

Township of Bloomfield Standard Development Application

(Page 2 of 3)

Present Use Mixed Use Building			
Proposed Development Name and Nature of Use Mixed Use Building – Convert First Floor Office space to 2 residential units			
Number of New Buildings	Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings
Not applicable	Not applicable	28'2" / 2 stories	44.9%
% of Lot to be Covered by Pavement		Number of Parking Spaces and Dimensions	Dimensions of Loading Area(s)
100%		11	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 type="checkbox"/> <i>Check here if none</i> - Please See Attached			
	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>	XXXXXXXX		10/14/71
<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 TBD		Address		
City	State	Zip	Telephone	License #
Architect's Name Thomas J. Mesuk, R.A.		Address 197 Valley Boulevard		
City Wood-Ridge	State NJ	Zip 07075	Telephone (201) 438-0595	License # 14447

8. FEES SUBMITTED

<i>Application Fees</i>	\$525
<i>Variance Fees</i>	\$1,600
<i>Escrow Fees</i>	\$4,600
<i>Total Fees</i>	\$6,725
	*** See attached Fee Explanation ***

CERTIFICATION

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.

Sworn to and subscribed before me this date

09/25/2023

Ann Lauda

Signature of Applicant and Owner
Ann Lauda

[Signature]

Notary Public

JULIE NAWAR
NOTARY PUBLIC
State of New Jersey
My Comm. Expires September 24, 2026

LAND DEVELOPMENT

315 Attachment 5

Township of Bloomfield

Variance Application Checklist

Variance Checklist		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. 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. 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. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	X X X X X	
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.	N/A	
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.	X	
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.	X	
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.	X	
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.		X
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.	N/A	
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.		X
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
DIANA POWELL McGOVERN
Of Counsel

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

LESLIE W. FINCH
(1973-2000)

Certification of Applicant

Re: Ann Lauda
67 Park Street
Block 249 / Lot 1

Ann Lauda as applicant acquired the above captioned subject property on September 13, 2005 from Arthur and Julia Lauda. The applicant purchased the subject property as a mixed-use building and intends to continue to use the property in this manner. The current application has been filed to legalize the conversion of tenant space on the ground floor into 2 one-bedroom residential dwelling units without having obtaining the necessary zoning approvals. The applicant is not under contract to purchase any adjoining properties nor is the application to be accompanied by a separate application for subdivision.



Ann Lauda

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LESLIE W. FINCH
(1973-2000)

Statement of Applicant Intent and Relief Requested

Re: **Ann Lauda**
67 Park Street
Block 249 / Lot 1

Ann Lauda ("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 legalize the conversion of commercial tenant space into 2 one-bedroom residential apartment units on the ground floor of the existing mixed-use building at the property. The subject property is located in a R-1B Zone and the existing and proposed mixed-use is a not permitted use in the zone.

- Class D(1) Use Variance in order to permit a mixed-use with two commercial uses and two residential dwelling units (2 one-bedroom units) on the ground floor and four residential dwelling units on the second floor (2 one-bedroom and 2 two-bedroom units) which is not permitted in the zone pursuant to Bloomfield Ordinance Section 315-38A.
- 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 Section 315a Schedule of Bulk Regulations and a floor area ratio of 0.9 is proposed.
- Class C Bulk Variance for minimum required side yard setback where a minimum side yard setback of 6 feet is required pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a side yard setback of 0.12 feet is proposed at the Edgewood Road frontage and a side yard setback of 0.14 feet is proposed at the Park Street frontage. 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 required building coverage where a maximum building coverage of 25% is permitted pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a building coverage of 44.9% is proposed. Note this is a pre-existing condition at the property which will not be changes as a result of the application.

