

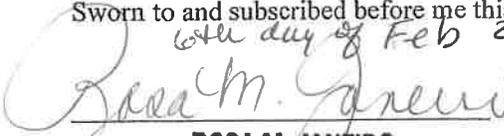
Township of Bloomfield Standard Development Application

(Page 2 of 3)

Present Use Two buildings – Front building is a 2-story multi-family residential building with 3 dwelling units. Rear building is 1-story with a basement used for storage / warehouse use.			
Proposed Development Name and Nature of Use Convert rear building to manufacturing use on first floor and storage / warehouse use in basement			
Number of New Buildings	Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings
Not applicable	Not applicable	Approx 24' / 2 stories	66%
% of Lot to be Covered by Pavement		Number of Parking Spaces and Dimensions	Dimensions of Loading Area(s)
89%		3 (9' x 18')	Not applicable
Exterior Construction Material/Design -To be discussed in testimony.			
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?
Unknown	Not Applicable	Not Applicable	No
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed	Are Any Structures to be Removed?		Number of Proposed Signs and Dimensions
None	None		No new signage is proposed
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.		Is the Property Within 200 feet of an Adjacent Municipality? If so, which.	
Unknown		No.	
4. Are there any existing or proposed deed restrictions or covenants? Please detail. None to the knowledge of the applicant.			
5. HISTORY OF PAST APPROVALS <input checked="" type="checkbox"/> <i>Check here if none</i>			
	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>			
<i>Building Permit</i>			
6. APPLICANT'S ATTORNEY (if applicable)			
Name Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.		Address 1 Boland Drive, Suite 102	
City West Orange	State New Jersey	Zip 07052	Telephone (973) 759-2807
			Fax (973) 759-6968

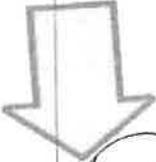
Township of Bloomfield Standard Development Application

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7. NAMES OF PLAN PREPARERS				
Engineer's Name TBD		Address		
City	State	Zip	Telephone	License #
Surveyor's Name Jeffrey S. Grunn, P.L.S.		Address 4 West Main Street		
City Rockaway	State NJ	Zip 07866	Telephone 973-743-1042	License # 24GS04339900
Architect's Name Paul Sionas, R.A.		Address 8 Hillside Avenue		
City Montclair	State NJ	Zip 07042	Telephone (973) 783-2958	License # AIO 8638 R.A.
8. FEES SUBMITTED				
<i>Application Fees</i>		\$450		
<i>Variance Fees</i>		\$2,500		
<i>Escrow Fees</i>		\$7,128.50		
<i>Total Fees</i>		\$10,078.50		
		*** See attached Fee Explanation ***		
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 connection with this application.</p>				
 Signature of Applicant and Owner Christopher Rodgers		Sworn to and subscribed before me this date <i>with day of Feb 2024</i>  ROSA M. JANEIRO A Notary Public of New Jersey My Commission Expires 11/10/2028 Notary Public		

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 connection with this application.

**SIGN
HERE**



Jeanne McCalmont
Signature of Owner
Jeanne S. McCalmont

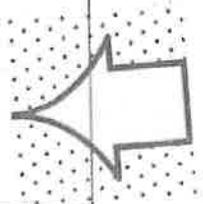
Sworn to and subscribed before me this date

February 7, 2024

Paul Santambrogio
Notary Public

PAUL SANTAMBROGIO

An Attorney at Law of New Jersey



NOTARIZE

LAND DEVELOPMENT

315 Attachment 5

Township of Bloomfield

Variance Application Checklist

Variance Checklist		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the Township, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Copy of professional survey, signed and sealed, at a scale not smaller than 1 inch = 100 feet nor larger than 1/8 inch = 1 foot; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	
2.	If the survey is more than one-year-old, attach a certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance. If the survey is not accurate, a new accurate survey must be submitted.	N/A	
3.	Location, dimensions and area in square feet of all existing and proposed structures, including subsurface structures, with front, side and rear yard setbacks.	X	
4.	Chart of the zoning requirements for the zone, including existing and proposed uses and conditions, with variances indicated.	X	
5.	Floor plans showing existing and proposed layout of buildings and elevations for all sides of all buildings on the lot which may be altered or constructed.	X	

BLOOMFIELD CODE

Variance Checklist		Submitted	Waiver Requested
6.	A statement containing the following information: 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.	X X X X	
7.	At least 10 days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within 200 feet. Note: This may require the inclusion of an adjoining municipality; specified utilities; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved.	X	
8.	The applicant must submit the original and 15 copies of the application, properly completed, and 15 folded copies of a plot plan, map or survey, drawn to scale, and all other required plans and information, an affidavit of proof of service, with a copy of the notice and the list furnished by the administrative officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).	X	
9.	All applications for consideration of the Board of Adjustment must be filed 14 days prior to the date of hearing. Proper notice given to those requiring service upon them, and publication made, at least 10 days prior to the date of hearing before the Board of Adjustment.	X	
Checklist prepared by: <u>Michael J. Piromalli, Esq.</u> Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____			

