

LAND DEVELOPMENT

315 Attachment 6

Township of Bloomfield

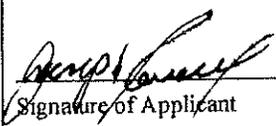
Standard Development Application

Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.				
Indicate to which Board application is being made:				
<input type="checkbox"/> <i>Planning Board</i>		<input checked="" type="checkbox"/> <i>Board of Adjustment</i>		
Indicate all approvals and variances being sought:				
<input type="checkbox"/> <i>Informal Review</i>	<input checked="" type="checkbox"/> <i>Prelim. Major Site Plan</i>		<input type="checkbox"/> <i>Interpretation</i>	
<input type="checkbox"/> <i>Bulk Variance(s)</i>	<input checked="" type="checkbox"/> <i>Final Major Site Plan</i>		<input type="checkbox"/> <i>Fill or Soil Removal Permit</i>	
<input checked="" type="checkbox"/> <i>Use Variance</i>	<input type="checkbox"/> <i>Prelim. Major Subdivision</i>		<input type="checkbox"/> <i>Waiver of Site Plan Requirements</i>	
<input type="checkbox"/> <i>Conditional Use Variance</i>	<input type="checkbox"/> <i>Final Major Subdivision</i>			
<input type="checkbox"/> <i>Minor Site Plan</i>	<input type="checkbox"/> <i>Appeals from Decision of Admin. Officer</i>			
<input type="checkbox"/> <i>Minor Subdivision</i>	<i>(attach the denial/decision)</i>			
1. APPLICANT				
Name 52 La France LLC			Address 51-55 La France Avenue	
City Bloomfield	State NJ	Zip 07003	Telephone (201) 799-2169	Fax (201) 799-2169
2. PROPERTY OWNER (if other than applicant) N/A				
Name			Address	
City	State	Zip	Telephone	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address 51-55 La France Avenue			Block(s) and Lot(s) Numbers Block 63, Lot 13	
Site Acreage and Square Footage 7.9841 AC 347,789 SF		Zone District(s) M-1		Tax Sheet Nos. 5

BLOOMFIELD CODE

Present Use				
S&F Supplies sells awnings, signs and displays, print and ink; and marine products				
Proposed Development Name and Nature of Use Elite Auto proposes to use the parking lot for vehicles.				
Number of New Buildings 9 sheds	Square Feet of New Building(s) N/A	Height N/A	% of Lot to be Covered by Buildings	
% of Lot to be Covered by Pavement 49.25%	Number of Parking Spaces and Dimensions Irregular lot; striping for 71 spaces		Dimensions of Loading Area(s)	
Exterior Construction Material/Design Concrete (existing) Metal (new)				
Total Cost of Building and Site Improvements TBS	Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A	Are Any New Streets or Utility Extensions Proposed? No	
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed none; scrub only & replaced	Are Any Structures to be Removed? 2 sheds; 13 shipping containers		Number of Proposed Signs and Dimensions none; as directed	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. No		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. No				
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none				
	APPROVED	DENIED	DATE	
<i>Subdivision</i>				
<i>Site Plan</i>				
<i>Variance(s)</i>	X		November 10, 1994	
<i>Building Permit</i>				
6. APPLICANT'S ATTORNEY (if applicable)				
Name Charles Rabolli, Jr., Esq.		Address Beattie Padovano, LLC 200 Market St., Suite 401		
City Montvale	State NJ	Zip 07645	Telephone (201) 799-2169	Fax (201) 799-2169

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7. NAMES OF PLAN PREPARERS				
Engineer's Name Angelo Onello		Address Onello Engineering, 151 Greenwood Avenue		
City Midland Park	State NJ	Zip 07432	Telephone (201) 774-1444	License #
Surveyor's Name James Pica		Address P2 Land Surveying, Inc., P.O. Box 3760		
City Wayne	State NJ	Zip 07474	Telephone (908) 955-7161	License # 24GS03795400
Lighting Expert Damin Sales, Inc.		Address 28 Brunswick Avenue		
City Edison	State NJ	Zip 08817	Telephone	License #
8. FEES SUBMITTED				
Application Fees				
Variance Fees				
Escrow Fees				
Total Fees				
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 conjunction with this application.</p>				
 Signature of Applicant		Sworn to and subscribed before me this date  10/24/24		
		CHARLES RABOLLI, JR. Attorney-at-Law of the State of New Jersey		
_____ Property Owner Authorizing Application if Other Than Applicant		_____ Notary Public		

