

ZONING BOARD OF THE TOWNSHIP OF BLOOMFIELD
Meeting minutes for December 8, 2022

The meeting was called to order by Chairman Michalski at 7:04 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, Mr. Wangner, Ms. Brown, Mr. Santasieri

The following members were absent: Ms. Tolliver, Mr. Oliviera

Board consultants present: Michael Rubin, Esq., board attorney, Anthony Marucci, board engineer, Steven Martini, board planner of Nishuane Group, Joseph Fishinger, board traffic engineer of Brightview.

2. Communications:

A. The board secretary has received the RFPs for the board consultants to be considered. Copies will be sent to Chairman Michalski, Mr. Balnicki and Mr. Wangner. Board review will take place at the 1/26/23 meeting.

B. Expiring board seats as of 12/31/22 for Ms. Brown, Mr. Santasieri and Mr. Oliviera. If these members wish to continue to serve on the Zoning Board, they will need to send their request in writing to Mayor and Council via the clerk's office. There is one vacant Alternate seat on the board.

C. 2023 Reorganization Meeting is scheduled for the only meeting in January on 1/26/2023.

D. 103 Hazelwood Road application – please let the board secretary know if you need the transcripts.

3. Minutes: A motion was made to approve the meeting minutes of 11/17/22 by Mr. Prince, seconded by Mr. Wangner. All members present voted yes.

4. Resolutions:

[265 Watsessing Avenue](#) – a motion was made to adopt the resolution permitting a warehouse and distribution business to occupy a former industrial building by Mr. Johnson, seconded by Mr. Bangs. There were 7 affirmative votes, none opposed.

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

6. Applications:

- A. [163-165 Spruce Street](#)
[Block 285, Lot 6](#)
[Zone: R-1B Single Family Residence District](#)

Applicant/Owner: Jose Hector

Application: seeking bulk variance and any such other relief as may be required from the Zoning Ordinance to install a chain link fence and widen the driveway. **The applicant nor any representative for the applicant was present at this meeting. The board secretary will attempt to contact the applicant and advise of the adjourned meeting date of 12/15/22. A motion was made to adjourn the application to the 12/15/22 meeting date by Mr. Prince, seconded by Mr. Johnson. Chairman Michalski requested that this application be placed first on the 12/15/22 agenda.**

- B. [251, 253, 257 Hoover Avenue](#)
[Block 818, Lots 9.01, 9.02 and 10](#)
[Zone: R-2B](#)

Applicant: 251 Hoover, LLC

Owner: 251 Hoover, LLC and Robert Grogan

Application: seeking 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 to construct a new four (4)-story multi-family apartment building in a residential two (2)-family R-2B zone. **Testimony was provided by Mr. Novak, Mr. Fishinger, Mr. Martini and Mr. Marucci. Public comments and questions: Mr. Babula, Mr. and Mrs. Hiner, Mr. Paolino and Mr. Szep. Board discussion and findings included: the circulation pattern is irregular, the driveway is adjacent to JFK, project has the potential to improve the inefficient land use by balancing the land use pattern, improve the curb cuts and egress, provide a balance of housing choices, more attractive design, lack of onsite management may require the need for a parking management plan, location of the building is closer to JFK than desired, could moving the building closer to the park create a less intrusive option, traffic noise, suggestions for a raised island to prohibit the left turn, less trees replacing removal of trees, density calcs at 54.9 units per acre, variance needed for the 14 parking spaces not being provided, project has density and parking issues. A motion was made to deny the application by Mr. Wangner, seconded by Mr. Balnicki. All members present voted yes.**

7. **Adjournment:** A motion was made to adjourn the meeting at 10:46pm by Mr. Prince, seconded by Mr. Wangner. All members present voted yes.