

Standard Development Application

Township of Bloomfield
LAND DEVELOPMENT
315 Attachment 6

Below please provide the information requested. Complete only the boxes/spaces that apply to your project. If a box/space on this application does not apply, please leave it blank.

Township of Bloomfield Standard Development Application					
TO BE COMPLETED BY TOWNSHIP STAFF ONLY					
Date Filed:		Date Deemed Complete:		Application No:	
GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.					
Indicate to which Board application is being made:					
<input type="checkbox"/> Planning Board		<input checked="" type="checkbox"/> Zoning Board of Adjustment			
Indicate all approvals and variances being sought:					
<input type="checkbox"/> Informal Review	<input type="checkbox"/> Prelim. Major Site Plan	<input type="checkbox"/> Interpretation			
<input checked="" type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit			
<input type="checkbox"/> Use Variance	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements			
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final Major Subdivision				
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admtn. Officer				
<input type="checkbox"/> Minor Subdivision	(attach the denial/decision)				
1. APPLICANT					
Name DONALD R. ALLEN JR			Address 87 HOOVER AVE		
City BLOOMFIELD	State NJ	Zip 07003	Telephone 973-464-8786	Fax	
2. PROPERTY OWNER (if other than applicant)					
Name SAME			Address		
City	State	Zip	Telephone	Fax	
3. SUBJECT PROPERTY (attach additional sheets if necessary)					
Street Address 87 HOOVER AVE			Block(s) and Lot(s) Numbers 754 40		
Site Acreage and Square Footage		Zone District(s) R-1B		Tax Sheet Nos.	

Please print your email address: drajr47@gmail.com

BLOOMFIELD CODE

Present Use - how is the area currently being used? 16x12 shed				
Proposed Development Name and Nature of Use REPLACEMENT of 16x12 shed				
Number of New Buildings		Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings
% of Lot to be Covered by Pavement		Number of Parking Spaces and Dimensions		Dimensions of Loading Area(s)
Exterior Construction Material/Design				
Total Cost of Building and Site Improvements		Number of Lots Before Subdivision	Number of Lots After Subdivision	Are Any New Streets or Utility Extensions Proposed?
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed		Are Any Structures to be Removed?		Number of Proposed Signs and Dimensions
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.			Is the Property Within 200 feet of an Adjacent Municipality? If so, which.	
4. Are there any existing or proposed deed restrictions or covenants? Please detail.				
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none				
	APPROVED	DNIED	DATE	
<i>Subdivision</i>				
<i>Site Plan</i>				
<i>Variance(s)</i>				
<i>Building Permit</i>				
6. APPLICANT'S ATTORNEY (if applicable)				
Name			Address	
City	State	Zip	Telephone	Fax

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Landscape Architect or Architect's Name		Address		
City	State	Zip	Telephone	License #
8. FEES SUBMITTED				
Application Fees				
Variance Fees				
Escrow Fees				
Total Fees				
CERTIFICATION				
<p>I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Township officials to inspect my property in conjunction with this application.</p>				
<p><u>Donald P. [Signature]</u> Signature of Applicant</p>			<p>Sworn to and subscribed before me this date <u>January 14, 2026</u></p>	
<p><u>N/A</u> Property Owner Authorizing Application if Other Than Applicant</p>			<p><u>[Signature]</u> Notary Public</p>	



DONNA D ARRINGTON
Notary Public
State of New Jersey
My Commission Expires Dec. 10, 2028
I.D.# 2217864

1 Municipal Plaza
 Room 105
 Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
 Fax: (973) 680-1652
 www.bloomfieldtwpnj.com

**Township of Bloomfield
 Community Development Department
 Construction, Planning and Zoning Divisions**

January 8, 2026

Donald Allen
 87 Hoover Avenue
 Bloomfield NJ 07003

Re: 87 Hoover Ave.
 Zoning Permit: 26-0009

Dear Owner:

I have reviewed your permit to replace the existing shed that was damaged.

Please note per code sheds cannot exceed 80 square feet.

Please note due to chapter 315:

315-35 Supplementary regulations.