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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.	1: 40	
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 7/17/2017 REV 9/4/2024 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.	X	

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.	N/A	
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.	*	
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.	*	
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.	*	
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.	*	
16.	Applicant shall submit 15 sets of folded plans.		
Checklist prepared by: _____ Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____			

* APPLICANT WILL COMPLY AS REQUESTED

LAND DEVELOPMENT

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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>	X	
2.	<p>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.</p>	N/A	
3.	<p>Location, dimensions and area in square feet of all existing and proposed structures, including subsurface structures, with front, side and rear yard setbacks.</p>	X	
4.	<p>Chart of the zoning requirements for the zone, including existing and proposed uses and conditions, with variances indicated.</p>	X	
5.	<p>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.</p>		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.		
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.		
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).		
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.		
Checklist prepared by: _____ Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____			

52 La France LLC
Variance Application Addendum

6.
 - a. Property purchased August 31, 2017, from PMC, Inc
12243 Branford Street, Sun Valley CA 91352
 - b. No dwelling units
 - c. No
 - d. Site plan submitted herewith

**52 La France LLC
51-55 La France Avenue**

Addendum to Application

A. Background.

This variance application is to permit two permitted principal uses on a site where only one principal use is permitted under the code.

52 La France LLC (the “Applicant”) is the owner of 51-55 La France Avenue, more formally known as Block 63, Lot 13.

There is one building, two sheds, and multiple shipping containers and commercial dumpsters on the site.

There are two tenants on the property: S&F Supplies, Inc; and Elite Auto. Applicant is a non-occupying landlord and only lets the property; it does not have any operations on site but S&F is an affiliated entity.

S&F Supplies, Inc., sells awnings, signs and displays, print and ink, and marine products.

Elite Used Cars uses a portion of the parking lot for storage of its inventory.

The Applicant seeks variance relief to permit used car storage on behalf of Elite Used Cars. *There will be no sales of used cars from the site, merely storage.*

By letter of April 16, 2024, the zoning officer indicated that only one use is permitted on the site and that the parties should submit a variance application.

B. The Bloomfield Zone Code.

The property is in an M-1 zone, General Industrial, which permits:

- Offices
- Manufacturing
- Automobile sales
- Warehousing and self-storage
- Parking facilities
- Outdoor storage

Bloomfield Zoning Code § 315.38k (1).

The code also permits certain accessory uses, which are defined as those uses “that are customarily incidental and accessory to the principal use as permitted herein.” §315.38k(2)

Notwithstanding that any of the uses individually would be permitted in the zone, the use of both of them on the site triggers the need for variance relief.¹

C. Site Changes

Existing conditions

Recently, there was a pallet storage and fabrication operation on site, which led to the outside storage of many pallets. This operation has been eliminated and all pallets related to it have been removed.

There also exist two large, old, open sheds, one on the southwest portion of the property and one on the northeast portion. These are used for storage of S&F's supplies.

S&F currently has approximately 13 shipping containers scattered throughout the site, also used for storage.

Likewise, there are dumpsters at various positions on the property.

The used care operation stored cars in an unstriped, haphazard manner abutting La France Avenue.

Proposed conditions

The applicant proposes paving, striping, curbing and adding greenery to the area where the used cars are to be stored.

Further the applicant proposes removing the old sheds and shipping containers; and replacing them with nine modern sheds.

Further the applicant will landscape the northeast corner of the property to provide greenery and pervious surface.

Lastly, the applicant has proposed a site lighting plan. This will replace the old, inefficient, spotty lighting with new, efficient and measured lighting

D. The Application satisfies the requirements for a use variance.

The Application advances the purposes of the Municipal Land Use Law

Variance relief is appropriate. This site is particularly suited for these operations. The buffering and screening provide aesthetic improvement, one of the purposes of the Municipal Land Use Law. Stipulations restricting hours of operation reduce the intensity of the uses.

¹ Though none of the proposed uses are conditional uses, for context, conditional uses in the Zone are adult uses, gasoline service stations, and automotive repair services.

First, the full extent of use in the General Industrial zone could include 24 hour per day truck operations, with the parking lot fully utilized by employees.

Second, the existing use and the proposed use, no matter how intensive, (within reason) could fully occupy the site.

S&F Supplies has agreed to limit its hours of operation to 5:30 a.m. to 5:30 p.m.