LAND DEVELOPMENT

315 Attachment 3

Township of Bloomfield

Preliminary Major Subdivision and Site Plan Checklist
(See § 315-20)

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
	(Applicant should check off all items as submitted or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)		
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X	
2.	Scale: 1 inch = 30 feet or as approved by Board Engineer.	X	
3.	Current survey upon which plat or plan is based, signed and sealed.	X	
4.	Map size: 8-1/2" x 13" 15" x 21" 24" x 36"	X	
5.	Title block and basic information: a. Title. b. Date of original preparation and date(s) of revision(s). c. North arrow and reference meridian. d. Ratio scale and graphic scale. e. Tax map block, lot numbers and zone. f. Name, address and license number of person preparing plat or plan, signed and sealed. g. Name and address of owner of record and applicant, if different from the owner. (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	X X X X X X X	

BLOOMFIELD CODE

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
6.	The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following: a. A key map at a scale of 1 inch = 500 feet or less showing zone boundaries. b. The names and addresses, lot and block numbers of all property owners within 200 feet of the tract boundary line including adjoining municipalities. c. Signature blocks for the Board Chairperson, Board Secretary and Board Engineer. d. A chart of the zoning requirements for the zone, including existing and proposed uses and conditions, with variances indicated.	X X X X	
7.	For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10% or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10%.	N/A	
8.	For site plans, a grading plan showing, at two-foot contour intervals, existing and proposed contours and elevations.		X
9.	The location of existing watercourses and any natural features, including floodplains, wetlands and soil types on the site and within 50 feet.		X
10.	The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of all existing and proposed lots.	X	
11.	Location, dimensions and area in square feet of all existing and proposed structures, including subsurface structures, with front, side and rear yard setbacks.	X	
12.	Location of all structures within 200 feet of the property.		X
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities, including Stormwater Analysis Report.		X
14.	A soil erosion and sediment control plan.		X
15.	Tree save plan.		X
16.	A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, center line profiles and type of paving for all proposed new streets and paths.		X
17.	Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.		X

LAND DEVELOPMENT

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site. Any lease authorizing off-site parking.	X	
19.	Location and description of all proposed signs and exterior lighting, including details.	X	
20.	Provision for storage and disposal of solid wastes.		
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.	X	
22.	Compliance with Fill Placement and Soil Removal Ordinance details.	X	
23.	A staging plan for projects greater than 10 acres in area.	N/A	
24.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.		X
25.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.	N/A	
26.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.	N/A	
27.	A list of all licenses, permits or other approvals required by law, including proof of service.		X

BLOOMFIELD CODE

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
28.	A corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. If a corporation or partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners, exceeding the 10% ownership criterion have been listed.	N/A	
29.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.		X
30.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.		X
31.	Applicant shall submit 15 sets of folded plans.	X	

Checklist prepared by: <u>Michael J. Piromalli, Esq.</u> Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____ Applicant notified on: _____	Date: _____ Date: _____
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LAND DEVELOPMENT

315 Attachment 4

Township of Bloomfield

Final Major Subdivision and Site Plan Checklist
(See § 315-21)

Application for Final Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
	(Applicant should check off all items as submitted or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)		
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X	
2.	Scale: 1 inch = 30 feet or as approved by Board Engineer.	X	
3.	Current survey upon which plat or plan is based, signed and sealed.	X	
4.	Map size: 8-1/2" x 13" 15" x 21" 24" x 36"	X	
5.	Title block and basic information: a. Title. b. Date of original preparation and date(s) of revision. c. North arrow and reference meridian. d. Ratio scale and graphic scale. e. Tax map block, lot numbers and zone. f. Name, address and license number of person preparing plat or plan. g. Name and address of owner of record and applicant, if different from the owner. (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	X X X X X X X	
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.	N/A	
7.	The purpose of any easement or land reserved or dedicated to public use, such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.	N/A	

BLOOMFIELD CODE

Application for Final Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
8.	The front, side and rear building setback lines.	X	
9.	Improvement plans in accordance with the Township standards for roads and utilities.	X	
10.	All plans submitted for preliminary approval, with a statement that the final plan is consistent with the preliminary plan, and if not, revised plans indicating proposed changes.	X	
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.	N/A	
12.	A statement from the Township Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.	N/A	
13.	If improvements have not been installed, then a statement from the Township Clerk shall accompany the application for final approval stating that: a. A recordable developer's agreement with the Township has been executed. b. A satisfactory performance guarantee has been posted. c. That the Township has received all escrow and inspection fees.		X
14.	Proof that all taxes and assessments for local improvements on the property have been paid.	X	
15.	If the requirement improvements have been installed, the application for final approval shall be accompanied by a statement from the Township Clerk that a satisfactory maintenance bond has been posted.	N/A	
16.	Applicant shall submit 15 sets of folded plans.	X	
Checklist prepared by: <u>Michael J. Piromalli, Esq.</u> Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____			