A. General.

(1) No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified among the uses listed as permitted, accessory or conditional in the district in which such building or land is located and in conformance with Schedule A, Bulk and Setback Regulations.¹¹¹

¹¹¹ *Editor's Note: Schedule A is included as an attachment to this chapter.*

Zone	Lot Area	Lot Width (feet)	Front yard (feet)	Rear Yard (feet)	Side Yard	Accessory Building, Side, Rear Yards (feet)	Building/Lot Coverage/FAR	Height
R-1B Single-Family Medium-Density Residential	4,000 square feet	40	20	25	6	5	25%/60%/0.5	2.5 Stories 40 feet

315-36. Accessory buildings, structures and uses.

A. General requirements.

(4) No more than two accessory buildings shall be permitted on any one residential lot.

B. The following requirements shall be complied with in all residential zones:

(2) Except for garages, no accessory building shall exceed 80 square feet.

(3) Except for garages, which shall not exceed a height of 15 feet, or as specifically permitted elsewhere in this article, no accessory building shall exceed eight feet in height.

(5) Accessory buildings shall be located in the rear yard only, in accordance with Schedule A.^{III} Except as permitted in § ~~315-35B~~, accessory structures other than accessory buildings shall comply with the setback requirements for principal buildings set forth in Schedule A. However, no accessory buildings or structures shall be located closer than 10 feet to a rear lot line that serves as a front or side lot line of an adjoining property.

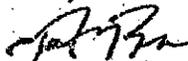
[1] Editor's Note: Schedule A is included as an attachment to this chapter.

Therefore I cannot approve this application as it would require:

- Bulk variance: Shed exceeding 80 square feet
- Possible bulk variance: shed does not meet 5' setbacks
- No survey provided therefore cannot determine setback location.

Should you wish to seek variance relief, you may contact the Secretary to the Zoning Board, Ms. Amanda Waters, at the Municipal Building Room 203 or at 973-680-4012 or awaters@bloomfieldtwpnj.com.

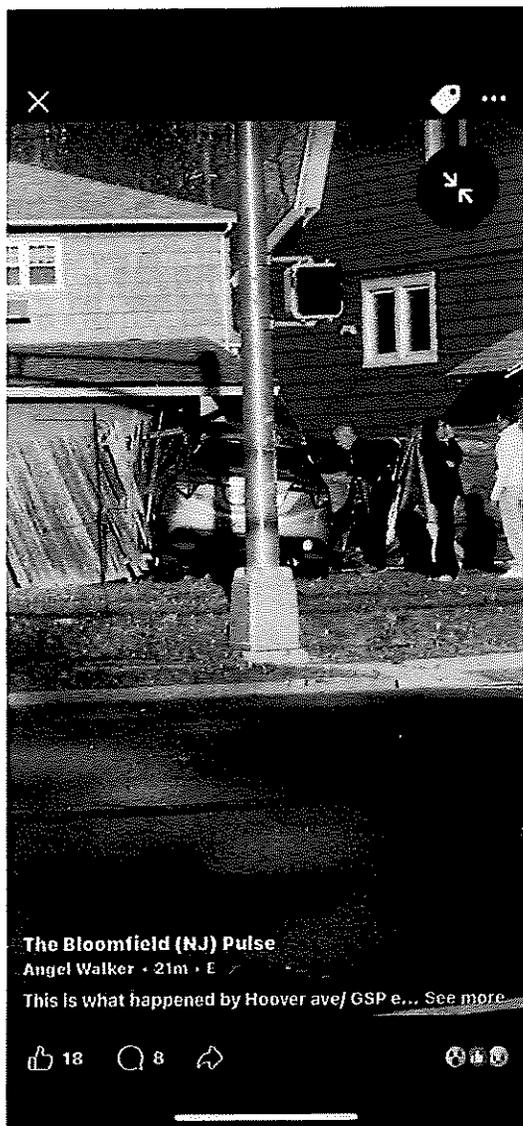
Thank you



Robert Beese, Senior Deputy Zoning Officer
Township of Bloomfield
1 Municipal Plaza, Room 105
Bloomfield, New Jersey 07003
E-mail: rbeese@bloomfieldtwpnj.com

January 13, 2026
87 Hoover Ave
Bloomfield, NJ 07003
Re: Shed Replacement

I am writing to request that the Zoning Board take into consideration my application to replace my EXISTING 12' x 16' shed with one of the same size. The current ordinance is stating it can only be 8' x 10'. The reason for this request is that my existing shed was destroyed by a motor vehicle coming off the GSP ramp at exit 150. The driver crashed into my shed, see picture below. The original shed has been on my property for well over 40 years. I have no garage on my property, so I use this shed to store all my yard equipment. During the winter, I also use it to store my outdoor table and chairs. This situation arose through no fault of my own and to be made whole, a shed of the same size is the only remedy. We're not asking for anything, but what is fair in a very unfair situation.