- Class C Bulk Variance for minimum residential apartment unit floor areas where a minimum 750 square feet is required for one bedroom dwelling units pursuant to Bloomfield Ordinance Section 315-35.F and a one bedroom dwelling unit is proposed which is 598.8 square feet in area.
- Class C Bulk Variance for minimum required parking spaces where 20 parking spaces are required pursuant to Bloomfield Ordinance Section 315-41.A and the RSIS and 11 parking spaces are proposed.
- Class C Bulk Variance for parking proposed in any required front yard which is prohibited by Bloomfield Ordinance Section 315-30.O(13)(d). Note this is a pre-existing condition which will not be changed as a result of the present application.
- Class C Bulk Variance for minimum parking setback from any property lot line where a minimum 5 foot setback is required between any parking spaces and any property lot line pursuant to Bloomfield Ordinance Section 315-30.O(13)(d) and parking spaces are proposed which are 0 feet from a property line. Note this is a pre-existing condition at the property which will not be changed as a result of the present application.

In addition to the above variance relief the Applicant is also requesting the following de minimus exception from the New Jersey Residential Site Improvement Standards:

- De minimus exception for minimum required parking spaces where 12 parking spaces are required for the residential component of the development pursuant to New Jersey RSIS Section 5:21-4.14 Table 4 and 8 parking spaces are required for the commercial uses on the site and a total of 11 parking spaces are proposed.

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

Dated: September 25, 2023

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

GACCIONE POMACO
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Of Counsel

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

LESLIE W. FINCH
(1973-2000)

Fees Explanation for Land Use Application

Subject property:

67 Park Street
Bloomfield, NJ 07003
Block 249 / Lot 1

Application Fees

Preliminary Major Site Plan (residential - \$250 plus \$50 per unit) = $\$250 + (\$50 \times 2) = \$350$

Final Major Site Plan (residential = one half of the preliminary fee) = $\$550 / 2 = \175

Class D Variances (other)

\$500 per variance x 2 - **\$1,000**

- Class D Variance for mixed-use which is not permitted in the R-1B Zone.
- Class D Variance for maximum permitted floor area ratio.

Class C Variances (other)

\$300 per variance x 2 = **\$600**

- Class C Variance for minimum required floor area for residential dwelling unit.
- Class C Variance for minimum required parking spaces.

Escrow Fees:

Preliminary Major Site Plan (residential - \$200 per unit) = $\$200 \times 2 = \400

Final Major Site Plan (residential) = One half of the preliminary fee = $\$400 / 2 = \200

Class D Variances (all other residential)

\$1,500 per variance x 2 = **\$3,000**

- Class D Variance for mixed-use which is not permitted in the R-1B Zone.
- Class D Variance for maximum permitted floor area ratio.

Class C Variances (multifamily residential and nonresidential)

\$500 per variance x 2 = **\$1,000**

- Class C Variance for minimum floor area for residential dwelling unit.
- Class C Variance for minimum required parking spaces.

Total Fees:

Application Fees = **\$2,125**

Escrow Fees = **\$4,600**

Township of Bloomfield

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

Block/Lot/Qual:	249. 1.	Tax Account Id:	2674
Property Location:	67 PARK AVENUE	Property Class:	4A - Commercial
Owner Name/Address:	LAUDA, ANN 23 MOUNTAIN TOP TER WOODLAND PARK, NJ 07424	Land Value:	160,700
		Improvement Value:	503,400
		Exempt Value:	0
		Total Assessed Value:	664,100
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

<div style="display: flex; justify-content: space-around;"> Make a Payment View Tax Rates View Current Bill Project Interest </div>							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	5,425.70	5,425.70	0.00	5,425.70	OPEN
2024	05/01/2024	Tax	5,425.70	5,425.70	0.00	5,425.70	OPEN
Total 2024			10,851.40	10,851.40	0.00	10,851.40	
2023	02/01/2023	Tax	5,316.12	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	5,316.12	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	5,535.28	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	5,535.27	5,535.27	0.00	5,535.27	OPEN
Total 2023			21,702.79	5,535.27	0.00	5,535.27	
2022	02/01/2022	Tax	5,218.17	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	5,218.16	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	5,397.48	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	5,430.67	0.00	0.00	0.00	PAID
Total 2022			21,264.48	0.00	0.00	0.00	
Last Payment: 08/08/23							

[Return to Home](#)

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

RECEIVED
ASSESSMENT DEPT.
SEP 14 2021
BLOOMFIELD, NJ

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: 67 Park Avenue

OWNER: Ann Lauda

BLOCK(S): 249 LOT(S): 1 & 62

REQUESTER'S NAME: Michael J. Piromalli, Esq. of Gaccione Pomaco, P.C.

