

Township of Bloomfield Standard Development Application

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Present Use 2 family dwelling – Pre-existing non-conforming use			
Proposed Development Name and Nature of Use Second floor addition and extend existing rear dormer and construct new second floor deck			
Number of New Buildings N/A	Square Feet of New Building(s) 420 sf	Height 22.27 feet 2 stories	% of Lot to be Covered by Buildings 18.96%
% of Lot to be Covered by Pavement 51.07%	Number of Parking Spaces and Dimensions 4 parking spaces		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 Not Applicable	Number of Lots After Subdivision Not Applicable	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? No		Number of Proposed Signs and Dimensions No signs proposed
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. None proposed		Is the Property Within 200 feet of an Adjacent Municipality? If so, which. Nutley	
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 Michael J. Piromalli, 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		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Architect's Name Frank E. Matthews		Address 1191 Valley Road		
City Clifton	State New Jersey	Zip 07013-4030	Telephone (973) 783-2111	License # AI 12621

8. FEES SUBMITTED

<i>Application Fees</i>	\$550
<i>Variance Fees</i>	
<i>Escrow Fees</i>	\$1,150
<i>Total Fees</i>	\$1,700
	*** 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

September 28, 2024

J. Lehman

Signature of Applicant and Owner
Joseph N. Lehman

Gina M. Martinez

Notary Public



I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Township officials to inspect my property in connection with this application.

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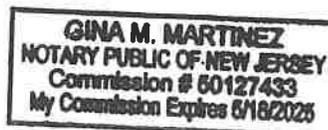
September 28, 2024

Jaelyn Lehman

Signature of Owner
Jaelyn M. Lehman, Owner

Gina M. Martinez

Notary Public



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

GACCIONE POMACO
A PROFESSIONAL CORPORATION
ONE BOLAND DRIVE
SUITE 102
WEST ORANGE, NEW JERSEY 07052
(973) 759-2807
TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO

Of Counsel

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

LESLIE W. FINCH
(1973-2000)

Statement of Applicant Intent and Relief Requested

**Re: Joseph N. Lehman
61 Hoover Avenue
Block 753 / Lot 8**

Joseph N. Lehman (the "Applicant") filed an application to the Bloomfield Zoning Board of Adjustment requesting approval to construct a second story addition and second story deck in the rear of the existing two-family dwelling at the above captioned property.

The subject property is located in a R-1B Zone and the existing two-family dwelling is a pre-existing non-conforming use in the zone. In order to construct the second story addition and deck as proposed the Applicant is requesting the following variance relief:

- Class D(2) Use Variance in order to permit the expansion of the pre-existing non-conforming two-family use where two-family uses are not permitted in the R-1B Zone pursuant to Bloomfield Ordinance §315-38.A.
- 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 3.04 feet is proposed to the deck.

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

Dated: September 25, 2024

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

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

LESLIE W. FINCH
(1973-2000)

Fees Explanation for Land Use Application

Subject property:

61 Hoover Avenue
Bloomfield, NJ 07003
Block 783 / Lot 8

Application Fees

Class D Variances (detached one or two-family dwelling) \$300 per variance x 1 = **\$300**

- Class D Variance for expansion of pre-existing non-conforming two-family use in a R-1B Zone.

Class C Variances (detached one or two-family dwelling) \$250 total = **\$250**

- Class C Variance for minimum required side yard setback in the R-1B Zone.

Escrow Fees:

Class D Variances (detached one or two-family dwelling) \$750 per variance x 1 = **\$750**

- Class D Variance for expansion of pre-existing non-conforming two-family use in a R-1B Zone.

Class C Variances (detached one or two-family dwelling)

\$400 per variance (detached one or two-family dwelling involving a "d" variance) = **\$400**

- Class C Variance for minimum required side yard setback in the R-1B Zone.

Total Fees:

Application Fees = **\$550**

Escrow Fees = **\$1,150**

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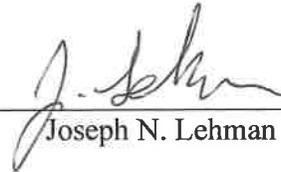
Of Counsel

LESLIE W. FINCH
(1973-2000)

Certification of Applicant

Re: Joseph N. Lehman
61 Hoover Avenue
Block 753 / Lot 8

Joseph N. Lehman is the owner of the above captioned. Joseph N. Lehman took title to the subject property along with Jaclyn M. Lehman by deed dated October 12, 2021 which was recorded with the Essex County Register on November 15, 2021 as Instrument Number 2021135990. The applicant does not own any adjoining properties nor is this application is accompanied by either a site plan or a subdivision application.



