

February 9, 2024

**Via FedEx Overnight Delivery & Email (awaters@bloomfieldwpnj.com)**Ms. Amanda Waters, Zoning Board Secretary  
Township of Bloomfield  
Zoning Board of Adjustment  
1 Municipal Plaza, Room 203  
Bloomfield, NJ 07003Re: Preliminary and Final Major Site Plan, Use & Bulk Variance Application of  
Golemis Realty, LLC  
78-88 Locust Avenue  
Block 129 Lot 70  
Bloomfield, New Jersey

Dear Ms. Waters:

Our office represents Golemis Realty, LLC (the “Applicant”) in connection with the above-referenced application before the Zoning Board of Adjustment. Enclosed please find fifteen (15) sets of the following revised documents in furtherance of the application:

- (1) Preliminary and Final Major Site Plan prepared by Neglia Engineering Associates dated October 13, 2023, last revised February 8, 2024 and consisting of twenty-three (23) sheets as follows:

<u>Sheet</u>	<u>Title</u>
1.00	Cover Sheet/Key Maps;
1.01	Zoning Analysis;
2.00	Demolition Plan;
3.00	Site Plan;
4.00	Grading Plan;
4.01	NJDEP Sections Plan I;
4.02	NJDEP Sections Plan II;
4.03	NJDEP Sections Plan III;
4.04	NJDEP Sections Plan IV;
5.00	Drainage and Utility Plan;
6.00	Lighting Plan;
7.00	Landscaping Plan;

8.00	Soil Erosion and Sediment Control Plan;
9.00	Maintenance of Traffic Control Plan;
10.00	Construction Details I;
10.01	Construction Details II;
10.02	Construction Details III;
10.03	Construction Details IV;
10.04	Construction Details IV;
11.00	Passenger Car Turning Template;
11.01	Parcel Van Turning Template;
11.02	Fire Truck Turning Template;
1 of 1	Boundary & Topographic Survey

- (2) Architectural Plans prepared by AB design studio, inc. dated October 13, 2023, last revised February 7, 2024 and consisting of the following sheets:

<u>Sheet</u>	<u>Title</u>
T.01	Project Data Sheet Index;
A0.11	Proposed Site Plan;
A1.00	1 <sup>st</sup> Floor Plan – Parking;
A1.10	2 <sup>nd</sup> Floor Plan – Residential Lobby;
A1.20	3 <sup>rd</sup> -6 <sup>th</sup> Typical Floor Plan;

- (3) Three (3) copies of the Stormwater Management Report prepared by Neglia Engineering Associates dated October 13, 2023, last revised February 8, 2024; and
- (4) Three (3) copies of the Stormwater Maintenance Manual prepared by Neglia Engineering Associates dated October 13, 2023, last revised February 8, 2024.

With respect to the revised plans being submitted, it is noted that the site plans and stormwater management report and manual were revised to address preliminary comments received from the New Jersey Department of Environmental Protection in connection with the flood hazard area permitting. The architectural plans were revised to clarify the front yard set back and fence height as follows:

- T.01 (Cover Sheet): Updated the relevant drawings that changed on the sheet index  
A0.11 (Proposed Site Plan): Clarified Front Set Back to 20'-0"  
A1.00 (1st Floor Plan): Updated Keynotes 6 and 7 regarding fence height.  
A1.10 (2nd Floor Plan): Updated Keynotes 6 and 7 regarding fence height.  
A2.10 (3rd - 6th Typical Floor Plan): Updated Keynotes 6 and 7 regarding fence height.

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Thank you for your attention to this matter. We look forward to presenting this application at the upcoming February 22, 2024 Zoning Board of Adjustment meeting. Please feel free to contact me if you have any questions or require additional information.

Very truly yours,

*Jennifer M. Porter*

Jennifer M. Porter  
Member

JMP/tb

cc: Golemis Realty, LLC