Owners Statement # 6 on the checklist

- a. Date of acquisition of property, and from whom.
- b. The number of existing and proposed dwelling units.
- c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).
- d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.

a. I DONALD R Allen Jr purchased the property located at
87 HOOVER AVE, BLOOMFIELD, NJ 07003
(Property address)
on 4-27-76 from HARRY F. McLAUGHLIN.
(Date) (Name of the person you purchased the property from)

b. There is/are 1 existing dwelling(s), 0 proposed.
(how many?) (how many?)

c. Check one:

I/We are under contract to purchase any adjoining lands. Include the Block and Lot numbers. Block _____ Lot _____

I/We are NOT under contract to purchase any adjoining lands.

d. This application is accompanied by a separate application for subdivision.
This application is NOT accompanied by a separate application for subdivision.

Donald R Allen Jr
Signature

1-12-26
Date

January 8, 2026
11:42 AM

BLOOMFIELD TOWNSHIP
Tax Account Detail Inquiry

BLQ: 754. 40.
Owner Name: ALLEN, DONALD JR & JANEY

Tax Year: 2025 to 2026
Property Location: 87 HOOVER AVENUE

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,407.73	2,407.72	2,589.79	2,508.22	9,913.46
Payments:	2,407.73	2,407.72	2,589.79	2,508.22	9,913.46
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								9,913.46		9,913.46
02/03/25	1	Payment	001	MULTIPLE	CK	99180 3976	CORELOG	2,407.73	0.00	7,505.73
		Original Billed								
		CoreLogic								
05/07/25	2	Payment	001	MULTIPLE	CK	100735 3970	CORELOG	2,407.72	0.00	5,098.01
		Original Billed								
		CoreLogic								
08/05/25	3	Payment	001	MULTIPLE	CK	102172 3853	CORELGIC	2,589.79	0.00	2,508.22
		Original Billed								
		CoreLogic								
11/04/25	4	Payment	001	MULTIPLE	CK	103715 3867	CORELGIC	2,508.22	0.00	0.00
		Original Billed								
		CoreLogic								

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,478.37	2,478.36	0.00	0.00	4,956.73
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	2,478.37	2,478.36	0.00	0.00	4,956.73

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2026 Prin Balance
								4,956.73		4,956.73
		Original Billed								

Total Principal Balance for Tax Years in Range: 4,956.73

**TAX COLLECTOR
TOWNSHIP OF BLOOMFIELD
1 MUNICIPAL PLAZA
BLOOMFIELD, NJ 07003**

David Tax Assessor

\$10.00

1 Municipal Plaza
Room 106
Bloomfield, NJ 07003-3487
www.bloomfieldtwpnj.com



dlois@bloomfieldtwpnj.com
Telephone: (973) 680-4021
Fax: (973) 680-4046

RECEIVED
ASSESSMENT DEPT.

JAN 08 REC'D

BLOOMFIELD, NJ

**Township of Bloomfield
Tax Assessor**

PROPERTY LIST REQUEST

The following form should be submitted to the Tax Assessor in order to obtain a 200 foot property list in anticipation of a Planning or Zoning Board application and the notice required.

A fee of \$10 (check/money order payable to the Township of Bloomfield) is required and due when the list is picked up from the Assessor's office. Staff will contact you when the list is complete.

I am requesting a list of property owners within two hundred feet of the following subject property:

ADDRESS: 87 HOOVER AVE
OWNER: DONALD R. ALLEN JR
BLOCK(S): 754 LOT(S): 40

REQUESTER'S NAME: DONALD R ALLEN JR

ADDRESS: 87 HOOVER AVE

EMAIL: DRAJR47@Gmail.Com TELEPHONE: 973-464-8786

Donald R Allen 1-8-26
Signature of Requester Date

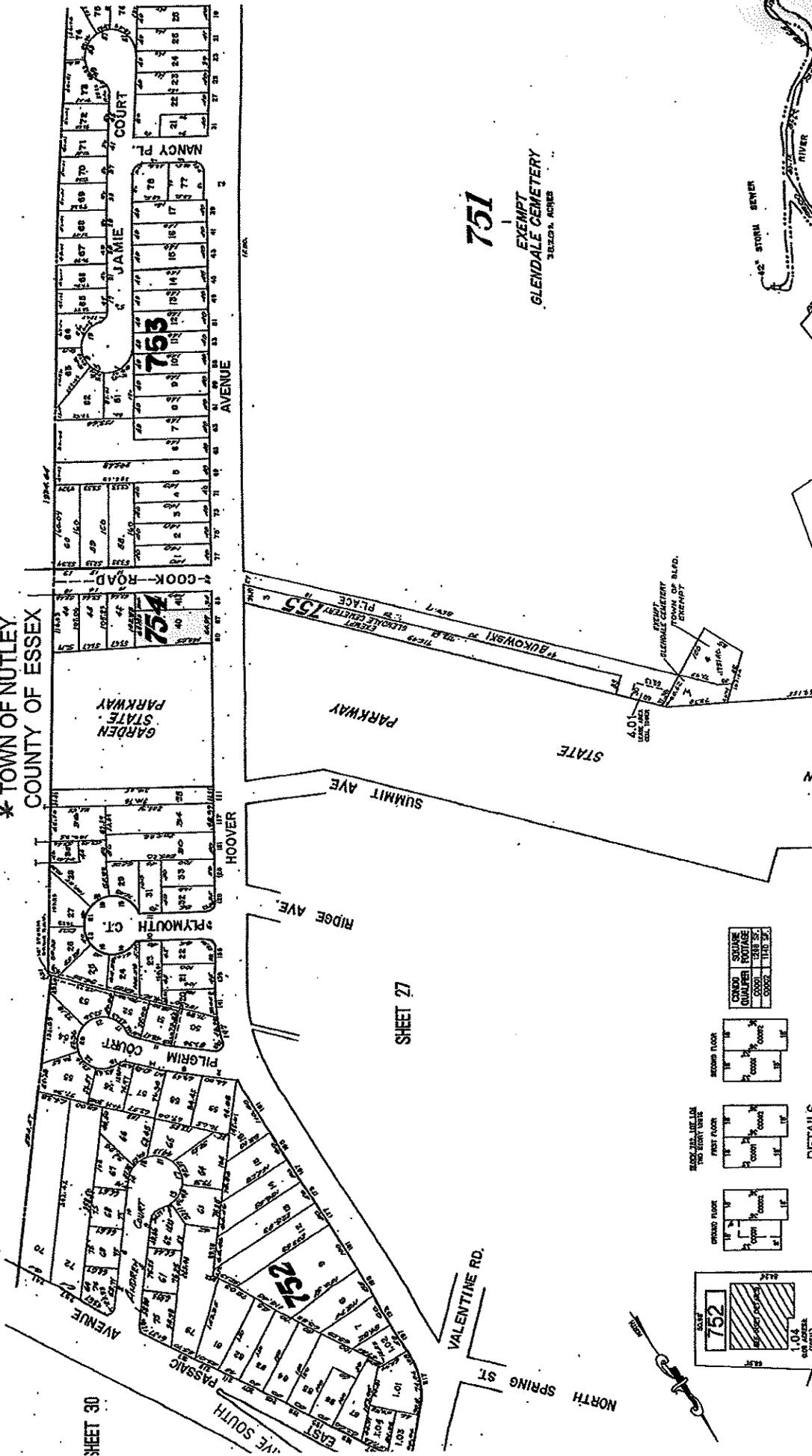
ASSESSOR
MUNICIPAL BUILDING
BLOOMFIELD, NJ 07003

FOR OFFICE USE ONLY:
ASSESSOR Completed
MUNICIPAL BUILDING
BLOOMFIELD, NJ 07003-3487
Completed: 1/9/26



Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
751 1	28 HOOVER AVE	15E	GLENDALE CEMETERY ASSN. 28 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 1	77 HOOVER AVENUE	2	TOBAR, VANESSA 77 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 2	75 HOOVER AVENUE	2	RUIZ, EDGAR R. & LISA M. 75 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 3	73 HOOVER AVENUE	2	D'ONOFRIO, KENNETH C/O ELAINE C 97 PLYMOUTH RD NUTLEY, NJ	07110
753 4	71 HOOVER AVENUE	2	HARVEY, JUSTIN & SHANNON 71 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 58	11 COOK ROAD	2	RUSSOMAN, ROBERT S. & ROCIO 11 COOK ROAD BLOOMFIELD, NJ	07003
753 59	15 COOK ROAD	2	CLARKE, MICHAEL & VANESSA 15 COOK RD BLOOMFIELD, NJ	07003
753 60	19 COOK ROAD	2	ESPINAL, LOUIS & COOPER, EMILIE 19 COOK ROAD BLOOMFIELD, NJ	07003
754 41	85 HOOVER AVENUE	2	VIVAR, JESSICA M 85 HOOVER AVENUE BLOOMFIELD, NJ	07003
754 42	10 COOK ROAD	2	PORCILE, RENEE + ANTHONY + RUSSO, C. 10 COOK ROAD BLOOMFIELD, NJ	07003
754 43	14 COOK ROAD	2	CONTELLA, BENJAMIN R. & CAROL A. 14 COOK ROAD BLOOMFIELD, NJ	07003
754 44	18 COOK ROAD	2	MUNOZ, MARCO JR. 18 COOK ROAD BLOOMFIELD, NJ	07003
755 3	10-40 BUKOWSKI PLACE	4C	PARKWAY APARTMENTS, INC. 2 SYLVAN WAY #304 PARSIPPANY, NJ	07054

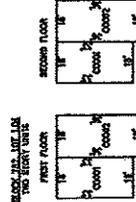
* TOWN OF NUTLEY
COUNTY OF ESSEX



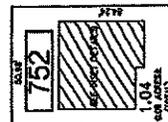
751

EXEMPT
GLENDALE CEMETERY
SIXTH BLOCK

CONDO	SQUARE
QUINPER	FOOTAGE
CONDO	2008 SF
CONDO	1110 SF



DETAILS





TOWNSHIP OF NUTLEY
DEPARTMENT OF REVENUE AND FINANCE
ONE KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

THOMAS J. EVANS
Director

TELEPHONE
(973) 284-4956

EDMUND BROWN, CTA
Tax Assessor

FAX
(973) 284-4921

January 12, 2026

Mr. Donald Allen, Jr.
87 Hoover Avenue
Bloomfield, New Jersey 07003

Re: Certified 200' List

Dear Mr. Allen,

The following is a certified list of properties situated within the Township of Nutley that are located within 200' of Bloomfield Block 754, Lot 40 which is better known as 87 Hoover Avenue:

Block	Lot	Location	Owner	Street	City, State	Zip
8603	2	1 COOK ROAD	HADDOCK, TODD	1 COOK ROAD	NUTLEY, NJ	07110
8701	2	2 COOK ROAD	DE OLIVEIRA, CAROL	2 COOK ROAD	NUTLEY, NJ	07110

If you have any questions or concerns, please feel free to contact me.

