

LAND DEVELOPMENT

315 Attachment 6

Township of Bloomfield

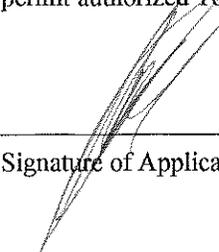
Standard Development Application

Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed: <i>Completed</i> 10/21/24 Date Deemed Complete: 10/21/24 Application No: 2B2024-19				
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"/> Planning Board <input checked="" type="checkbox"/> Board of Adjustment				
Indicate all approvals and variances being sought:				
<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Prelim. Major Site Plan(amended)	<input type="checkbox"/> Interpretation		
<input checked="" type="checkbox"/> Bulk Variance(s)	<input checked="" type="checkbox"/> Final Major Site Plan (amended)	<input type="checkbox"/> Fill or Soil Removal Permit		
<input checked="" type="checkbox"/> Use Variance	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements		
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final Major Subdivision			
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer			
<input type="checkbox"/> Minor Subdivision	(attach the denial/decision)			
1. APPLICANT				
Name			Address	
223 Broad Street, LLC			214 Walnut Street	
City	State	Zip	Telephone	Fax
Montclair	NJ	07042	201-954-8044	
2. PROPERTY OWNER (if other than applicant)				
Name			Address	
Anthony Pisa (Block 516, Lot 5)			214 Walnut Street	
City	State	Zip	Telephone	Fax
Montclair	NJ	07042	201-954-8044	
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address			Block(s) and Lot(s) Numbers	
219-227 Broad Street			Block 516, Lots 1 and 5	
Site Acreage and Square Footage		Zone District(s)	Tax Sheet Nos.	
0.672 acres/ 29,290.60 sf		Professional Office/Residential PO/R	20	

BLOOMFIELD CODE

Present Use				
223-227 Broad St. - former automobile repair (approved 4-story, 21-unit multi-family residential; and 219-221 Broad St. - hair studio				
Proposed Development Name and Nature of Use				
4-story 32-unit multi-family residential				
Number of New Buildings	Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings	
1	40,889 sf including garage	44 feet	45.69%	
% of Lot to be Covered by Pavement		Number of Parking Spaces and Dimensions		Dimensions of Loading Area(s)
45.69%		58 spaces 9x18		N/A
Exterior Construction Material/Design				
Vinyl lap siding, thin brick, wall panel, veneer stone, decorative grille, metal canopy				
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?	
TBD	2	1 (lot consolidation)	None	
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed	Are Any Structures to be Removed? 223-227 Broad St - previously demolished for multi-family;		Number of Proposed Signs and Dimensions	
3	219-221 Broad St - existing building to be demolished		N/A	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.		Is the Property Within 200 feet of an Adjacent Municipality? If so, which.		
N/A		No		
4. Are there any existing or proposed deed restrictions or covenants? Please detail. None				
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none				
	APPROVED	DENIED	DATE	
<i>Subdivision</i>				
<i>Site Plan</i>	223-227 Broad St - ZBA		11/30/2017	
<i>Variance(s)</i>	223-227 Broad St - ZBA		11/30/2017	
<i>Building Permit</i>				
6. APPLICANT'S ATTORNEY (if applicable)				
Name		Address		
Lisa A. John-Basta, Esq.		CSG Law - 105 Eisenhower Parkway		
City	State	Zip	Telephone	Fax
Roseland	NJ		07068	

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name Adnan A. Khan, PE, CME		Address AWZ Engineering, Inc. - 150 River Road, Suite B3		
City Montville	State NJ	Zip 07045	Telephone 973-588-7080	License # NJ 39812
Surveyor's Name James M. Gow, PLS		Address EIC Group LLC - 420 Route 46 East, Suite 1		
City Fairfield	State NJ	Zip 07004	Telephone 973-227-8660	License # 24GA28097900
Landscape Architect or Architect's Name Yogesh Mistry		Address Mistry Design - 350 Clark Drive, Suite 101		
City Budd Lake	State NJ	Zip 07003	Telephone 973-347-2727	License # NJ 21A101456400
8. FEES SUBMITTED				
<i>Application Fees</i>		Preliminary \$250 + \$50 x 32 = \$1,850 Final 1/2 - \$925 TOTAL: \$2,775		
<i>Variance Fees</i>		1 "d" variance = \$300 + 6 "c" variances x 250 = \$1,500 TOTAL: \$1,800		
<i>Escrow Fees</i>		Preliminary site plan \$200 x 32 = \$6,400 + Final site plan \$3,200 + "d" variance \$1,500 + "c" variance \$500 x 6 = TOTAL \$14,100		
<i>Total Fees</i>		\$18,675		
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 conjunction with this application.				
Sworn to and subscribed before me this date <u>September 10th, 2024</u>				
 Signature of Applicant		CARMEN E SANTANA-COTO NOTARY PUBLIC STATE OF NEW JERSEY ID # 50013849 MY COMMISSION EXPIRES APRIL 10, 2025		
Property Owner Authorizing Application if Other Than Applicant		 Notary Public		