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

GACCIONE POMACO

A PROFESSIONAL CORPORATION

ONE BOLAND DRIVE

SUITE 102

WEST ORANGE, NEW JERSEY 07052

(973) 759-2807

TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO

Of Counsel

JOSEPH V. ISABELLA, J.S.C. (Ret.)
DIANA POWELL McGOVERN

LESLIE W. FINCH
(1973-2000)

Statement of Applicant Intent and Relief Requested

Re: Christopher Rodgers
176 Walnut Street
Block 287 / Lot 21

Christopher Rodgers (the "Applicant") has filed an application to the Bloomfield Zoning Board of Adjustment requesting preliminary and final major site plan approvals in addition to use and bulk variance relief to convert the use of an existing second principal building in the rear at the subject property to a manufacturing use on the first floor and an accessory storage use in the basement area of the building.

The site is currently improved with two principal buildings. The front building is a two-story building which is currently used as a multi-family residential building with three (1-bedroom) dwelling units. Should the application be approved the use of the front building would not be changed, however, improvements to include a new laundry room and allocated refuse area are proposed. The rear building is a one-story building with a basement area which is currently used as a woodworking shop with associated storage. The subject property is located in a R-2A Zone and the existing and proposed uses are not permitted use in the zone.

In order to improve and use the subject property as proposed the applicant is seeking preliminary and final major site plan approval along with the following variance relief:

- Class D(1) Use Variance in order to permit the conversion of the use of the rear second principal building to a manufacturing use on the first floor with an accessory warehouse / storage use in the basement area which is not permitted in the zone pursuant to Bloomfield Ordinance §315-38A.
- Class D(1) Use Variance in order to permit two principal buildings on a single lot which is prohibited pursuant to Bloomfield Ordinance §315-35.D(1). Note this is a pre-existing non-conforming condition which will not be changed as a result of the present application.
- Class D(4) Use Variance exceeding the maximum permitted floor area ratio where a maximum floor area ratio of 0.5 is permitted pursuant to Bloomfield Ordinance §315a Schedule of Bulk Regulations and a floor area ratio of 0.89 is proposed. Note this is a pre-existing non-conforming condition which will not be changed as a result of the present application.
- Class C Bulk Variance for minimum required lot area where a minimum lot area of 5,000 square feet is required pursuant to Bloomfield Ordinance §315a Schedule of Bulk Regulations and a lot area of 3,749.9 square feet is provided. Note this is a pre-existing non-conforming condition which will not be changed as a result of the present application.

- Class C Bulk Variance for minimum required lot width where a minimum lot width of 50 feet is required pursuant to Bloomfield Ordinance §315a Schedule of Bulk Regulations and a lot width of 37.5 feet is provided. Note this is a pre-existing non-conforming condition which will not be changed as a result of the present application.
- Class C Bulk Variance for minimum required front yard setback where a minimum front yard setback of 20 feet is required pursuant to Bloomfield Ordinance §315a Schedule of Bulk Regulations and a front yard setback of 0.1 feet is provided. Note this is a pre-existing non-conforming condition which will not be changed as a result of the present application.
- Class C Bulk Variance for minimum required single side yard setback where a minimum single side yard setback of 6 feet is required pursuant to Bloomfield Ordinance §315a Schedule of Bulk Regulations and a single side yard setback of 0.2 feet is provided. Note this is a pre-existing condition at the property which will not be changed as a result of the present application.
- Class C Bulk Variance for minimum required combined side yard setback where a minimum combined side yard setback of 14 feet is required pursuant to Bloomfield Ordinance §315a Schedule of Bulk Regulations and a combined side yard setback of 0.6 feet is provided. Note this is a pre-existing condition at the property which will not be changed as a result of the present application.
- Class C Bulk Variance for maximum building coverage where a maximum building coverage of 25% is permitted pursuant to Bloomfield Ordinance §315a Schedule of Bulk Regulations and a building coverage of 66% is proposed. Note this is a pre-existing condition at the property which will not be changed as a result of the application.
- Class C Bulk Variance for maximum lot coverage where a maximum lot coverage of 60% is permitted pursuant to Bloomfield Ordinance §315a Schedule of Bulk Regulations and a lot coverage of 68% is proposed. Note that this condition will be improved and brought closer into compliance with the relevant zoning ordinances should the application be approved.
- Class C Bulk Variance for minimum required parking aisle width where a minimum parking aisle width of 24 feet is required pursuant to Bloomfield Ordinance §315-30.O(7) and a parking aisle width of 17.5 feet is proposed.
- Class C Bulk Variance for driveway access for a non-residential use provided from a residential street which is prohibited pursuant to Bloomfield Ordinance §315-40.H and driveway access for the non-residential use proposed is proposed from Walnut Street.
- Class C Bulk Variance for minimum required two-way driveway width where a minimum two-way driveway width of 24 feet is required pursuant to Bloomfield Ordinance §315-40(1) and a two-way driveway which is 8 feet and 9 inches wide is proposed.
- Class C Bulk Variance for parking of commercial vehicles in a residential zone which is prohibited pursuant to Bloomfield Ordinance §315-40.I and parking of commercial vehicles is proposed.
- Class C Bulk Variances for minimum required parking spaces where 9 parking spaces are required pursuant to Bloomfield Ordinance Section 315-41.A and 3 parking spaces are proposed.