Sincerely,

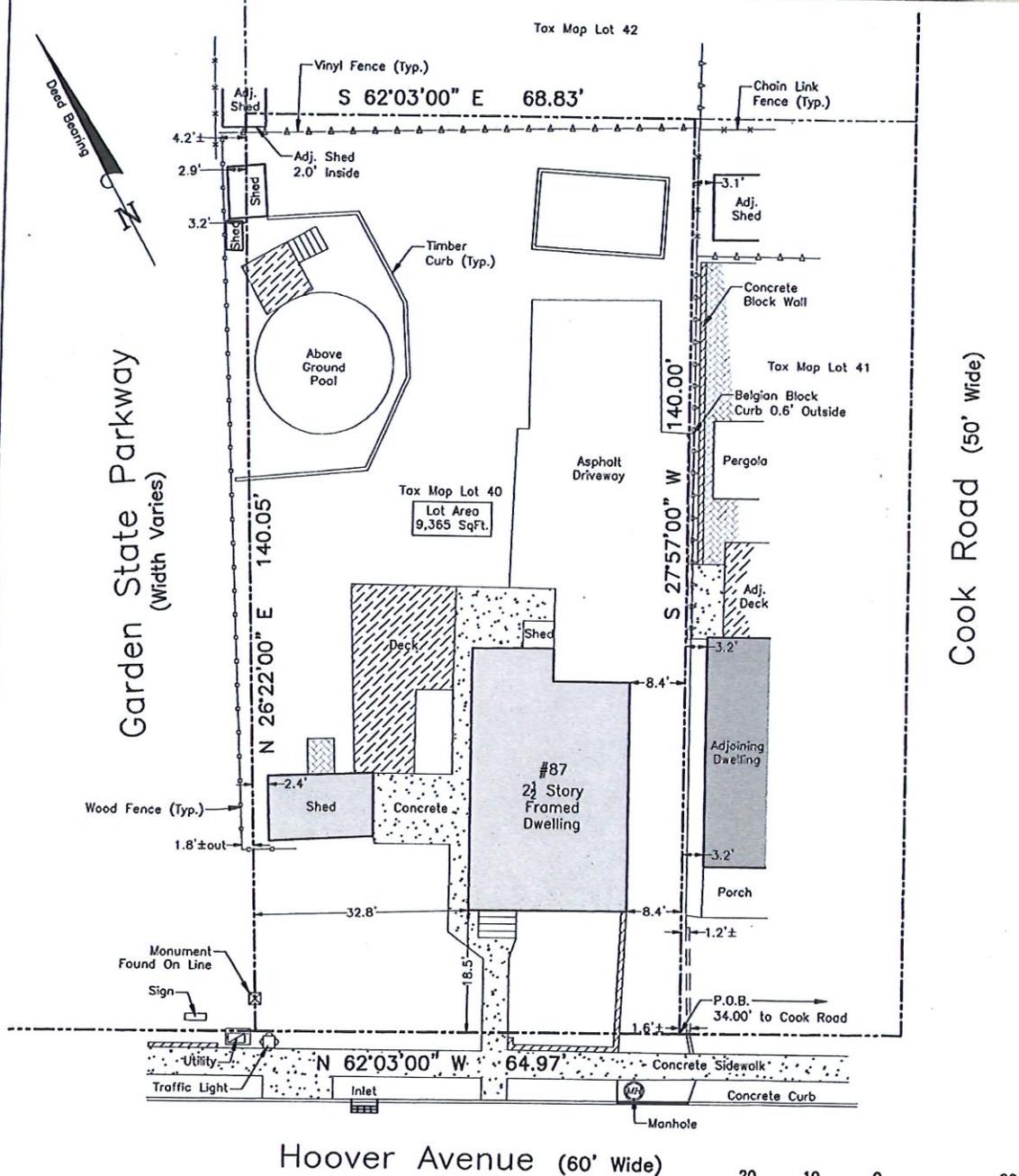
Edmund Brown, CTA
Tax Assessor

References:

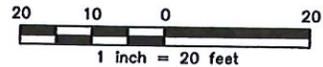
1. KKNOWN AND DESIGNATED as Lot 40 Block 754 as shown on the current Tax Assessment Map, Township of Bloomfield, Essex County, New Jersey.
2. Deed Book 4532 Page 904

Notes:

1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Any setback lines shown are per Filed Map or Deed and are subject to change by municipality or other governmental authority.



This Survey is certified to:
Donald R. Allen JR



Schmidt
Surveying

49 Sullivan Street
Westwood, New Jersey 07675
Phone: (201) 403-5801
www.schmidtsurveying.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100

