

Township of Bloomfield Standard Development Application

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Present Use One lot with one single family dwelling				
Proposed Development Name and Nature of Use Two lots with the existing single family dwelling to remain and a new single family dwelling to be constructed on the newly created lot.				
Number of New Buildings 1	Square Feet of New Building(s) 5,099 square feet	Height 35.04' / 2.5 stories 30.95' / 2 stories	% of Lot to be Covered by Buildings 21.42% 15.55%	
% of Lot to be Covered by Pavement 39.39% 52.66% (V)		Number of Parking Spaces and Dimensions 4 Parking spaces / 2 Garage 4 Parking spaces / 2 Garage	Dimensions of Loading Area(s) Not applicable	
Exterior Construction Material/Design -To be discussed in testimony.				
Total Cost of Building and Site Improvements Unknown	Number of Lots Before Subdivision 1	Number of Lots After Subdivision 2	Are Any New Streets or Utility Extensions Proposed? No	
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed None	Are Any Structures to be Removed? None		Number of Proposed Signs and Dimensions No new signage is proposed	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. Unknown		Is the Property Within 200 feet of an Adjacent Municipality? If so, which. 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

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7. NAMES OF PLAN PREPARERS				
Engineer's Name Paul W. Anderson, P.E.		Address 40 Miller Drive		
City Boonton	State NJ	Zip 07005	Telephone 973-975-0703	License # 24GA28182400
Surveyor's Name TBD		Address		
City	State	Zip	Telephone	License #
Architect's Name Paulo J. M. Dantas, R.A.		Address 427 Chestnut Street, Suite 302		
City Union	State NJ	Zip 07083	Telephone (908) 998-2422	License # AI017704
8. FEES SUBMITTED				
<i>Application Fees</i>		\$200		
<i>Variance Fees</i>		\$250		
<i>Escrow Fees</i>		\$1,400		
<i>Total Fees</i>		\$1,850		
		*** 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>				
Sworn to and subscribed before me this date				
 _____ Signature of Applicant and Owner Sahaj Patel, Managing Member ARC Development Group, LLC		_____ 1/4/24  _____ Notary Public PATRICIA L. HOGAN A Notary Public of New Jersey My Commission Expires SEPT. 5, 2026		

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

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DIANA POWELL McGOVERN
Of Counsel

JOSEPH V. ISABELLA, J.S.C. (Ret.)

LESLIE W. FINCH
(1973-2000)

Statement of Applicant Intent and Relief Requested

**Re: ARC Development Group, LLC
30 Doughty Avenue, Suite 2
Block 1203 / Lot 82**

ARC Development Group, LLC ("Applicant") has filed an application to the Bloomfield Planning Board requesting minor site plan approval and bulk variance approval in order to subdivide an existing lot into two lots and to construct a new single-family dwelling on the newly created flag lot. The subject property is located in a R-1A Zone and the single-family uses proposed are permitted in the zone.

In order to subdivide and use the subject property as proposed the Applicant is requesting minor subdivision approval in addition to the following variance relief:

- Class C Bulk Variance for minimum required side or rear yard setback to any accessory structure where a minimum 5 foot setback is required pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a setback of 4.5 feet is provided for proposed Lot 82.01.
- Class C Bulk Variance for maximum required building coverage where a maximum building coverage of 20% is permitted pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a building coverage of 21.42% is proposed for Lot 82.01.
- Class C Bulk Variance for maximum permitted lot coverage where a maximum lot coverage of 45% is permitted pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a lot coverage of 52.66% is proposed for Lot 82.02

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

Dated: December 20, 2023

ROBERT A. GACCIONE
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Fees Explanation for Land Use Application

Re: ARC Development Group, LLC
30 Doughty Avenue, Suite 2
Block 1203 / Lot 82

Application Fees

Minor Subdivision	=	\$200
Class C Variance (detached One and Two-Family) - \$250	=	\$250
Application Fee total = \$450		

Escrow Fees:

Minor Subdivision (\$500 per lot x 2)	=	\$1,000
Class C Variance (detached One and Two-Family) - \$400	=	\$400
Escrow Fee total = \$1,400		

Total Fees:

Application Fees = \$450
Escrow Fees = \$1,400

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Business Entity Disclosure

The Applicant for development at 1552 Broad Street in Bloomfield, New Jersey (Block 1203, Lot 82) is ARC Development Group, LLC. ARC Development Group, LLC is a New Jersey Limited Liability Company formed on May 20, 2020 with a principal office address of 30 South Doughty Avenue, Suite 2, Somerville NJ 08876. ARC Development Group, LLC is owned by the following natural person owning a 10% or greater interest:

- Sahaj Patel 30 South Doughty Avenue, Suite 2, Somerville NJ 08876 100% interest



Sahaj Patel, Managing Member
ARC Development Group, LLC

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Certification of Applicant

Re: ARC Development Group, LLC
30 Doughty Avenue, Suite 2
Block 1203 / Lot 82

ARC Development Group, LLC as applicant acquired the above captioned subject property on January 27, 2023 from the Estate of Annie Marie Helwig. The applicant purchased the subject property as a single-family dwelling and intends to subdivide the property into two lots and to construct a new single-family dwelling on the newly created lot.



Sahaj Patel, Managing Member
ARC Development Group, LLC

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: 1552 Broad Street

OWNER: ARC Development Group, LLC

BLOCK(S): 1203 LOT(S): 82

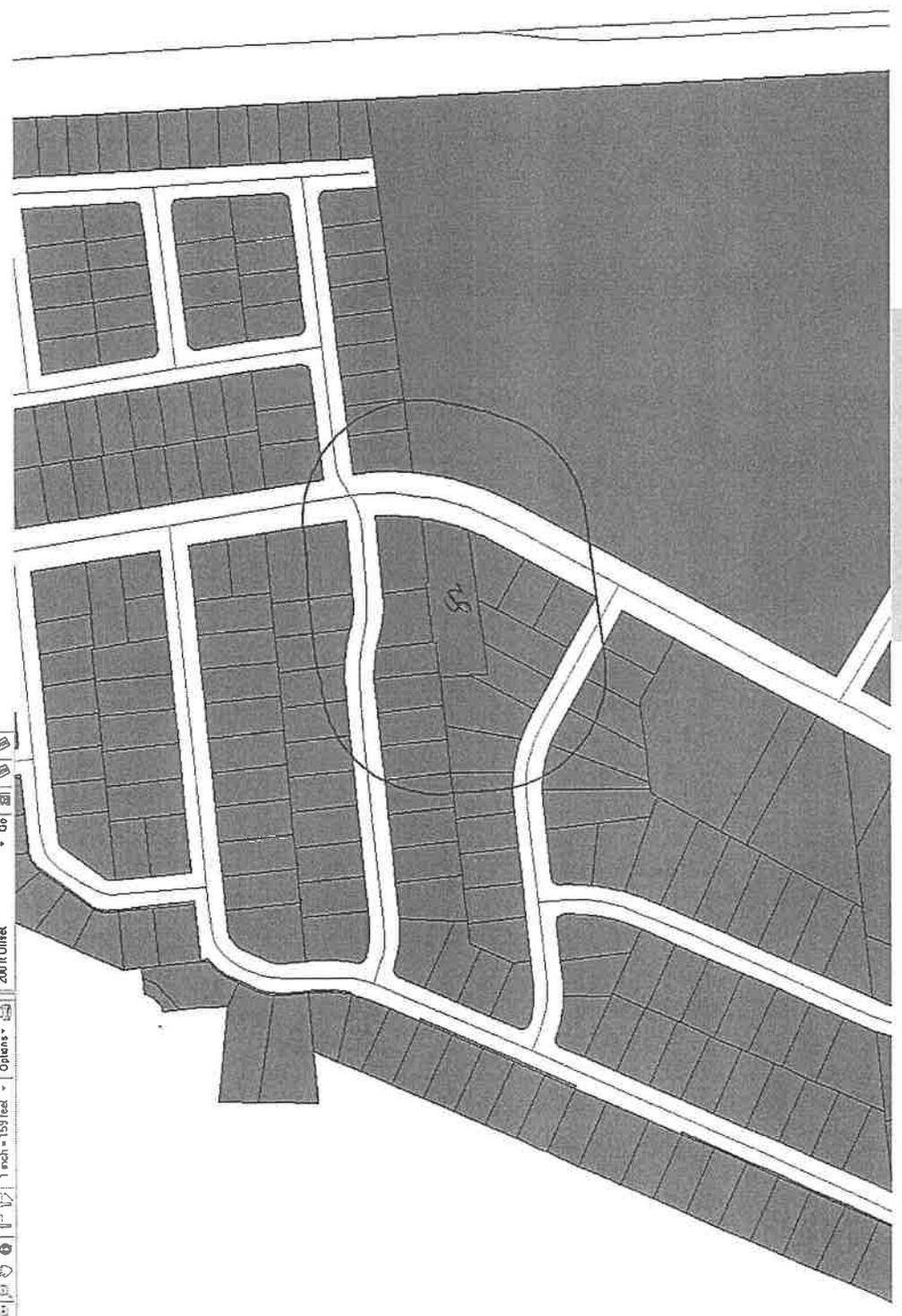
REQUESTER'S NAME: Michael J. Piromalli, Esq.