The Applicant hereby request the above listed variance relief in addition to any and all variances or waivers that the Bloomfield Zoning Board deems necessary for approval of the application.

Dated: January 31, 2024

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

JOSEPH V. ISABELLA, J.S.C. (Ret.)
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STEVEN M. AHRENDT
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Of Counsel

LESLIE W. FINCH
(1973-2000)

Fees Explanation for Land Use Application

Subject property:

176 Walnut Street
Bloomfield, NJ 07003
Block 287 / Lot 21

Application Fees

Preliminary Major Site Plan (non-residential – greater of \$300 or \$0.05 per square foot gross floor area plus \$100 per acre) 2,838 square feet x \$0.05 = \$141.9 + \$100 = **\$300 minimum**

Final Major Site Plan (non-residential = one half of the preliminary fee) = $\$300 / 2 =$ **\$150**

Class D Variances (other)

\$500 per variance x 1 - **\$1,000**

- Class D Variance for manufacturing use which is not permitted in the R-2A Zone.

Class C Variances (other)

\$300 per variance x 5 = **\$1,500**

- Class C Variance for minimum required parking aisle.
- Class C Variance for non-residential driveway from residential street.
- Class C Variance for minimum required two-way driveway width.
- Class C Variance for parking commercial vehicles in a residential zone.
- Class C Variance for minimum required parking spaces.

Escrow Fees:

Preliminary Major Site Plan (non-residential – greater of \$500 minimum or \$50 per 100 square foot gross floor area) = $\$50 \times 2,838 \text{ sf} \text{ or } 28.38 = \mathbf{\$1,419}$

Final Major Site Plan (residential) = One half of the preliminary fee = $\$1,419 / 2 = \mathbf{\$709.50}$

Class D Variances (non-residential)

$\$2,500 \text{ per variance} \times 1 = \mathbf{\$2,500}$

- Class D Variance for manufacturing use which is not permitted in the R-2A Zone.

Class C Variances (non-residential)

$\$500 \text{ per variance} \times 5 = \mathbf{\$2,500}$

- Class C Variance for minimum required parking aisle.
- Class C Variance for non-residential driveway from residential street.
- Class C Variance for minimum required two-way driveway width.
- Class C Variance for parking commercial vehicles in a residential zone.
- Class C Variance for minimum required parking spaces.

Total Fees:

Application Fees = **\\$2,950**

Escrow Fees = **\\$7,128.50**

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DENNIS E. GAGLIONE
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DIANA POWELL McGOVERN

LESLIE W. FINCH
(1973-2000)

Certification of Applicant

Re: Christopher Rodgers
176 Walnut Street
Block 287 / Lot 21

Christopher Rodgers as applicant is under contract to acquire the above captioned subject property from Jeanne McCalmont. The current application has been filed to convert the use of an existing second principal building in the rear at the subject property to a manufacturing use on the first floor and an accessory storage use in the basement of the rear building. The applicant is not under contract to purchase any adjoining properties nor is the application to be accompanied by a separate application for subdivision.

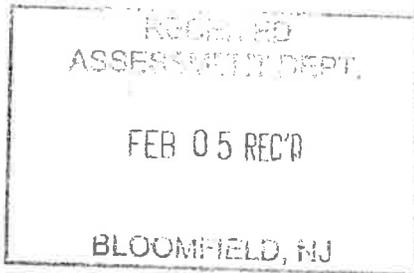


Christopher Rodgers

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



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



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: 176 Walnut Street

OWNER: Jeanne McCalmont

BLOCK(S): 287 LOT(S): 21

REQUESTER'S NAME: Michael J. Piromalli, Esq.