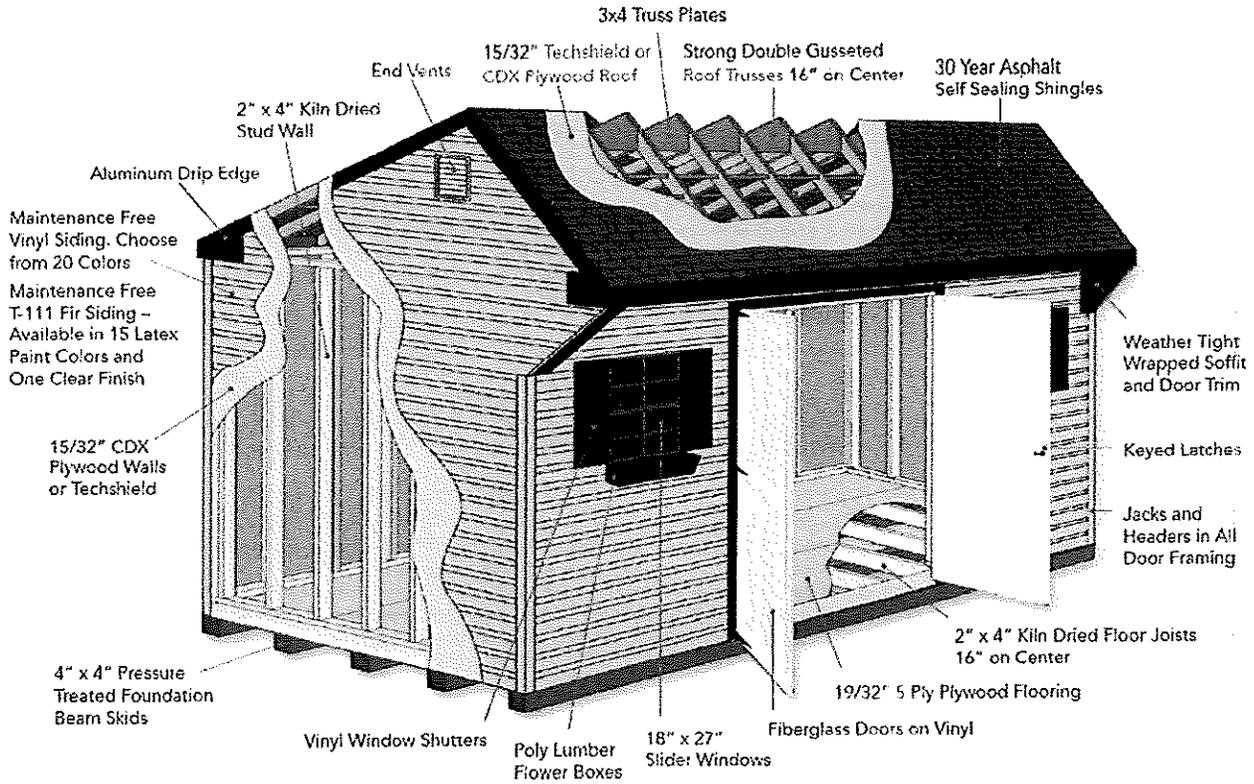
Boundary Survey
Tax Lot 40 - Block 754
87 Hoover Avenue
Township of Bloomfield
Essex County, New Jersey