ADDRESS: 70 Oakdale Court, North Haledon NJ 07508

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

/s/ Michael J. Piromalli, Esq. 12/8/23
Signature of Requester Date

FOR OFFICE USE ONLY:
Received: <u>12/8/23</u>
Completed: _____



VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
1201 1	1516 BROAD STREET	2	BANICA, TEDDY & SHONI B. 1516 BROAD STREET BLOOMFIELD, NJ	07003
1201 2	6 ELMBROOK PLACE	2	MAFFUCCI, VINCENT & DOROTHY 6 ELMBROOK PLACE BLOOMFIELD, NJ	07003
1201 3	10 ELMBROOK PLACE	2	FORREST, RICHARD + STANTON, MAUREEN 10 ELMBROOK PLACE BLOOMFIELD, NJ	07003
1201 4	14 ELMBROOK PLACE	2	KLEIN, YVETTE 14 ELMBROOK PLACE BLOOMFIELD, NJ	07003
1201 5	18 ELMBROOK PLACE	2	SCHOTTANES,C.L. & BALOGH,WM.A III 18 ELMBROOK PLACE BLOOMFIELD, NJ	07003
1203 19	23 ELMBROOK PLACE	2	AZOUJAY-AVINOAM, SHAYNA & ELMAIEH,M 23 ELMBROOK PL BLOOMFIELD, NJ	07003
1203 20	19 ELMBROOK PLACE	2	BALASBAS,ADENA L & MALTIG, KRISTINE 19 ELMBROOK PLACE BLOOMFIELD, NJ	07003
1203 21	15 ELMBROOK PLACE	2	CARUSO, ALPHONSO A.& ROSALIE 15 ELMBROOK PLACE BLOOMFIELD, NJ	07003
1203 22	11 ELMBROOK PLACE	2	MAJOR, ANTHONY & LUCY 11 ELMBROOK PLACE BLOOMFIELD, NJ	07003
1203 23	7 ELMBROOK PLACE	2	FEDERICO, PHILIP & CLEO 7 ELMBROOK PLACE BLOOMFIELD, NJ	07003
1203 24	1528 BROAD STREET	2	CHADHA, PRAKRITI & KUMAR,SAHIL 1528 BROAD ST BLOOMFIELD, NJ	07003
1203 25	1534 BROAD STREET	2	MORGAN, JOHN 1534 BROAD STREET BLOOMFIELD, NJ	07003
1203 26	1540 BROAD STREET	2	TROUNG,ANTHONY T.& SEJUSMUNDO,E.C. 1540 BROAD STREET BLOOMFIELD, NJ	07003

VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1203 83	1554 BROAD STREET	2	BLANKETT, DANIEL + COTERON, NIURKA 1554 BROAD STREET BLOOMFIELD, NJ	07003
1203 85	12-16 CAROL PLACE	2	ALEXANDER, CHARLENE 16 CAROL PLACE BLOOMFIELD, NJ	07003
1203 89	20 CAROL PLACE	2	LIMBU, LALITA & DEEPAK, THEBE 20 CAROL PL BLOOMFIELD, NJ	07003
1203 91	24 CAROL PLACE	2	PICCINNO FAMILY TRUST III 24 CAROL PLACE BLOOMFIELD, NJ	07003
1203 93	28 CAROL PLACE	2	MATTURRI PETER P & GRACE V 28 CAROL PLACE BLOOMFIELD, NJ	07003
1203 94	32 CAROL PLACE	2	HERNANDEZ, MARYBEL 32 CAROL PLACE BLOOMFIELD, NJ	07003
1203 96	36 CAROL PLACE	2	SALVATION ARMY PROPERTY DEPT 65 PENNINGTON STREET NEWARK, NJ	07105
1204 88	1570 BROAD STREET	2	HARRIGAN, SARA T. 1570 BROAD STREET BLOOMFIELD, NJ	07003
1204 100	15 CAROL PLACE	2	ILUSTRISIMO, GARY T. & MA TERESA 15 CAROL PLACE BLOOMFIELD, NJ	07003
1204 101	19 CAROL PLACE	2	THOMAS, RADCLIFFE 19 CAROL PLACE BLOOMFIELD, NJ	07003
1204 102	23 CAROL PLACE	2	PIERRE-LOUIS, JEFFREY & STACEY 23 CAROL PL BLOOMFIELD, NJ	07003
1204 103	27 CAROL PLACE	2	MATERIA, GIOVANNI & ANNA ROSE 27 CAROL PLACE BLOOMFIELD, NJ	07003
1204 104	31 CAROL PLACE	2	LEE, WILLIAM F. & GRETA K. 31 CAROL PLACE BLOOMFIELD, NJ	07003

VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1231 52.02	1515 BROAD STREET	4A	SHELBOURNE BROAD STREET,LLC, BROOKLYN, NY	11210
1326 11	2 FOSTER STREET	2	PEPE, JOHN N & DIANE P 2 FOSTER STREET BLOOMFIELD, NJ	07003
1330 1	3 FOSTER STREET	2	HERRIOTT, DERRICK LAMONT 3 FOSTER ST BLOOMFIELD, NJ	07003
1330 2	7 FOSTER STREET	2	INDEK, WILLIAM & LYNDA 7 FOSTER STREET BLOOMFIELD, NJ	07003
1330 3	11 FOSTER STREET	2	KIRK, COLLEEN & MICHAEL 11 FOSTER ST 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.**

Township of Bloomfield

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

Block/Lot/Qual:	1203. 82.	Tax Account Id:	11377
Property Location:	1552 BROAD STREET	Property Class:	2 - Residential
Owner Name/Address:	HELWIG, ANNIE	Land Value:	197,100
	1552 BROAD STREET	Improvement Value:	215,800
	BLOOMFIELD, NJ 07003	Exempt Value:	0
		Total Assessed Value:	412,900
		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	3,373.40	3,367.37	0.00	3,367.37	OPEN
2024	05/01/2024	Tax	3,373.39	3,373.39	0.00	3,373.39	OPEN
Total 2024			6,746.79	6,740.76	0.00	6,740.76	
2023	02/01/2023	Tax	3,305.27	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	3,305.26	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	3,441.52	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	3,441.52	0.00	0.00	0.00	PAID
Total 2023			13,493.57	0.00	0.00	0.00	
2022	02/01/2022	Tax	3,244.37	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	3,244.36	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	3,355.84	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	3,376.49	0.00	0.00	0.00	PAID
Total 2022			13,221.06	0.00	0.00	0.00	
Last Payment: 12/20/23							

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