ADDRESS: One Boland Drive, Suite 102, West Orange NJ 07052

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

1st Michael J. Piromalli, Esq. 9/8/23
Signature of Requester Date

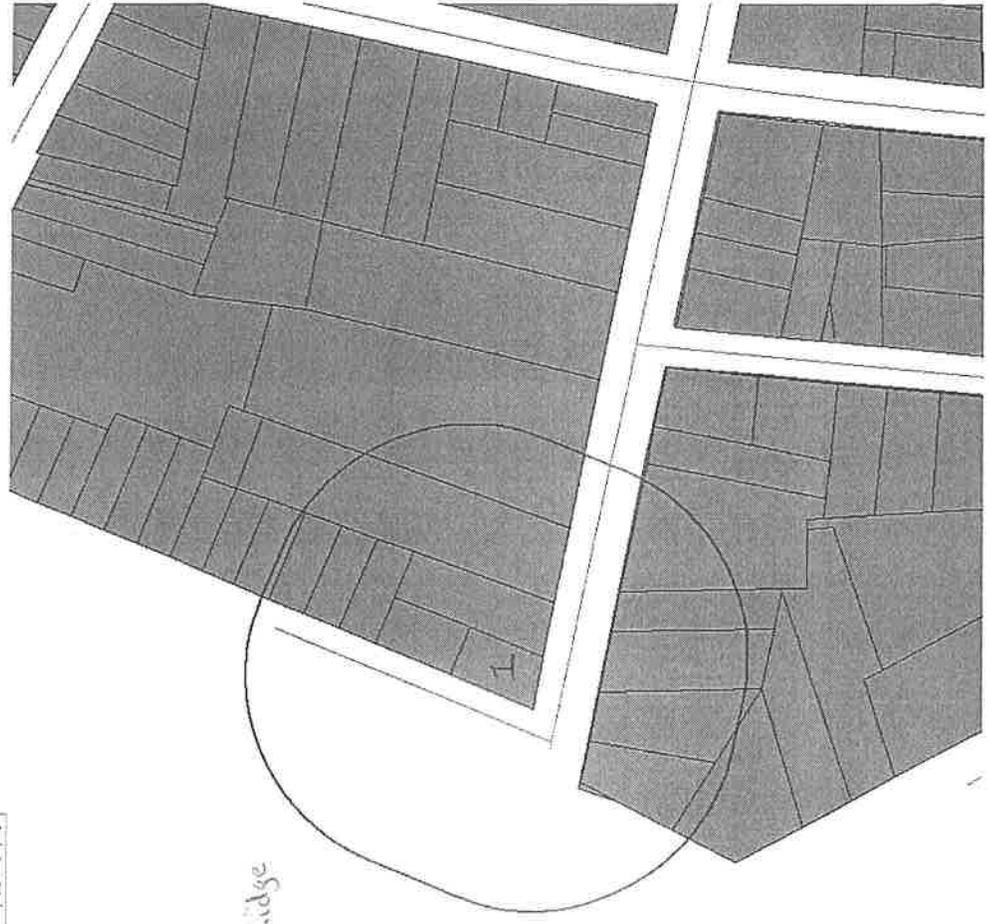
FOR OFFICE USE ONLY:
Received: Completed 9/14/21
ASSESSOR
MUNICIPAL BUILDING
Completed: _____
NJ 07003-3487