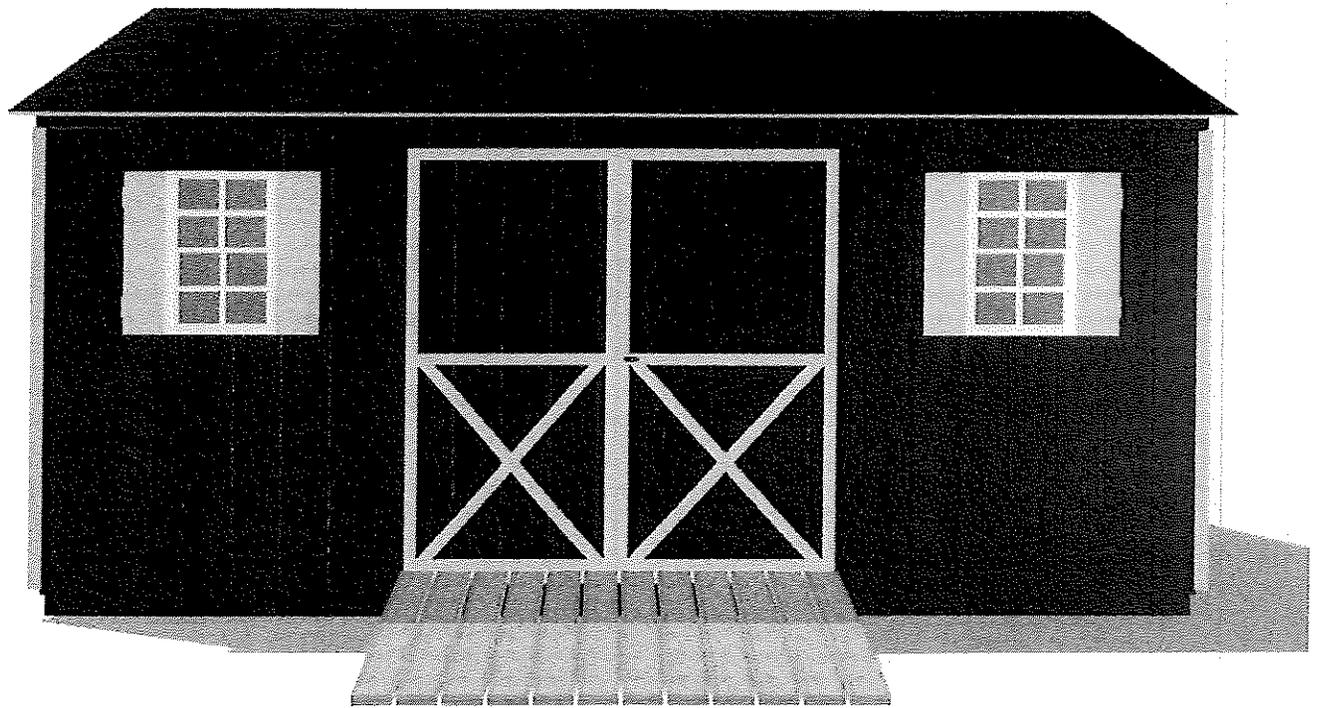
Drawn: JTC	Checked: AS	Date: 01-14-26	Scale: 1" = 20'
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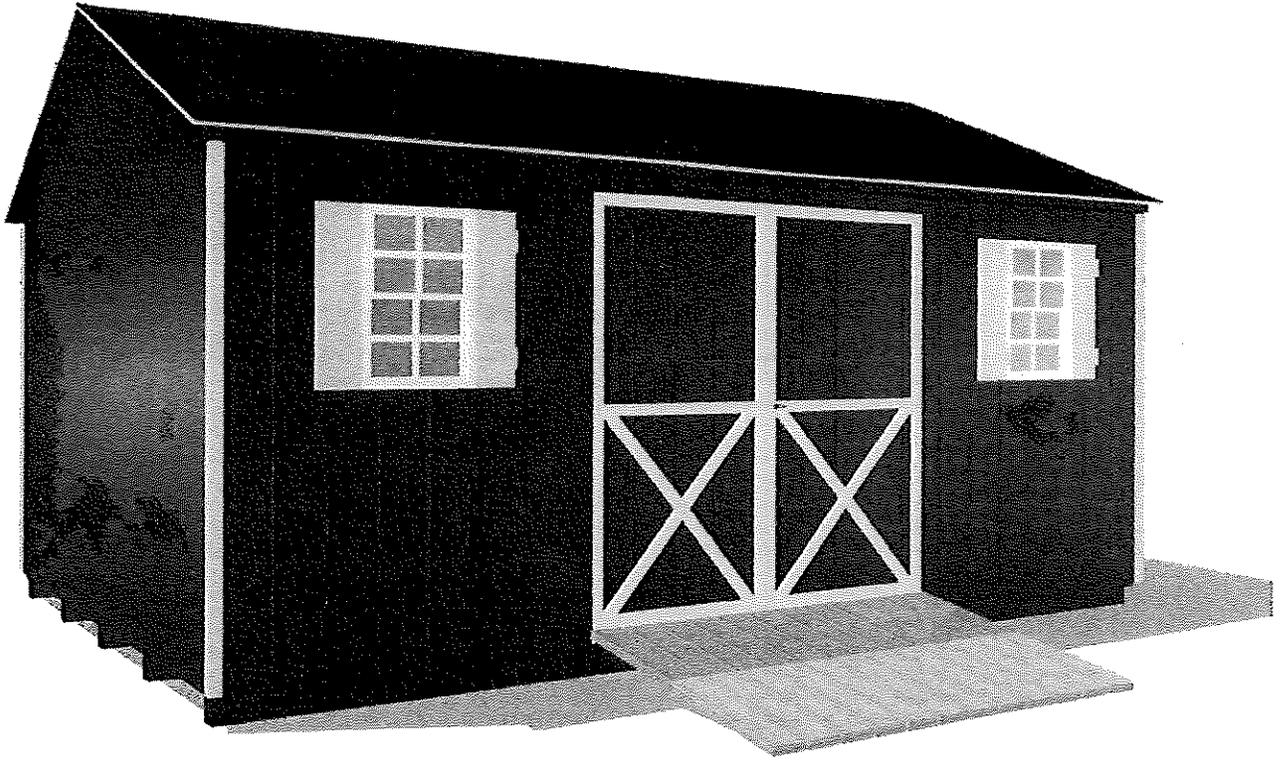


structural details & DELIVERY OPTIONS

QUALITY FROM START TO FINISH







5 2 3 4 5 6 7 8 9