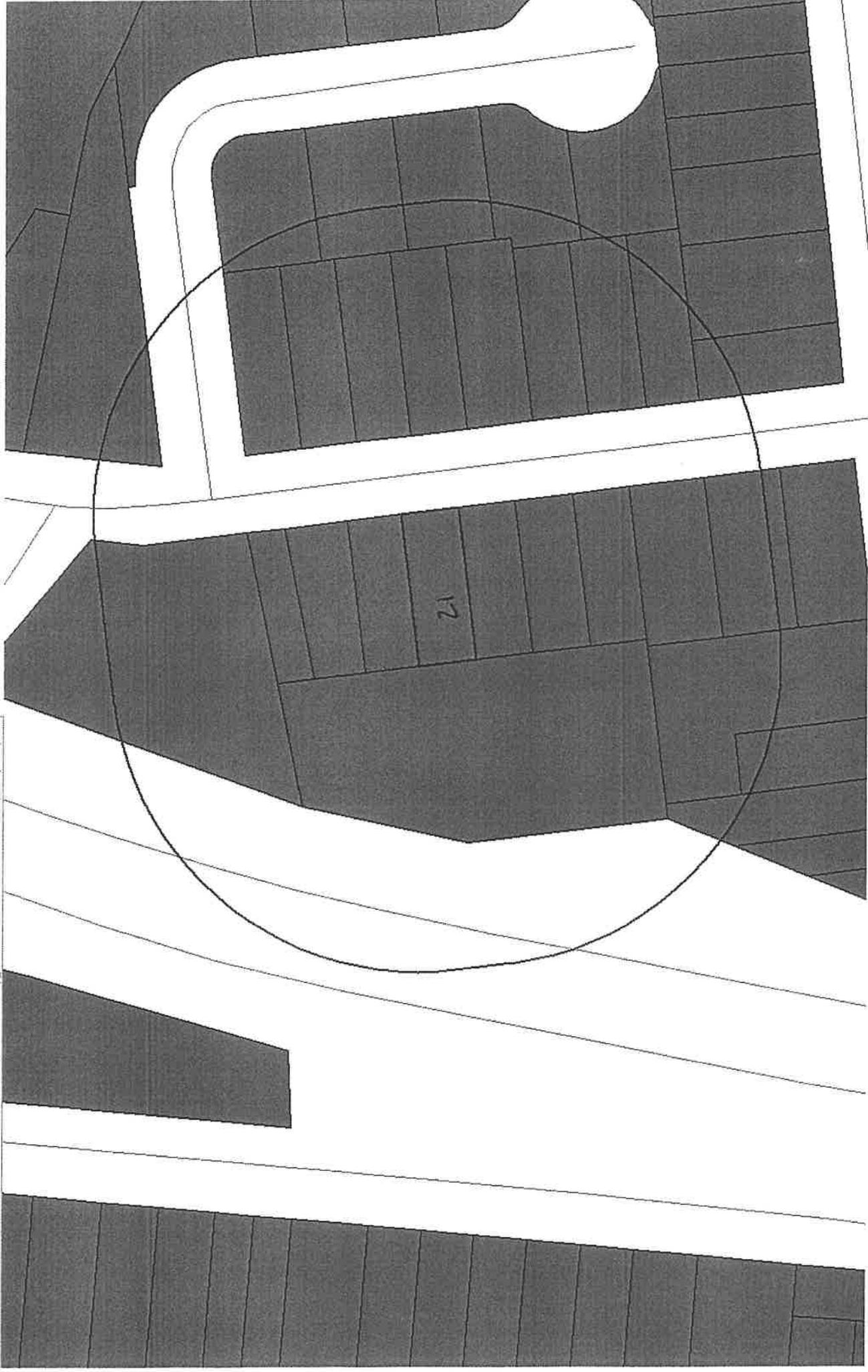
ADDRESS: 70 Oakdale Court, North Haledon NJ 07508

EMAIL: mpiromalli@gpmlegal.com TELEPHONE: 201-446-4804

/s/ Michael J. Piromalli, Esq. 1/31/24
Signature of Requester Date

FOR OFFICE USE ONLY:

ASSESSOR
MUNICIPAL BUILDING
BLOOMFIELD, NJ 07003-3487
Received: 2/6/24
Completed: 2



VARIANCE REPORT (200 Ft)