w Help

Legend Views Favorites Tools Reports

Map Date Grid

1 inch = 100 feet Options 200 ft Offset



* Borough of
Glen Ridge



VARIANCE REPORT

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
249 7 3	65 PARK AVENUE	2	CLARKE, BRIAN & ENCARNACION, IRMA J 65 PARK AVENUE BLOOMFIELD NJ	07003
249 5	63 PARK AVENUE 47	2	NIGRO, ANTHONY M. & JOSEPHINE 63 PARK AVENUE BLOOMFIELD, NJ	07003
249 7	49-55 PARK AVE.	15F	BRANEKY, JOSEPHINE 123 STOCKTON AVE OCEAN GROVE, NJ	07756
249 7 C0000	49 PARK AVE UNIT O	2	MAKAROVA, DARYA O & CASAYURAN, VIRG 49 PARK AVE, UNIT #0 BLOOMFIELD NJ	07003
249 7 C0001	49 PARK AVE UNIT 1	2	D'ANDREA, BEVERLY H. (TRUSTEE) 49 PARK AVENUE UNIT #1 BLOOMFIELD, NJ	07003
249 7 C0002	49 PARK AVE UNIT 2	2	HANOKA, DEBRA 49 PARK AVE UNIT 2 BLOOMFIELD, NJ	07003
249 7 C0003	49 PARK AVE UNIT 3	2	KNAUS, WILLIAM 49 PARK AVE UNIT 3 BLOOMFIELD, NJ	07003
249 7 C0004	49 PARK AVE UNIT 4	2	BOTEV, BORIS K & IANKOVA, ZLATINA 49 PARK AVE, #4 BLOOMFIELD, NJ	07003
249 7 C0005	49 PARK AVE UNIT 5	2	VAZQUEZ, ENRIQUE JR 49 PARK AVE UNIT 5 BLOOMFIELD, NJ	07003
249 7 C0006	49 PARK AVE UNIT 6	2	PETTIGREW, L.B. + QUINTANO, C.P. 49 PARK AVE, UNIT 6 BLOOMFIELD, NJ	07003
249 7 C0007	49 PARK AVE UNIT 21	2	SUGAR, MARTIN G. 1561 UNION ST. #5 BROOKLYN, NY	11213
249 7 C0008	49 PARK AVE UNIT 22	2	DECKER, LORI 49 PARK AVE UNIT 22 BLOOMFIELD, NJ	07003
249 7 C0009	49 PARK AVE UNIT 23	2	BROWN, LEIGH M 49 PARK AVE. #23 BLOOMFIELD, NJ	07003

VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
249 7 C0010	49 PARK AVE UNIT 24	2	LENKOWSKY, HAROLD 49 PARK AVENUE UNIT 24 BLOOMFIELD, NJ	07003
249 7 C0011	49 PARK AVE UNIT 25	2	MUSE MANAGEMENT, LLC 49 PARK AVE #25 BLOOMFIELD, NJ	07003
249 7 C0012	49 PARK AVE UNIT 26	2	LOPEZ, CARLOS & BEDOYA-HORWAY, ROSEL 49 PARK AVE, # 26, BLDG 49 NEW YORK NY	10016
249 7 C0013	49 PARK AVE UNIT 31	2	SHAH, RAVI 57 WASHINGTON AVE ISELIN, NJ	08830
249 7 C0014	49 PARK AVE UNIT 32	2	MARTIN, AYANNA 49 PARK AVE, UNIT 32 BLOOMFIELD, NJ	07003
249 7 C0015	49 PARK AVE UNIT 33	2	DIAZ, FEDERICO 49 PARK AVE, UNIT 33 BLOOMFIELD, NJ	07003
249 7 C0016	49 PARK AVE UNIT 34	2	MARSHALL, ADAM 495 PARK AVE, #34 BLOOMFIELD, NJ	07003
249 7 C0017	49 PARK AVE UNIT 35	2	LING YE, FENG 49 PARK AVENUE UNIT 35 BLOOMFIELD, NJ	07003
249 7 C0018	49 PARK AVE UNIT 36	2	MORAN, CONNOR + ROSE, ELAINE 49 PARK AVE, UNIT 36 BLOOMFIELD, NJ	07003
249 7 C0019	49 PARK AVE UNIT 41	2	BIRNBERG, ALIZA R + PERRUZZI, G.A. 49 PARK AVENUE UNIT 41 BLOOMFIELD, NJ	07003
249 7 C0020	49 PARK AVE UNIT 42	2	SHAH, SULTAN 510 PARKER ST NEWARK, NJ	07104
249 7 C0021	49 PARK AVE UNIT 43	2	KAPOTIS, MICHAEL G 49 PARK AVE, UNIT 43 BLOOMFIELD, NJ	07003
249 7 C0022	49 PARK AVE UNIT 44	2	NELSON, TOOTIE M. 49 PARK AVE UNIT 44 BLOOMFIELD, NJ	07003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
249 7 C0023	49 PARK AVE UNIT 45	2	JOHNSON, KIMBERLY 49 PARK AVE UNIT 45 BLOOMFIELD, NJ	07003
249 7 C0024	49 PARK AVE UNIT 46	2	CARR, G.A.-SPALLANZANI, E.D. 19 BRYANT DRIVE LIVINGSTON, NJ	07039
249 7 C0025	55 PARK AVE UNIT 1	2	MOSER, ELVA 55 PARK AVENUE UNIT 1 BLOOMFIELD, NJ	07003
249 7 C0026	55 PARK AVE UNIT 2	2	BLAIR, SHELLIESE 55 PARK AVE, UNIT 2 BLOOMFIELD, NJ	07003
249 7 C0027	55 PARK AVE UNIT 3	2	ROCKLEIN, JOHN 55 PARK AVENUE UNIT 3 BLOOMFIELD, NJ	07003
249 7 C0028	55 PARK AVE UNIT 4	2	HANSON, JANE E. 55 PARK AVENUE UNIT 4 BLOOMFIELD, NJ	07003
249 7 C0029	55 PARK AVE UNIT 5	2	MARTINEZ, ROSEANN 77-15 DITMARS BLVD. APT. 1B EAST ELMHURST, NY	11370
249 7 C0030	55 PARK AVE UNIT 6	2	NELSON, TOOTIE M. 55 PARK AVE UNIT 6 BLOOMFIELD, NJ	07003
249 7 C0031	55 PARK AVE UNIT 0	2	MIEDLAR, ERIC 55 PARK AVE UNIT 0 BLOOMFIELD NJ	07003
249 7 C0032	55 PARK AVE UNIT 21	2	KOEGEL, LUCILLE 55 PARK AVE. APT 21 BLOOMFIELD, NJ	07003
249 7 C0033	55 PARK AVE UNIT 22	2	SORGER, ANDREW & SUSAN 15-09 KRIESMER PLACE FAIRLAWN, NJ	07410
249 7 C0034	55 PARK AVE UNIT 23	2	BLADO, PHILIP T. & MARIE B. 55 PARK AVENUE UNIT 23 BLOOMFIELD, NJ	07003
249 7 C0035	55 PARK AVE UNIT 24	2	MUSE MANAGEMENT, LLC 55 PARK AVE #24 BLOOMFIELD, NJ	07003

VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
249 7 C0036	55 PARK AVE UNIT 25	2	DIAZ, JUDITH 55 PARK AVE, #25 BLOOMFIELD, NJ	07003
249 7 C0037	55 PARK AVE UNIT 26	2	VASCIMINI, JANIS 55 PARK AVE, UNIT 26 BLOOMFIELD, NJ	07003
249 7 C0038	55 PARK AVE UNIT 31	2	HAAAS, DOMENICA & JAMES 5 LEE PLACE BRIDGEWATER, NJ	08807
249 7 C0039	55 PARK AVE UNIT 32	2	GALLAGHER, JESSICA 55 PARK AVENUE, #32 BLOOMFIELD, NJ	07003
249 7 C0040	55 PARK AVE UNIT 33	2	CONKLIN, OLIVIA 55 PARK AVE, APT 33 BLOOMFIELD, NJ	07003
249 7 C0041	55 PARK AVE UNIT 34	2	TARANTINO, DAVID 55 PARK AVE, #34 BLOOMFIELD, NJ	07003
249 7 C0042	55 PARK AVE UNIT 35	2	NOAH, REBECCA 55 PARK AVE. BLOOMFIELD, NJ	07003
249 7 C0043	55 PARK AVE UNIT 36	2	SEHR, BETH ANN 55 PARK AVE, #36, BLDG 55 BLOOMFIELD, NJ	07003
249 7 C0044	55 PARK AVE UNIT 41	2	TOMICIC, PETER JR 55 PARK AVENUE UNIT 41 BLOOMFIELD, NJ	07003
249 7 C0045	55 PARK AVE UNIT 42	2	BRANEKY, JOSEPHINE A. 123 STOCKTON AVE OCEAN GROVE, NJ	077561048
249 7 C0046	55 PARK AVE UNIT 43	2	BOTEV, KOSTADIN & KRASSIMIRA 49 PARK AVE, UNIT 4 BLOOMFIELD, NJ	07003
249 7 C0047	55 PARK AVE UNIT 44	2	GROSSMAN, PAUL 55 PARK AVENUE UNIT 44 BLOOMFIELD, NJ	07003
249 7 C0048	55 PARK AVE UNIT 45	2	TETZLOFF, GLEN & MARY 55 PARK AVE, UNIT 45 BLOOMFIELD, NJ	07003

VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
249 7 C0049	55 PARK AVE UNIT 46	2	STRADLEY, LORA J. 55 PAEK AVE,BLDG 55,#46 BLOOMFIELD, NJ	07003
249 57	29 EDGEWOOD ROAD	2	CAMOTA, W & A & FLORES, D & B S 29 EDGEWOOD ROAD BLOOMFIELD, NJ	07003
249 58	27 EDGEWOOD ROAD	2	DUFFY, GERARD T.&CYNTHIA G. 27 EDGEWOOD ROAD BLOOMFIELD, NJ	07003
249 59	25 EDGEWOOD ROAD	2	BARRETT, BARRINGTON & VERLINE 25 EDGEWOOD ROAD BLOOMFIELD, NJ	07003
249 60	23 EDGEWOOD ROAD	2	TACOBUCCI, NANCY 23 EDGEWOOD ROAD BLOOMFIELD, NJ	07003
249 61	21 EDGEWOOD ROAD	2	LARSON,VICTORIA S.TIETZE 21 EDGEWOOD ROAD BLOOMFIELD, NJ	07003
253 10	739 BLOOMFIELD AVENUE	15D	CHRIST EPISCOPAL CHURCH 76 PARK AVENUE BLOOMFIELD, NJ	07003
253 12	72-76 PARK AVENUE 13	15D	CHRIST EPISCOPAL CHURCH 76 PARK AVENUE BLOOMFIELD, NJ	07003
253 15	68-70 PARK AVENUE 17	4C	PARK MUNN CO.,LLC,C/O GOLDBERG 33 CLINTON ROAD WEST CALDWELL, NJ	07006
253 18	64 PARK AVENUE	4C	64 PARK AVENUE-BLOOMFIELD, LLC 33 CLINTON RD WEST CALDWELL, NJ	07006

720 COMMERCIAL + APTS

Deed

D5176792

9/13/05

This Deed is made on
BETWEEN
ARTHUR V. LAUDA
HUSBAND AND WIFE
whose post office address is
83 FRANCISCO AVENUE
LITTLE FALLS, NEW JERSEY 07424

JULIA B. LAUDA

referred to as the Grantor,
AND ANN LAUDA

whose post office address is
14 TIVOLI COURT
LITTLE FALLS, NEW JERSEY 07424

Wife

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of 600000.00

Six Hundred Thousand Dollars and No Cents
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **BLOOMFIELD**
Block No. 249 Lot No. 1 Qualifier No. Account No.
 No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in
the **CITY** of **BLOOMFIELD**
County of **ESSEX** and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING THE SAME PREMISES CONVEYED TO ARTHUR V. LAUDA AND JULIA B. LAUDA, HIS WIFE FROM VAN PAFTINOS AND ANN PAFTINOS, HIS WIFE DATED AUGUST 4, 1978 AND RECORDED AUGUST 15, 1978 IN DEED BOOK 4014 AT PAGE 92.

