

March 1, 2024

***VIA HAND DELIVERY***

Ms. Amanda Waters  
Planning Board and Zoning Board Secretary  
Township of Bloomfield Planning Board  
1 Municipal Plaza  
Room 203  
Bloomfield, NJ 07003

Re: Bloomfield Broad Associates Urban Renewal, LLC  
Application for Minor Subdivision and Preliminary and Final Major Site Plan Approval with  
Variance Relief  
Block 241, Lots 37, 39,41, 42 and 45 (f/k/a Lots 5, 6, 7, 21, 23, 44, 45 and 46)

Dear Ms. Waters:

This office represents Bloomfield Broad Associates Urban Renewal, LLC (the “Applicant”), which is seeking minor subdivision as well as preliminary and final major site plan approval with variance relief in connection with the above-referenced properties.

On behalf of the Applicant, enclosed please find the below listed materials for filing with the Township of Bloomfield Planning Board (the “Planning Board”):

- One (1) original and fifteen (15) copies of the Completed Standard Development Application Form for Minor Subdivision and Preliminary and Final Site Plan Approval with Variance Relief with attached:
  - Land Development Application Attachment
  - 10% Disclosure Statement pursuant to N.J.S.A. 40:55D-48.1 and -48.2.
  - 11-13 Broad Street Associates, LLC Property Owner’s Consent.
- Fifteen (15) copies of Verification of Taxes Paid.
- Fifteen (15) copies of Completed Preliminary Major Subdivision and Site Plan Checklist.

- Fifteen (15) copies of Completed Final Major Subdivision and Site Plan Checklist.
- Fifteen (15) copies of Completed Variance Application Checklist with attachment.
- Fifteen (15) signed and sealed copies of Boundary and Topographic Survey, prepared by Dynamic Survey, LLC, consisting of 1 sheet, dated February 23, 2024.
- Fifteen (15) signed and sealed copies of Minor Subdivision Plat, prepared by Dynamic Survey, LLC, consisting of 1 sheet, last revised February 23, 2024.
- Fifteen (15) signed and sealed copies of Preliminary and Final Site Plan & Subdivision Set, prepared by Dynamic Engineering, consisting of 15 sheets, last revised February 23, 2024.
- Fifteen (15) copies of Architectural Plans, prepared by Michels & Waldron Associates, LLC, consisting of 11 sheets, last revised February 23, 2024.
- Fifteen (15) copies of 200 Foot Property Owners List, dated February 16, 2024.
- Fifteen (15) copies of Stormwater Management, Groundwater Recharge and Water Quality Analysis for Bloomfield Broad Associates Urban Renewal, LLC, prepared by Dynamic Engineering, dated January 2024.
- Fifteen (15) copies of Traffic Impact Study for Bloomfield Broad Associates Urban Renewal, LLC, Proposed Mixed-Use Development, prepared by Dynamic Traffic, revised February 23, 2024.
- One (1) copy of the following existing deed restriction or covenant.
  - Deed recorded on November 9, 1988 in Deed Book 5052, Page 393
- One (1) copy of completed W-9 Form.
- One (1) original check in the amount of \$1,575, made payable to the Township of Bloomfield, representing the appropriate application fee, one (1) original check in the amount of \$2,400, made payable to the Township of Bloomfield, representing the appropriate variance fee and one (1) original check in the amount of \$45,750, made payable to the Township of Bloomfield, representing the appropriate escrow fee.

Kindly advise when the Application is deemed “complete” along with when this matter will be scheduled for a public hearing at your earliest convenience to ensure that adequate time is provided for proper notice.

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If you should require anything further, please do not hesitate to contact me.

Respectfully submitted,

*Lisa A. John-Basta*

Lisa A. John-Basta  
Member

Encls.