

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 756 S Millvale Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Bloomfield Development Corporation Bloomfield Alliance Department of City Planning
Parcel Number(s): 0051-J-00046-0000-00	
ZDR Application Number: BDA-2025-11386	
Meeting Location: Zoom	
Date: January 20, 2026	
Meeting Start Time: 6pm	
Applicant: Lucas Bartosiewicz	Approx. Number of Attendees: 6
Boards and/or Commissions Request(s): Zoning Board of Adjustment- parking lot expansion (10 parking spots)	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

<p>The applicant explained the property’s long-standing use as car rental facility (over 35 years), reviewed existing buildings and certificates of occupancy, and described the specific proposal to demolish an outdated garage to create additional off-street parking. They outlined project goals including improving the appearance of the site, reducing on-street parking, enhancing the pedestrian experience, and preparing for possible future redevelopment. The applicant also provided neighborhood context, acknowledged surrounding residential uses, and emphasized that this demolition is an initial step in a longer-term process.</p> <p>Existing Building Info:</p> <ul style="list-style-type: none"> - 20 parking stalls permitted (existing occupancy) - 3 structures on site: office, garage, abandoned structure - 2- 30 foot curb cuts <p>Structure to be demolished:</p> <ul style="list-style-type: none"> - Existing abandoned garage - Assumed construction 1984 - To be demolished down to the foundation, and resurfaced into new parking (10 off street parking spots for overflow parking and vehicle storage) <p>Notice of the Development Activities Meeting was posted by the applicant at the project site.</p>

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<p>My only question is just regarding the actual demolition itself. I just want to make sure that neighbors will be alerted and the process that is supposed to be followed will be followed. I'm not exactly sure what that process is, but I know there is one.</p> <p>When we had some demolition go on here last year, there was no process followed, there weren't proper permits, and it was really disruptive to the people that lived around that area. So I just want to be certain that, you know, everyone will be notified that--hey, this is going to be going on. I'm sure it won't be a lengthy demolition, it's not a very large property itself, but there should be no, you know, interruption or upset or dust or crazy, you know, dumpsters dropped at 4am or insanity going on for those that live there, and they should have priority while that demolition is occurring.</p>	<p>Understood, yeah. And part of the reason this all came up was our contractor tried to just breeze past, thinking this was a quick demolition project. And so, everybody saw what we were trying to do and said, let's slow down a little bit, and led us to this process.</p> <p>So right now, we're in the process of showing everybody what we're doing going, making sure we're trying to be as open as possible. Like I said before, I think the goal is we're trying to improve the site. And to your point, now that everybody knows about it, it'd be difficult for us to break any rules. But that being said, I do understand the process of speaking to the neighborhood, making sure we're not I mean, I don't believe we're allowed to do construction or demolition outside of regular business hours. But that can definitely be added to our general contractor's contract.</p>
<p>I just want to make sure that, like the people that live right there next to it, across the street, that they're notified that hey tomorrow or the next day, or however much time in advance they're to be notified, that they are notified that that demolition will be occurring and what they should expect, because that was not the case this past year with a major demolition.</p>	<p>Gotcha. Well, we can definitely make sure to publicize everything. We're going to have signs on the building. We're going to have to have a demolition sign up and everything like that, for sure.</p>
<p>I echo that sentiment and thank you for the presentation. Do you have plans to meet with the EMT station next door to make sure that they will have complete egress during the demolition?</p>	<p>That is a great question. We haven't talked directly with them yet, but that is a great point, and I will probably reach out immediately after this conversation.</p>
<p>It's good. There's a very active zone for ambulances going in now, and I want to make sure whatever improvements you're making to the corridor are going to help the flow of traffic for those vehicles.</p> <p>When you were talking about future improvements, I know that you had said they may be consolidating some of the building over there, but I was wondering if there's any intention to update this sidewalk for the pedestrians, particularly along the Millvale side.</p>	<p>At the moment, I don't believe there is. But if we do any construction on this side of the lot, I think that's inherent to the construction. We're working with the Department of Mobility and Infrastructure, to get the curb cuts up to date. They're going to send an inspector out to look at that stuff, I assume. And again, nothing has been touched with this site, I think, in 30 years. So if we do any work on this side, I think it would be inherent to the project that that sidewalk would need to get touched up.</p>
<p>That's good to hear. That's it for me.</p>	<p>And just so you guys know we are scheduled for February 19 to have a ZBA hearing, so I will make sure to speak with the EMS people and talk about our demolition process and notification process before we have that meeting. But if there's anything else you guys can think of in between that time, please let me know, and we can try to figure out a way to make everybody happy and alleviate any problems.</p>