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
287 8	125 LIBERTY STREET	2	HALAT, ARTUR A & DANUTA 125 LIBERTY ST BLOOMFIELD, NJ	07003
287 9	121 LIBERTY STREET	15D	PROJECT LIVE INC. 465-475 BROADWAY NEWARK, NJ	07104
287 11	117 LIBERTY ST.	15F	117 LIBERTY STREET 117 LIBERTY ST. BLOOMFIELD, NJ	07003
287 11 C0001	117 LIBERTY ST. UNIT A	2	KEPEDEN,JEAN-RICHARD & EUGENIE L. 117 LIBERTY ST UNIT A BLOOMFIELD, NJ	07003
287 11 C0002	117 LIBERTY ST. UNIT B	2	ESTAY, RAYMOND ELIAS & CHASITY 634 SHALER BLVD RIDGEFIELD, NJ	07657
287 11 C0003	117 LIBERTY ST. UNIT C	2	ADEPOJU,MAXWELL 117 LIBERTY STREET UNIT C BLOOMFIELD, NJ	07003
287 11 C0004	117 LIBERTY ST. UNIT D	2	AWOJULU, ADEGBENRO & BEAUTY 117 LIBERTY ST, UNIT D BLOOMFIELD NJ	07003
287 11 C0005	117 LIBERTY ST. UNIT E	2	RANA, NAVINCHANDRA & ARUNABEN N. 117 LIBERTY ST. APT E BLOOMFIELD, NJ	07003
287 15	156 WALNUT STREET	2	SIMBANA, JOSE 156 WALNUT STREET BLOOMFIELD, NJ	07003
287 17	160 WALNUT STREET	2	MADONIA, CAROLYN 160 WALNUT ST BLOOMFIELD, NJ	07003
287 18	164(162) WALNUT STREET	2	ADAMS, MICHELE 162 WALNUT ST BLOOMFIELD, NJ	07003
287 19	168 WALNUT STREET	2	HUNT, ANGUS 168 WALNUT STREET BLOOMFIELD, NJ	07003
287 20	172 WALNUT STREET	2	BRIENZA, JOSEPH & MARGARET 172 WALNUT STREET BLOOMFIELD, NJ	07003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
287 22	180 WALNUT STREET	2	DOURADO, ROBERTO 180 WALNUT STREET #1 BLOOMFIELD, NJ	07003
287 23	186 WALNUT ST.	15F	WALNUT VILLAGE 186 WALNUT ST. BLOOMFIELD, NJ	07003
287 23 C0101	186 WALNUT ST. UNIT 101	2	BAHADUR, ANAND 186 WALNUT STREET APT 101 BLOOMFIELD, NJ	07003
287 23 C0102	186 WALNUT ST. UNIT 102	2	DELMAURO, JOSEPH & MARIE 186 WALNUT ST. BLOOMFIELD, NJ	07003
287 23 C0103	186 WALNUT ST. UNIT 103	2	PESSOA, SERGIO 24 NOTCHCROFT DR LITTLE FALLS, NJ	07424
287 23 C0104	186 WALNUT ST. UNIT 104	2	BEATTIE, ELLEN 186 WALNUT ST. UNIT 104 BLOOMFIELD, NJ	07003
287 23 C0105	186 WALNUT ST. UNIT 105	2	TAYLOR, WESLEY ANTHONY 186 WALNUT ST UNIT 105 BLOOMFIELD, NJ	07003
287 23 C0106	186 WALNUT ST. UNIT 106	2	SMITH, WENDELL E. 186 WALNUT ST. UNIT 106 BLOOMFIELD, NJ	07003
287 23 C0107	186 WALNUT ST. UNIT 107	2	JACKSON, MILTON & P.O.M. + THEODORE 186 WALNUT STREET BLOOMFIELD, NJ	07003
287 23 C0108	186 WALNUT ST. UNIT 108	2	OLIVER, MARJORIE LYNNE 186 WALNUT ST. APT.108 BLOOMFIELD, NJ	07003
287 23 C0109	186 WALNUT ST. UNIT 109	2	ELDER, DARRYL G. & BELL, STACEY L. 186 WALNUT ST. UNIT 109 BLOOMFIELD, NJ	07003
287 23 C0110	186 WALNUT ST. UNIT 110	2	DOSHI, RUSHABH & RATNA 186 WALNUT ST #110 BLOOMFIELD, NJ	07003
287 23 C0111	186 WALNUT ST. UNIT 111	2	BESSON, CANDICE 186 WALNUT ST. UNIT 111 BLOOMFIELD, NJ	07003

VARIANCE REPORT (200 Ft)