SUBJECT to grants, easements, and restrictions contained in prior deeds of record, and to local zoning ordinances and other governmental rules and regulations affecting the use of said premises.

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY LINE OF PARK AVENUE AND THE SOUTHEASTERLY LINE OF EDGEWOOD ROAD, RUNNING, THENCE (1) NORTH 22 DREGRES 50 MINUTES EAST AND ALONG THE SAID SOUTHEASTERLY LINE OF EDGEWOOD ROAD 189.80 FEET TO A POINT; THENCE (2) SOUTH 67 DEGREES 10 MINUTES EAST 43 FEET TO A POINT; THENCE (3) SOUTH 21 DEGREES 27 MINUTES WEST 159.56 FEET TO A POINT IN THE NORTHEASTERLY LINE OF PARK AVENUE; THENCE (4) NORTH 78 DEGREES 11 MINUTES WEST ALONG THE NORTHEASTERLY LINE OF PARK AVENUE, 53.88 FEET TO THE POINT AND PLACE OF BEGINNING.



Instr# 5176792 Carole A. Graves
Recorded/Filed RG 1 Essex County Register
11/30/2005 15:07:2 Bk 6265 Pg 228 #Page 3

Prepared by: *[Signature]*
SANDRA E. GABRIELE, ESQ.

Consideration: 600000.00 R
County: 600.00
State: 1500.00
N.P.R.F.: 675.00
Realty Tax: 5185.00
Fees: 60.00 GP Fee: 1130.00

Book 249 Lot 1

maurer
17 Academy St - N.W.K.

This Deed, made the 4th day of August 1978,
Between VAN PATTINOS and ANN PATTINOS, his wife,

residing at 270 Main Street
in the Town of Warren and State of New Jersey
and Hackettstown in the County of New Jersey herein designated as the Grantors,
Gnō ARTHUR V. LAUDA and JULIA B. LAUDA, his wife,

about to be residing or located at 67 Park Avenue and 17 Edgewood Road,
in the Town of Bloomfield and State of New Jersey
Essex in the County of New Jersey herein designated as the Grantees:

Witnesseth, that the Grantors, for and in consideration of the sum of
Sixty-five Thousand (\$65,000.00) Dollars
lawful money of the United States of America, to the Grantees in hand well and truly paid by the
Grantors, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
Town of Bloomfield in the
County of Essex and State of New Jersey, more particularly described herein.

Tax Map Reference (N.J.S. 17-11) Municipality of Town of Bloomfield Account No. 245 Lot No. 1, Map 11
 No property tax identification number is available on date of this deed. (Check box if applicable.)

BEGINNING at a point formed by the intersection of the north-
easterly line of Park Avenue and the southeasterly line of Edgewood
Road, running thence (1) North 22°50' East and along the said
southeasterly line of Edgewood Road 159.80 feet to a point; thence
(2) South 57°10' East 48 feet to a point; thence (3) South 21°27'
West 158.56 feet to a point in the northeasterly line of Park Avenue;
thence (4) North 78°11' West and along the northeasterly line of
Park Avenue 53.86 feet to the point and place of BEGINNING.

BEING KNOWN and DESIGNATED as 67 Park Avenue and also known as
17 Edgewood Road, Bloomfield, New Jersey.

SUBJECT to existing tenancies.

SUBJECT to zoning and municipal regulations and to such state
of facts as an accurate survey may disclose.

BEING the same premises conveyed to the Grantors hereby by Deed
of Davenar Realty Corp., et al, dated February 27, 1971, recorded
March 12, 1971, in the Register's Office of Essex County in Book 4368
of Deeds for said County at page 592.