Automobile sales is a permitted use. The applicant has agreed to prohibit banners, flags or advertising of any kind on the site. There will be nothing to distinguish the cars on the site from any other cars normally parked in a lot. Further, applicant agrees to limit the number of used cars on the lot to 71 vehicles. Further, the applicant has agreed to permit access to the lot only from 8 am to 6 p.m.

There is no substantial detriment to the public good.

These two operations are less intensive than most permitted large industrial operations. Further, conditions concerning hours of operation, screening and buffering and absence of advertising have been stipulated to by the applicant. As such, compared to a permitted build-out, there is no substantial detriment to the public good. As each use individually is permitted there is no impairment of the master plan or zone code.

Essex County

VARIANCE REPORT (200 FT)

D702 Bloomfield Twp
05/23/24 Page: 1

<u>Block Lot Dual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
35 17	144 CHESTER AVENUE	2	COVIELLO, PETER M + KATHLEEN M 144 CHESTER AVENUE BLOOMFIELD, NJ	07003
35 18	146 CHESTER AVENUE	2	MENDEZ, ANTONIO & EVA 146 CHESTER AVENUE BLOOMFIELD, NJ	07003
35 19	116 LA FRANCE AVENUE	2	NARVAEZ, WILLIAM & MARITZA 116 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
36 13	24 JEFFERSON AVENUE	2	GONZALEZ, YARITZA & DELSONN, MARTHA 65 MYRTLE AVE CLIFTON, NJ	07014
36 14	28 JEFFERSON AVENUE	2	DIAZ, REINALDO 28 JEFFERSON AVENUE BLOOMFIELD, NJ	07003
36 15	30 JEFFERSON AVENUE	2	GIBBS, GREGORY 30 JEFFERSON AVENUE BLOOMFIELD, NJ	07003
36 16	34 JEFFERSON AVENUE	2	ONIBUDDO, THEODORE R. 34 JEFFERSON AVENUE BLOOMFIELD, NJ	07003
36 17	36 JEFFERSON AVENUE	2	WETTENGEL, DONALD & SHARON P. 36 JEFFERSON AVENUE BLOOMFIELD, NJ	07003
36 18	139 CHESTER AVENUE	2	SHORTT, CLEAVON 139 CHESTER AVENUE BLOOMFIELD, NJ	07003
36 19	137 CHESTER AVENUE	2	LOUIS, DINA A. & ASCAR 137 CHESTER AVENUE BLOOMFIELD, NJ	07003
36 20	133 CHESTER AVENUE	2	MLADENOVIC, LUBISA + DRAGICA 133 CHESTER AVENUE BLOOMFIELD, NJ	07003
36 21	131 CHESTER AVENUE	1SF	IRIZARRY, NICHOLAS 131 CHESTER AVE BLOOMFIELD, NJ	07003
37 11	24 ELMWOOD AVENUE	2	LUNA, RICARDO & MARIA C. 24 ELMWOOD AVENUE BLOOMFIELD, NJ	07003

Essex County

VARIANCE REPORT (200 FI)

D702 Bloomfield Twp
05/23/24 Page: 2

Block Lot Ctyal	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
37 12	26 ELMWOOD AVENUE	2	RUSH, CHANCE & HEAGHAN 26 ELMWOOD AVENUE BLOOMFIELD, NJ	07003
37 13	28 ELMWOOD AVENUE	2	REDMOND, J. C/O CUOZZO, NANCY EST 28 ELMWOOD AVENUE BLOOMFIELD, NJ	07003
37 14	32 ELMWOOD AVENUE	2	BOLJE, HOWARD 32 ELMWOOD AVENUE BLOOMFIELD, NJ	07003
37 15	34 ELMWOOD AVENUE	2	HOJICA, ODALYS NELLY 34 ELMWOOD AVE BLOOMFIELD, NJ	07003
37 16	33 JEFFERSON AVENUE	2	BERLANGIERI, ELZBIETA 31 PARKWAY EAST BLOOMFIELD, NJ	07003
37 18	31 JEFFERSON AVENUE	2	WICKNER, JONATHAN 32 HEMLOCK ROAD LIVINGSTON, NJ	07038
37 19	29 JEFFERSON AVENUE	2	SCHWEININGER, MICHAEL & ROSANJA B. 29 JEFFERSON AVENUE BLOOMFIELD, NJ	07003
37 21	27 JEFFERSON AVENUE	2	MUNDZ, VICTOR 27 JEFFERSON ST BLOOMFIELD, NJ	07003
37 22	23 JEFFERSON AVENUE	2	MERCEDES MEDINA, SAMUEL B 23 JEFFERSON AVE BLOOMFIELD, NJ	07003
38 5	150-174 GROVE STREET	15A	BLOOMFIELD BOARD OF EDUCATION 155 BROAD STREET BLOOMFIELD, NJ	07003
38 13	186 GROVE STREET	4A	186 GROVE STREET REALTY LLC 186 GROVE ST BLOOMFIELD, NJ	07003
38 23	148 BLOOMFIELD AVENUE	4A	SHAH, MAHESH & REKHA 71 HEATHER LANE COLONIA, NJ	07067
38 25	154 BLOOMFIELD AVENUE	4A	SHAH, MAHESH 71 HEATHER LANE COLONIA, NJ	07067