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
287 23 C0112	186 WALNUT ST. UNIT 112	2	ROWINSKI, JAKUB 186 WALNUT ST UNIT 112 BLOOMFIELD, NJ	07003
287 23 C0113	186 WALNUT ST. UNIT 113	2	NEERANJAN, SHARISSA 186 WALNUT ST, #113 BLOOMFIELD, NJ	07003
287 23 C0114	186 WALNUT ST. UNIT 114	2	PALUMBO, MATTHEW 186 WALNUT ST, #114 BLOOMFIELD, NJ	07003
287 23 C0115	186 WALNUT ST. UNIT 115	2	BIRBIGLIA, RYAN 186 WALNUT ST.UNIT 115 BLOOMFIELD, NJ	07003
289 9	2 BEACH STREET	4A	LOWE, YVONNE H. 2 BEACH STREET BLOOMFIELD, NJ	07003
456 1.01	99 LIBERTY STREET	2	KURDA, ANTHONY & BOKSZ, ANNA 99 LIBERTY ST BLOOMFIELD, NJ	07003
456 1.02	101 LIBERTY STREET	2	DRAPPI, NICHOLAS J. & LINDA A. 101 LIBERTY STREET BLOOMFIELD, NJ	07003
456 21	179 WALNUT STREET	2	RAMIREZ, WINSTON & CHERRY T. 179 WALNUT STREET BLOOMFIELD, NJ	07003
456 22	2 & 4 RENA LANE	2	AILAWADHI, SHAWN & KUMAR, DIVYA A 2 AND 4 RENA LANE BLOOMFIELD, NJ	07003
456 23	6-8 RENA LANE	2	DELEON, ELVIS 31 HALLBERG AVENUE BERGENFIELD, NJ	07621
456 24	173 WALNUT STREET	2	O'GRADY, FRANK & EILEEN 37 GARRABRANT AVE BLOOMFIELD, NJ	07003
456 25	171 WALNUT STREET	2	ADDONIZIO, PASQUALE G. 171 WALNUT STREET BLOOMFIELD, NJ	07003
456 26	169 WALNUT STREET	2	ORTS, LOIZA 169 WALNUT ST BLOOMFIELD, NJ	07003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
456 27	167 WALNUT STREET	2	SAMMAN, SAMER 109 WEST LAKESHORE DRIVE ROCKAWAY, NJ	07866
456 28	165 WALNUT STREET	2	IBARRA, CARLA 165 WALNUT ST BLOOMFIELD, NJ	07003
456 29	163 WALNUT STREET	2	CARLONI, CHRISTOPHER M. 163 WALNUT ST BLOOMFIELD, NJ	07003
456 30	161 WALNUT STREET	2	PEREZ, ADALBERTO & DIANETTE 161 WALNUT STREET BLOOMFIELD, NJ	07003
456 31	159 WALNUT STREET	2	159 WALNUT ST % OWNER 159 WALNUT ST BLOOMFIELD, NJ	07003
456 32	10-12 RENA LANE	2	CRUZ,R.G.& F.G.+MENTO,M.+KINNEY,R.A 10-12 RENA LANE BLOOMFIELD, NJ	07003
456 33	14-16 RENA LANE	2	EARP, BENZINA + SMITH, YOLANDA 16 RENA LANE BLOOMFIELD, NJ	07003
456 34	18 & 20 RENA LANE	2	PAGOULATOS,GEORGE & ELEFThERJA + H. 18-20 RENA LANE BLOOMFIELD, NJ	07003