COUNTY OF ESSEX
CONSIDERATION \$65,000
REALTY TRANSFER TAX \$77.50
DATE

Assessor 67570
Engineer
Collector CMC
Water

RECORDED AND RETURNED TO
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
AUG 15 12 23 PM '78

MAP 11 - STOCK 249 - 100' x 146'

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

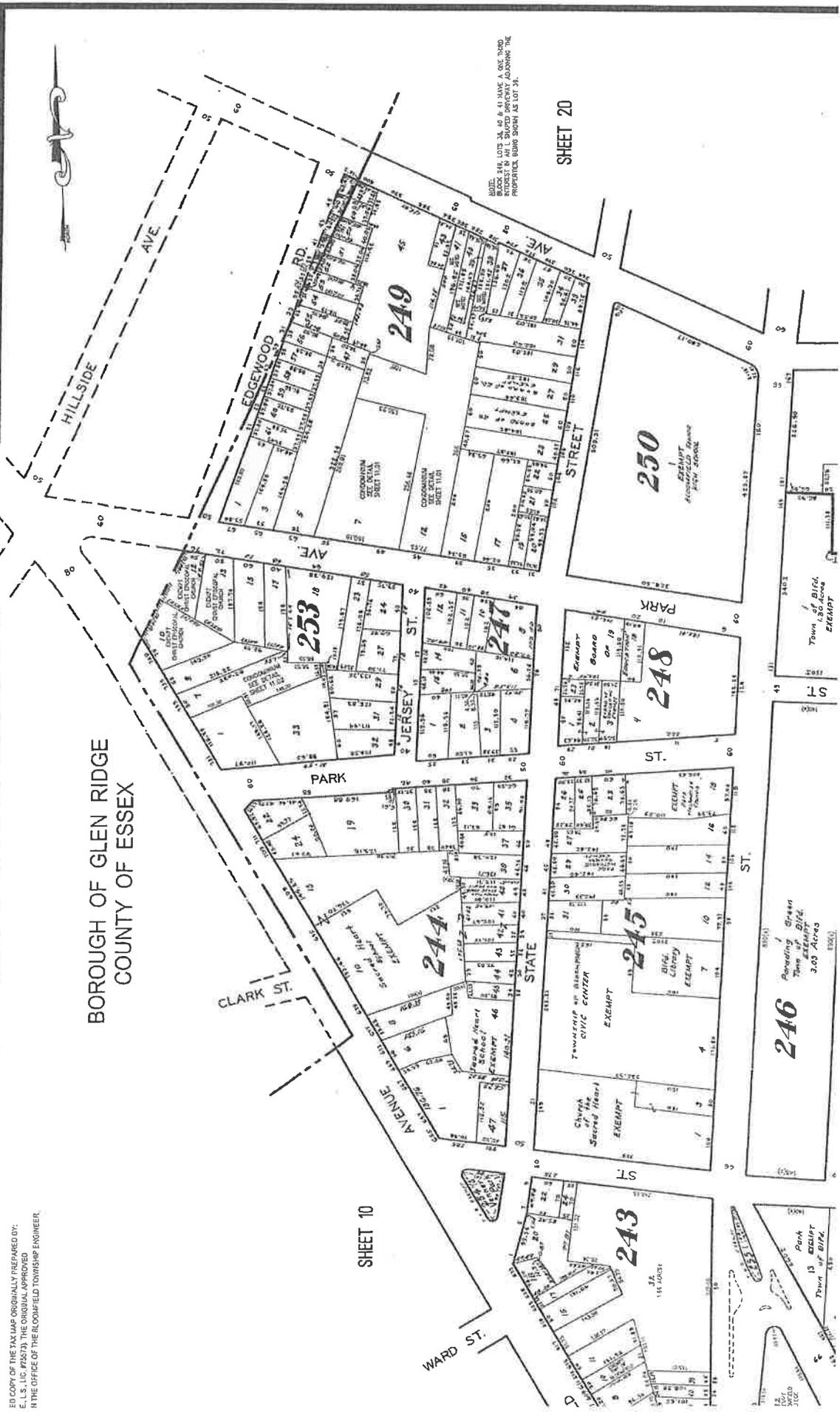
Verizon
PO Box 152206
Irving, TX 75015

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.**



ED COPY OF THIS TAX MAP ORIGINALLY PREPARED BY:
 E.L.S. LIC. #15674 THE ORIGINAL APPROVED
 IN THE OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER.

BOROUGH OF GLEN RIDGE
 COUNTY OF ESSEX

SHEET 10

SHEET 20