Essex County

VARIANCE REPORT (200 FT)

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Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
38 26	10 LA FRANCE AVENUE	4A	SHAH, MOHESH 71 HEATHER LANE COLONIA, NJ	07067
38 27	12 LA FRANCE AVENUE	2	GOODWIN, BLAKE JOSHUA 12 LA FRANCE AVE BLOOMFIELD, NJ	07003
38 28	14 LA FRANCE AVENUE	2	LEON, CARLOS 14 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 29	16 LA FRANCE AVENUE	2	PULGARIN, HERIBERTO & MARTHA 16 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 30	18 LA FRANCE AVENUE	2	RUPJAM, YUDESH K. & PURNIMA D. 18 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 31	20 LA FRANCE AVENUE	2	RAMOS, REINALDO & DORIE 20 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 32	24 LA FRANCE AVENUE	2	SUPREME INVESTMENT PROPERTIES, LLC 410 DWASLINE ROAD CLIFTON, NJ	07012
38 33	26 LA FRANCE AVENUE	2	MEITZLER, TIMOTHY & VIVIAN 26 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 34	30 LA FRANCE AVENUE	2	GALLEGOS, DAVID & ANALIE 98 WESLEY STREET CLIFTON, NJ	07013
38 35	32 LA FRANCE AVENUE	2	DIAZ, NORBERTO & NELLY C. 32 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 36	34 LA FRANCE AVENUE 12	4	DIAZ, NORBERTO B. NELLY C 32 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 37	36 LA FRANCE AVENUE	2	VARGHESE, JOHNSON C. & GODDWIN 36 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 38	38 LA FRANCE AVENUE	2	SACKS, THERESA & CAROL 38 LA FRANCE AVE BLOOMFIELD, NJ	07003

VARIANCE REPORT (200 Ft)

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Essex County

Block Lot Quest	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
38 39	40 LA FRANCE AVENUE	2	NELSON, CARL & COLYN C. 40 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 40	42 LA FRANCE AVENUE	2	MAFFUCCI, VINCENT + DOROTHY 6 ELMBROOK PLACE BLOOMFIELD, NJ	07003
38 42	46 LA FRANCE AVENUE	2	ABREU, KATY 46 LA FRANCE AVE BLOOMFIELD, NJ	07003
38 43	48 LA FRANCE AVENUE	2	TROVIERS, TRUDY 48 LA FRANCE AVE BLOOMFIELD, NJ	07003
38 44	50 LA FRANCE AVENUE	2	LIMA, SARAH & GARDNER, TIA 50 LA FRANCE AVE BLOOMFIELD, NJ	07003
38 46	54 LA FRANCE AVENUE	2	GAMBDA-TAPIA, WILLIAM V & BLANCA 54 LA FRANCE AVE BLOOMFIELD, NJ	07003
38 47	56 LA FRANCE AVENUE	2	STANDI, MANDOR 56 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 48	58 LA FRANCE AVENUE	2	CORRAYA, PETER S. & COLLY M. 58 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
38 51	33 ELMWOOD AVENUE	2	US BANK TRUST 3701 REGENT BLVD #200 IRVING, TX	75063
38 52	35 ELMWOOD AVENUE	2	WALL, STACY H. 35 ELMWOOD AVENUE BLOOMFIELD, NJ	07003
38 53	27 ELMWOOD AVENUE	2	LUTAWAN, SEECHARRAN 27 ELMWOOD AVE BLOOMFIELD, NJ	07003
38 54	23 ELMWOOD AVENUE	2	CHAPMAN, EBONY 23 ELMWOOD AVE. BLOOMFIELD, NJ	07003
38 55	21 ELMWOOD AVENUE	2	21 ELMWOOD AVENUE LLC 21 ELMWOOD AVE BLOOMFIELD, NJ	07003

