seconded by Ms. Brown. Seven affirmative votes, none opposed.

5. Applications to consider for Board Planner and/or Board Traffic expert: None

6. Applications:

A. [25 Lawrence Street \(Block 94, Lots 12 & 14\)](#)

Application of 3X Lawrence, LLC., seeking relief 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. **Testimony was provided by Mr. Gaccione (applicant attorney), David Norak (planner), Oretes Valella (architect), Steven Martini (Nishuane Group), Joseph Fishinger (Brightview), Anthony Marucci (township consulting engineer). Changes as recommended by the board previously are in compliance, accepted and approved. A motion to approved was moved by Mr. Bangs, seconded by Mr. Prince. The vote was 6 in favor and 1 opposed.**

B. [17 Pettit Street \(Block 490, Lot 33\)](#)

Application of Charbel Solta seeking relief to construct an addition to a non-conforming two (2) family dwelling in a residential one (1) family R-1B zone. **Testimony was provided by Todd Koenig (architect), Peter Streck, Anthony Marucci (township consulting engineer). Recommendations for drainage & grading plan to avoid increase in runoff and clarification on curb cut width RE: the garage and 3rd parking space. Approved with conditions. A motion to approve with conditions was moved by Mr. Balnicki, seconded by Mr. Prince. The vote was 6 in favor and 1 opposed.**

C. [251, 253 & 257 Hoover Avenue \(Block 818, Lots 9.01, 9.02 and 10\)](#)

Application of 251 Hoover, LLC., seeking relief to construct a new four (4) story multi-family apartment building in a residential two (2) family R-2B zone. **Adjourned to 9/22/22, motion to adjourn was moved by Mr. Balnicki, seconded by Mr. Santasieri. All members present voted.**

D. [401 Franklin Street \(rear\) \(Block 271, Lot 7\)](#)

Application of Kanwal Varma/Franklin Street, LLC., seeking relief to add two (2) stories above an existing garage to create two (2) apartments in a neighborhood business B-2 zone. **Adjourned to 9/22/22, moved by Mr. Balnicki, seconded by Mr. Prince. All members present voted.**

E. [265 Watsessing Avenue \(Block 392, Lot 11\)](#)

Application of HR Grover Properties, LLC., seeking relief 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.

Adjourned to 9/22/22, moved by Mr. Balnicki, seconded by Mr. Bangs. All members present voted.

F. [25 Fritz Street \(Block 829, Lot 16\)](#)

Application of Joseph Farinella seeking relief to construct a two (2) family dwelling in a residential one (1) family R-1A zone.

Adjourned to 9/22/22, moved by Mr. Johnson, seconded by Mr. Bangs. All members present voted.

G. [72 Willet Street \(Block 490, Lot 9\)](#)

Application of Pablo Rodriguez & Esteffany Castillo seeking relief to keep an already installed pool, shed, gazebo, enclosed porch and pavers in a residential one (1) family R-1B zone **Adjourned to 9/8/22, moved by Mr. Prince, seconded by Mr. Balnicki. All members present voted.**

H. [238 North 15th Street \(Block 25, Lot 6\)](#)

Application of Jaswatee Indhal seeking relief to keep already installed pavers in the front yard in a residential two (2) family R-2B zone.

Adjourned to 10/6/22, all members present voted.

7. Adjournment: The meeting was adjourned at 11:19pm, moved by Mr. Balnicki, seconded by Mr. Johnson. All members present voted.