TOWNSHIP OF
BLOOMFIELD PUBLIC
UTILITY LIST

Township of Bloomfield
Municipal Clerk
1 Municipal Plaza
Bloomfield, NJ 07003

PSEG
Manager – Corporation Properties
80 Park Plaza T-6B
Newark, NJ 07102

New Jersey Turnpike Authority
PO Box 5042, 581 Main Street
Woodbridge, NJ 07095

Passaic Valley Water Commission
1525 Main Avenue
PO Box 230
Clifton, NJ 07015

City of Newark Water Bureau
1294 McBride Avenue
Little Falls, NJ 07424

North Jersey Dist. Water Supply Comm.
741 Ringwood Avenue
Wanaque, NJ 07465

Transcontinental Gas Pipelines
PO Box 2400
Tulsa, OK 74102

Township of Bloomfield
Sub. Cable/Comcast
800 Rahway Avenue
Union, NJ 07083

TOWNSHIP OF
BLOOMFIELD PUBLIC
UTILITY LIST

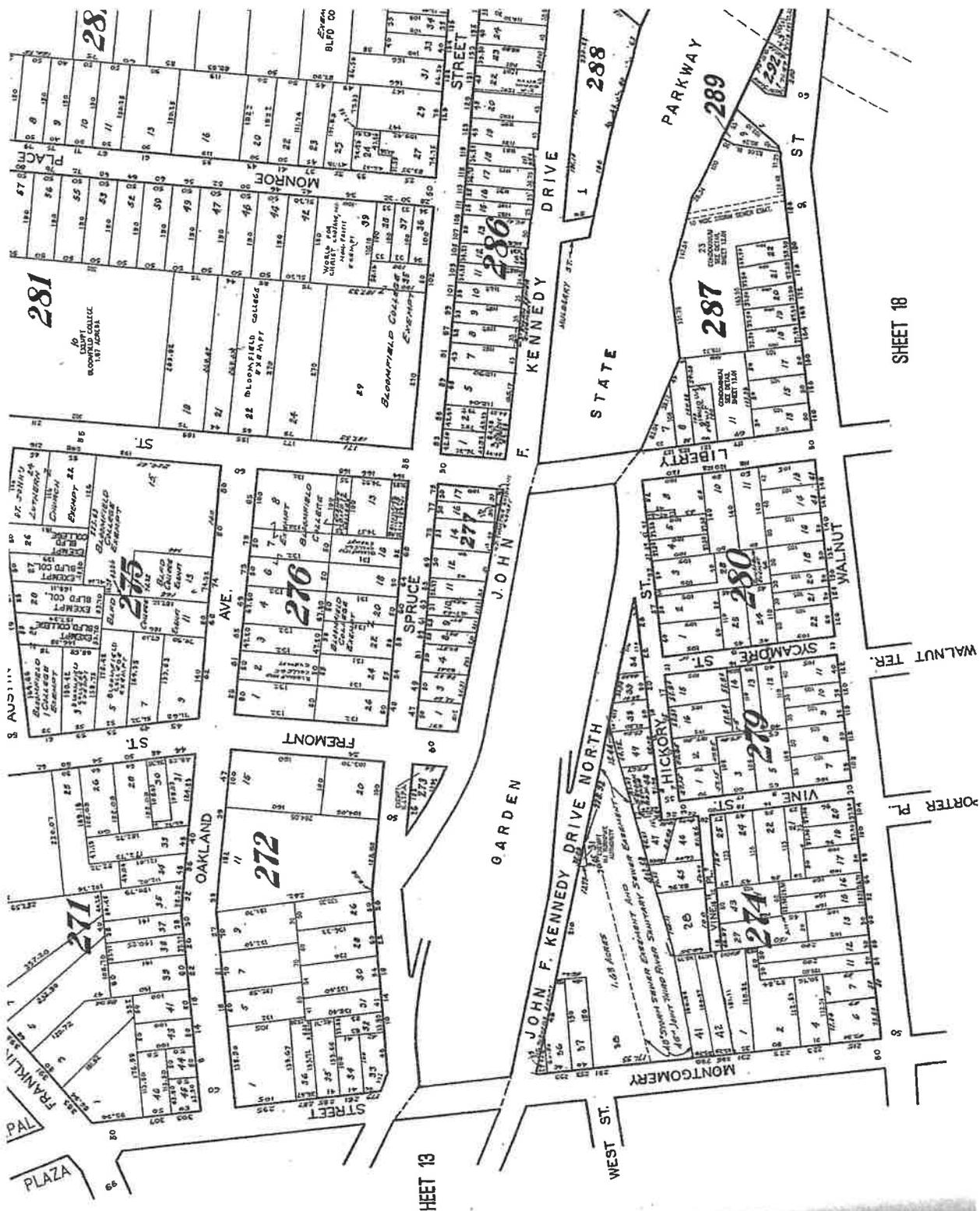
Verizon
PO Box 152206
Irving, TX 75015

Passaic Valley Sewage Commission
600 Wilson Avenue
Newark, NJ 07105

County of Essex
County Clerk
Hall of Records
465 Dr. Martin Luther King, Jr. Blvd.
Newark, NJ 07102

Norfolk Southern RR Corporation
3 Commercial Place
Norfolk, VA 23510

**You MUST mail a
notice to all of these
public utilities along
with the property
owners within 200
square feet.**



SHEET 13

SHEET 18

Township of Bloomfield

1 Municipal Plaza, Bloomfield, NJ 07003 | 973-680-4000 | Monday - Friday 8:30 am to 4:30 pm

Block/Lot/Qual:	287. 21.	Tax Account Id:	3129
Property Location:	176 WALNUT STREET	Property Class:	4A - Commercial
Owner Name/Address:	MC CALMONT, DAVID & JEANNE	Land Value:	155,400
	661 BROAD STREET	Improvement Value:	113,700
	BLOOMFIELD, NJ 07003	Exempt Value:	0
		Total Assessed Value:	269,100
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes **Utilities**

Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	2,198.55	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	2,198.55	2,198.55	0.00	2,198.55	OPEN
Total 2024			4,397.10	2,198.55	0.00	2,198.55	
2023	02/01/2023	Tax	2,154.15	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	2,154.14	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	2,242.95	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	2,242.95	0.00	0.00	0.00	PAID
Total 2023			8,794.19	0.00	0.00	0.00	
2022	02/01/2022	Tax	2,114.46	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	2,114.45	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	2,187.11	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	2,200.56	0.00	0.00	0.00	PAID
Total 2022			8,616.58	0.00	0.00	0.00	
Last Payment: 01/31/24							

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