Essex County

VARIANCE REPORT (200 F)

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05/23/24 Page: 5

<u>Block Lot Dist</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
63 1	160 BLOOMFIELD AVENUE	4A	BARRERA, CARLOS + LUIS + RICHARD 25 BLOOMFIELD AVE BLOOMFIELD, NJ	07003
63 2	162 BLOOMFIELD AVENUE	4A	J E F ASSOCIATES INC 19 OLSTINS COURT TOMS RIVER, NJ	08757
63 5	168 BLOOMFIELD AVENUE 3	4A	BLOOMFIELD DEV, LLC 301 RTE 17 N. 3802 RUTHERFORD, NJ	07070
63 7	13 LA FRANCE AVENUE	4A	QUINTANA, ELAINE 13 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 8	15 LA FRANCE AVENUE	2	GALLEGOS-VELTZ, LUIS 15 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 9	17 LA FRANCE AVENUE	2	MARI, MOISES R & ALLISON 17 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 10	19 LA FRANCE AVENUE	2	GONZALEZ, FEDERLYN & RAMOS, STEFFARY 19 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 14	27 LA FRANCE AVENUE	2	SYLVAIN, RANDY & MARIE 27 LA FRANCE AVENUE BLOOMFIELD NJ	07003
63 15	29 LA FRANCE AVENUE	2	SALVAGNO ANTHONY & ROSE 29 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
63 16	31 LA FRANCE AVENUE	2	CABRERA, JUDITH M. 31 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 18	35 LA FRANCE AVENUE	2	BUDHU, SEENARINE & SANDRAMA 35 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
63 19	39 LA FRANCE AVENUE	2	ANGELO, ROCCO GERARD SR 505 CORELLA CT RIDGEWOOD, NJ	07450
63 21	41 LA FRANCE AVENUE (43)	2	FARFAN, VICTOR S MATUTE 20 PARISH DRIVE WAYNE, NJ	07470

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VARIANCE REPORT (200 FU)

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05/23/24 Page: 6

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63 23	47 LA FRANCE AVENUE	2	CROSS, ERIC TAYLOR 47 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 38	73 LA FRANCE AVENUE	2	SEOKARRAN, PRASRAH 73 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 39	75 LA FRANCE AVENUE	2	DAVIS, BERNICE 75 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
63 40	77 LA FRANCE AVENUE	2	MCDOWELL, JENNIFER 77 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 41	79 LA FRANCE AVENUE	2	TOLEDO, ERIKA E & ICHIBA, YASUMA 79 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 43	87 LA FRANCE AVENUE	2	SURJU, NAVIN 87 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
63 45	93 LA FRANCE AVENUE	2	KODARE, SUBRYAN MOOTOSAMMY 172 HARRISON STREET BLOOMFIELD, NJ	07003
63 48	95 LA FRANCE AVENUE	2	BIRNBAUM, DANNY & SARAH 95 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
63 49	97 LA FRANCE AVENUE	2	FULL ACE MANAGEMENT LLC 24 PIERSON PLACE GLEN RIDGE, NJ	07028
63 53	103 LA FRANCE AVENUE	2	GEORGIU, MICHAEL + MARGARET 60 OSBORNE STREET GLEN RIDGE, NJ	07028
63 54	105 LA FRANCE AVENUE	2	GENEROSITY HOLDINGS LLC 641 E 27TH ST PATERSON, NJ	07504
63 55	107 LA FRANCE AVENUE	2	ABRAMS, GRACE 107 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
63 56	111 LA FRANCE AVENUE	2	MALDONADO, STARLIN R. 111 LA FRANCE AVENUE BLOOMFIELD, NJ	07003

Essex County

VARIANCE REPORT (200 FL)

