

Township of Bloomfield  
Zoning Board Minutes  
Regular Meeting  
November 7, 2019

The eleventh regular meeting of the Zoning Board of Adjustment of the Township of Bloomfield was held on Thursday, November 7, 2019 with a start time of 7:02 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. Johnson, Mr. Moormann, Mr. Puno, Mr. Stivers 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:

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.**

**Minutes of 9/12/19 were approved, moved by Mr. Prince, seconded by Mr. Balnicki.**

**Minutes of 10/10/19 were approved, moved by Ms. Brandt, seconded by Mr. Prince.**

**A special meeting was established for 11/21/19, moved by Mr. Scurman, seconded by Mr. Johnson.**

**The schedule of meetings for 2020 was approved, moved by Mr. Prince, seconded by Ms. Brandt.**

**The committee to review RFP's was formed: Mr. Balnicki, Mr. Prince and Chairman Michalski.**

### **CASE A**

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.

#### **Remaining testimony and discussion followed.**

**Mark Maryanski-Applicant's Attorney, Steven Corso-Applicant's Architect, Kirsten Osterkorn-Applicant's Engineer, Lee Klein-Applicant's Traffic Engineer, Frank Mileto-Applicant's Planner, Anthony Marucci-Board's Engineer, Gordon Meth (NV5)-Board's Traffic Engineer and Steven Martini (Nishuane)-Board's Planner**

A motion was made by Mr. Scurman to approve this application, seconded by Mr. Johnson. Everyone voted yes on the motion except Mr. Balnicki and this application was approved.

### **CASE B**

Application of Bernadette Jordan as Applicant and Owner for a use variance and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to finish the attic as office space in a residential two (2)-family R-2B zone on premises known as Map 27, Block 723, Lot 7 better known as 21 Curtis Street.

#### **Testimony and discussion followed.**

**Bernadette Jordan-Applicant and Anthony Marucci-Board's Engineer.**

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

### **CASE C**

Application of John Phillips as Applicant and Owner for bulk variances and any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to widen the driveway and add a privacy fence in a residential one (1)-family R-1B zone on premises known as Map 45, Block 1267, Lot 1 better known as 102 Demarest Avenue.

#### **Testimony and discussion followed.**

**John Phillips-Applicant and Anthony Marucci-Board's Engineer.**

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

**CASE D**

Application of Christian Pina as Applicant and 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 driveway with two (2) parking spaces and a new paved walk in a Neighborhood Business B-2 zone on premises known as Map 8, Block 158, Lot 32 better known as 168 Orange Street.

**Testimony and discussion followed.**

**Robert Gaccione-Applicant's Attorney, Christian Pina-Applicant, William Stimmel-Applicant's Engineer and Planner and Anthony Marucci-Board's Engineer.**

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

**CASE E**

Application of 288-290 Broad Street, LLC. as Applicant & Owner for bulk variances, amended site plan approval any such other relief as may be required from the Zoning Ordinance of the Township of Bloomfield to amend the final site plan approval requesting the demolition of the existing foundation, enlargement of the proposed two-way driveway, minor revisions to the proposed floor plan and inclusion of balconies on the rear of the building for the second floor dwelling units in a Professional Office/Residential PO/R zone on premises known as Map 20, Block 511, Lot 12 better known as 288-290 Broad 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 December 12, 2019 at 7 pm.

**CASE F**

Application of Joseph DiPaolo 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 move a wall 2 feet in a residential one (1)-family R-1A zone on premises known as Map 25, Block 546, Lot 12 better known as 70 Woodland Road.

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 December 12, 2019 at 7 pm.

MEETING ADJOURNED AT 11:24 PM

Respectfully Submitted,

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Nicole M. Cosenza  
PZ Secretary to the Boards