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05/23/24 Page: 7

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63 57	115 LA FRANCE AVENUE	2	RICHIEZ, JEFFRY 115 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
63 59	119 LA FRANCE AVENUE SOLD W/80	1	SLATER DRIVE PARTNERS,LLC 120 ARLINGTON AVENUE BLOOMFIELD, NJ	07003
63 60	123 LA FRANCE AVENUE	2	PULANCO, ABRAHAM D. & ROMULA A. 123 LA FRANCE AVENUE BLOOMFIELD, NJ	07003
63 62	125 LA FRANCE AVE. (127)	2	RAMOS, RICHARD 125 LA FRANCE AVE BLOOMFIELD, NJ	07003
63 64	128-137 LA FRANCE AVENUE	4A	LEX REALTY,LLC. 497 BLOOMFIELD AVENUE BLOOMFIELD, NJ	07003
63 68	105 FLOYD AVENUE	4A	105 FLOYD,LLC 105 FLOYD AVE BLOOMFIELD, NJ	07003
63 70	27 FEDERAL PLAZA	4B	27 FEDERAL PLAZA REALTY,C/O SACHL 27 FEDERAL PLAZA BLOOMFIELD, NJ	07003
63 77	75 FEDERAL PLAZA	15C	TOWNSHIP OF BLOOMFIELD 1 MUNICIPAL PLAZA BLOOMFIELD, NJ07003	07020
63 78	24 FEDERAL PLAZA	4B	BANKS BROS CORP 24 FEDERAL PLAZA BLOOMFIELD, NJ	07003
63 80	120 ARLINGTON AVENUE SOLD W/59	4A	SLATER DRIVE PARTNERS,LLC 120 ARLINGTON AVE BLOOMFIELD, NJ	07003
63 85	145 FLOYD AVENUE	15C	TOWNSHIP OF BLOOMFIELD MUNICIPAL PLAZA BLOOMFIELD, NJ	07003
63 96	125 FLOYD AVENUE	15C	TOWNSHIP OF BLOOMFIELD MUNICIPAL PLAZA BLOOMFIELD, NJ	07003
64 1	192-208 BLOOMFIELD AVENUE	4C	AR NORTH DEVELOPERS, LLC 90 WOODBRIDGE CENTER DR WOODBRIDGE, NJ	07095

Essex County

VARIANCE REPORT (200 FL)

0702 Bloomfield Twp
05/23/24 Page: 8

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
64 2	188 BLOOMFIELD AVENUE	4A	PSEG SERVICES CORP, FIERRO 6TH FL 80 PARK PLAZA NEWARK, NJ	071024194
64 3	176 BLOOMFIELD AVENUE	4A	TOZZO 176 BLOOMFIELD, LLC 316 BLOOMFIELD AVENUE BLOOMFIELD, NJ	07003
64 50	90 ARLINGTON AVE	5A	NORFOLK SOUTHERN RR CORP. 3 COMMERCIAL PLACE NORFOLK, VA	23510
64 60	172 BLOOMFIELD AVE	5A	NORFOLK SOUTHERN RR CORP. 3 COMMERCIAL PLACE NORFOLK, VA	23510

TOWNSHIP OF
BLOOMFIELD PUBLIC
UTILITY LIST

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

PSRG
Manager - Corporation Properties
80 Park Plaza F-6B
Newark, NJ 07102

New Jersey Turnpike Authority
PO Box 5062, 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 Kingwood Avenue
Wanaque, NJ 07465

Transcontinental Gas Pipelines
PO Box 2400
Tulsa, OK 74102

Township of Bloomfield
Sub. Cable/Comcast
800 Railway 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:	63. 13.	Tax Account Id:	1053
Property Location:	55 LA FRANCE AVENUE	Property Class:	4B - Industrial
Owner Name/Address:	52 LA FRANCE,LLC 222 KEAP STREET BROOKLYN,NY 11211	Land Value:	3,244,000
		Improvement Value:	5,254,700
		Exempt Value:	0
		Total Assessed Value:	8,498,700
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

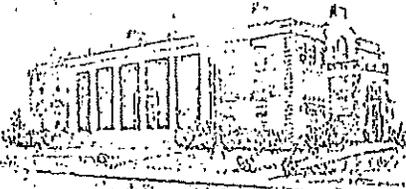
Taxes **Utilities**

		Make a Payment	View Tax Rates	View Current Bill	Project Interest		
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2025	02/01/2025	Tax	72,068.98	72,068.98	0.00	72,068.98	OPEN
2025	05/01/2025	Tax	72,068.97	72,068.97	0.00	72,068.97	OPEN
	Total 2025		144,137.95	144,137.95	0.00	144,137.95	
2024	02/01/2024	Tax	69,434.38	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	69,434.38	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	74,236.15	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	75,170.99	0.00	0.00	0.00	PAID
	Total 2024		288,275.90	0.00	0.00	0.00	
2023	02/01/2023	Tax	68,032.10	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	68,032.09	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	70,836.67	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	70,836.66	0.00	0.00	0.00	PAID
	Total 2023		277,737.52	0.00	0.00	0.00	
Last Payment: 10/04/24							

[Return to Home](#)

cc: Town Clerk
Town Engineer
Building Inspector
Tax Assessor
Walter (A) ✓

DEPARTMENT OF PLANNING & DEVELOPMENT



PLANNING BOARD

TELEPHONE
PILGRIM 3-4400

THE TOWN OF BLOOMFIELD
NEW JERSEY

November 13, 1968

55 La France Ave. Corp.
55 La France Avenue
Bloomfield, N.J.

Re: Minor Subdivision
Map 5, Block 63, Lot 13
55 La France Avenue

Gentlemen:

The subdivision of the above named property has been classified as a minor subdivision and approved by unanimous action of the subdivision committee, subject to the condition that you record with the County Recording Office, a signed sketch plat or a deed description, within ninety (90) days of the date of this letter. No further Planning Board approval will be required.

Two copies of the signed sketch plat and two copies of this letter are enclosed. A copy of this letter should be used in lieu of a resolution.

The County Recording Officer is the Essex County Register of Deeds and Mortgages, Hall of Records, High Street, Newark, N.J. #07102.

After you have recorded the signed sketch plat or a deed description, you must present the recorded sketch plat or deed description to the Bloomfield Director of Planning and Development, Room #205, Municipal Building, Bloomfield, N.J., who will note the recording on all copies of the sketch plat.

If you do not record and immediately present the recording within the ninety (90) day time limit, your subdivision will be null and void.

Sincerely yours,


JOHN J. GALVIN
Secretary

JJG:vmj
Enc.

DEPARTMENT OF
PLANNING & DEVELOPMENT



Telephone:
201 - 680-4012

FAX:
201 - 680-0134

TOWNSHIP OF BLOOMFIELD
New Jersey - 07003-3487

November 18, 1994

Mr. Joseph Yurcisin
c/o General Plastics
55 LaFrance Avenue
Bloomfield, NJ 07003

Re: VARIANCE
55 LaFrance Avenue
Bloomfield, NJ

Dear Mr. Yurcisin:

The Zoning Board of Adjustment of the Township of Bloomfield, at a meeting held November 10, 1994 approved the above named application. The Director of Inspections has been directed to issue a permit in accordance with the approved plans and resolution.

A copy of the Zoning Board of Adjustment resolution and application form is enclosed.

You are advised of the following provisions of the Rules of Procedure of the Zoning Board of Adjustment, Article VI, paragraph 6:

"Where an appeal is granted, the necessary permits for work contemplated by such appeal shall be secured within six months of the date of final action of this Board, and the building or alterations shall be begun within six months after the date the permit is issued, and upon failure to comply, such approval by this Board shall expire and become null and void."

Kindly call at Room #214, Municipal Building at your earliest convenience to pick up such copies of your plans which are no longer needed by the Zoning Board of Adjustment. Plans not picked up in thirty days will be destroyed.

MMC

TOWNSHIP OF BLOOMFIELD
ZONING BOARD OF ADJUSTMENT

In the Matter of the Application)
of General Plastics Division of)
PMC, Inc. as Applicant and Owner) R E S O L U T I O N
for a Variance on premises known)
as Map 5, Block 63, Lot 13 (55 La)
France Avenue))

WHEREAS, application has been made by General Plastics Division of PMC, Inc. as Applicant and Owner for a Variance on premises known as Map 5, Block 63, Lot 13 Bloomfield, New Jersey, to the Zoning Board of Adjustment of the Township of Bloomfield, for a Variance from the requirements of the Zoning Ordinance to replace the existing 8 foot fence and increase 6' fence to 8' in height on said premises; and

WHEREAS, it appears that said premises are located in a General Industrial (M-1) Zone; and

WHEREAS, it appears that the issuance of a building permit was denied by the Building Inspector, Township of Bloomfield, for the reasons fully set forth in the letter of the said Building Inspector, dated August 18, 1994 addressed to Mr. Joseph Yurcisin, c/o General Plastics which letter is a part of the record before this Board; and

WHEREAS proof was submitted that notice of this hearing on appeal has been duly served on property owners in the area in accordance with the statute in such case made and provided for; and

WHEREAS, this Board heard and considered testimony and evidence of the applicant and no objectors appearing to this appeal taken under Section C of R.S. 40:55-70 and

WHEREAS, the Board, having given due consideration to the testimony and evidence, moves to approve the application for the following reasons:

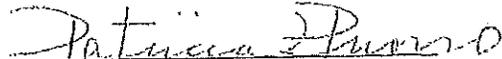
1. There is a minimal violation of the requirements of the zoning ordinance.
2. The granting of the variance would contribute to the general welfare of the community and the public good.
3. The granting of the variance would conserve the value of the property and surrounding community.
4. The land area is of sufficient size to accommodate the proposed use.

NOW, THEREFORE, BE IT RESOLVED on this 10th day of November 1994, that the Zoning Board of Adjustment of the Township of Bloomfield, based on its findings in the preamble hereto approves the application and the Building Inspector, be and he is hereby directed to issue a permit in accordance with the plans submitted.

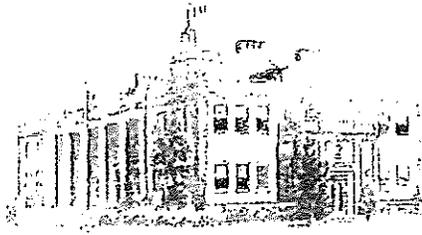
Roll call vote showed the following: Messrs. Spinelli, Tremato, Koval, La Monica, DeMarino, Melnyk and Molee voting "aye".

* * *

I hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Zoning Board of Adjustment at their meeting held November 10, 1994.


Patricia Puorro
Assistant Secretary

1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
Fax: (973) 680-1652
www.bloomfieldtwpnj.com

**Township of Bloomfield
Community Development Department
Construction, Planning and Zoning Divisions**

April 16, 2024

52 La France, LLC
C/O Isaac Katz
55 La France Ave.
Bloomfield NJ 07003

Re: 55 La France Ave.
Unpermitted businesses operating at site
Violation

Dear Owner:

My office responded to a complaint pertaining to the address being used for a used car parking lot. Upon inspection Elite Auto is using your parking lot to store vehicles and B & L Pallets is still operating.

Understand that this is a violation as only one use should be used at the premises otherwise it requires zoning board approval along with site plan approval.

This now makes 3 uses on the property as it is being used for the B & L Pallets, Elite Auto Dealership and S & F Supplies on site. Failure to stop the unpermitted activities or apply to the board by May 3rd will result in daily fines per unpermitted activity.

Per code:

315-34. Establishment of zones.

E. Permitted uses. This zoning article shall be viewed as permissive. After the adoption of this chapter, the establishment of any use not expressly permitted by this chapter shall be prohibited unless approved by the Zoning Board of Adjustment. Except as specifically permitted elsewhere in this article, only one principal use shall be permitted on any lot.

315-52 Administration and enforcement.

A. Zoning permits. No land shall be occupied or used, in whole or in part, for any purpose, no use of any land, building or structure shall be changed and no building or structure shall be erected, altered or used for any purpose whatsoever unless and until a zoning permit for said use shall have been issued by the Zoning Officer.

315-53 Violations and penalties.

A. In case any building or structure is erected, constructed, reconstructed, altered, moved or converted, or any building, structure or land is used, in violation of or contrary to the provisions of this chapter, the Township may institute an action to enjoin the violation or any other appropriate action or proceeding to prevent such erection, construction, reconstruction, alteration, conversion or use. In addition, in the event of any violation of this chapter or the terms or conditions of any approval issued pursuant thereto, the Zoning Officer and/or Construction Official, or their designee, may assess administrative penalties as provided for below and may issue such stop-work orders, and deny, revoke or withhold such permits as necessary or proper in their judgment to abate, arrest or remedy such violation, to cause such violation to be remediated, abated or cured, and/or to prevent any further violations of this chapter or the terms or conditions of any approval issued pursuant thereof.

B. Not only the owner(s) of the property in violation shall be guilty of the unpermitted activity, but also any officers, agents, employees or independent contractors of any landowners who directly or indirectly aid or abet such acts or who authorize, direct or supervise such acts, shall be guilty of a violation of this chapter and upon conviction shall be subject to the penalties conferred.

If you wish to abate the issue feel free to reach out to me.

Very truly yours,

ROBERT BEESE
Senior Deputy Zoning Officer
rbeese@bloomfieldtwpnj.com