Joseph N. Lehman

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: 61 Hoover Avenue

OWNER: Joseph Lehman

BLOCK(S): 753 LOT(S): 8

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

ADDRESS: 1 Boland Drive, Suite 102, West Orange NJ 07052

EMAIL: mpiromalli@gpmlegal.com TELEPHONE: 973-759-2807

1st Michael J. Piromalli, Esq. 9/23/24
Signature of Requester Date

FOR OFFICE USE ONLY:
Completed: 9/25/24
Received: [Signature]
ASSESSOR MUNICIPAL BUILDING
BLOOMFIELD, NJ 07003-3487
Completed: _____



TOWN OF NUTLEY.
COUNTY OF ESSEX

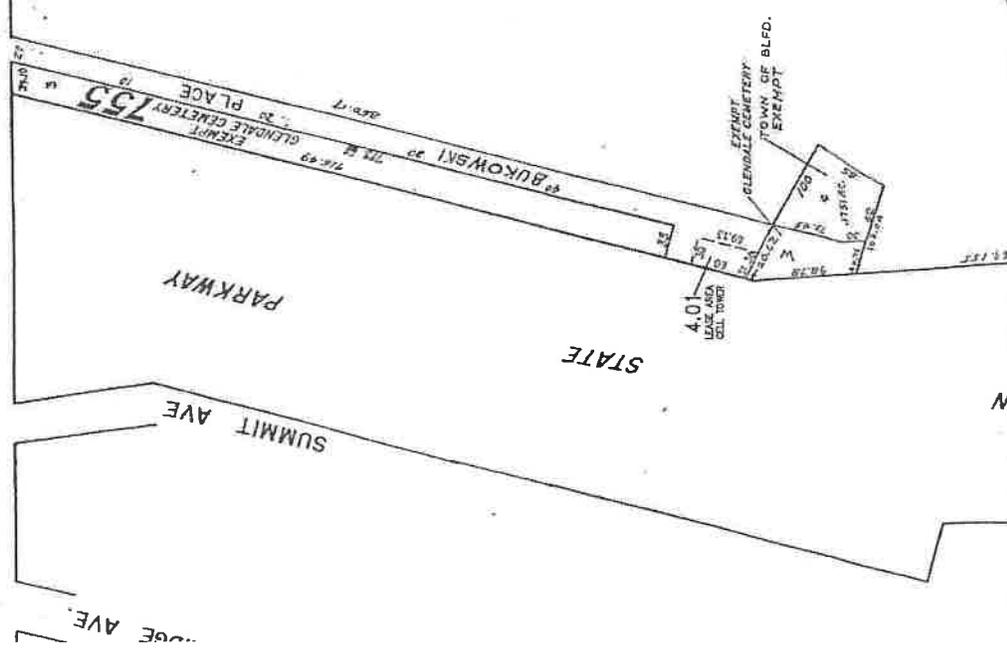


TOWN OF BELLEVILLE
COUNTY OF ESSEX

AVENUE

751

EXEMPT
GLENDALE CEMETERY
36.2/37.2 ACRES



VARIANCE REPORT (200 Ft)

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
751 1	28 HOOVER AVE	15E	GLENDALE CEMETERY ASSN. 28 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 2	75 HOOVER AVENUE	2	RUIZ, EDGAR R. & LISA M. 75 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 3	73 HOOVER AVENUE	2	D'ONOFRIO, ANGELO A & ELAINE C 73 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 4	71 HOOVER AVENUE	2	HARVEY, JUSTIN & SHANNON 71 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 5	69 HOOVER AVENUE	2	HERNANDEZ, DORA I 69 HOOVER AVE BLOOMFIELD, NJ	07003
753 6	65 HOOVER AVENUE	2	PAOLINO, PATRICIA 86 EBERSOHL CIRCLE WHITEHOUSE STATION, NJ	08889
753 7	63 HOOVER AVENUE	2	ANDRU, SILVIU + SANTANA, ELAINE 63 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 9	59 HOOVER AVENUE	2	KOSTNER, MICHAEL 59 HOOVER AVE BLOOMFIELD, NJ	07003
753 10	57 HOOVER AVENUE	2	PETRILLO, RONALD & LUCILLE 57 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 11	53 HOOVER AVENUE	2	CRUZ, PAUL S. & CATHERINE 53 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 12	51 HOOVER AVENUE	2	DIGENARO,GINA M. + MENESES,SYLVANA 51 HOOVER AVENUE BLOOMFIELD, NJ	07003
753 13	49 HOOVER AVENUE	2	MATTHEW, JOANNE HAZEL 49 HOOVER AVE BLOOMFIELD, NJ	07003
753 14	45 HOOVER AVENUE	2	LEE, HELEN F. 45 HOOVER AVENUE BLOOMFIELD, NJ	07003

VARIANCE REPORT (200 Ft)

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
753 58	11 COOK ROAD	2	RUSSOMAN, ROBERT S. & ROCIO 11 COOK ROAD BLOOMFIELD, NJ	07003
753 59	15 COOK ROAD	2	CLARKE, MICHAEL & VANESSA 15 COOK RD BLOOMFIELD, NJ	07003
753 60	19 COOK ROAD	2	19 COOK ROAD LLC 2 OXFORD ROAD NORTH CALDWELL, NJ	07006
753 61	1 JAMIE CT.	2	SEME, PATRICIA A. 1 JAMIE COURT BLOOMFIELD, NJ	07003
753 62	5 JAMIE CT.	2	BENINATI, PHYLLIS 5 JAMIE COURT BLOOMFIELD, NJ	07003
753 63	9 JAMIE CT.	2	SOKOLI, REBECCA 42 HILLSIDE CRESCENT NUTLEY, NJ	07110
753 64	13 JAMIE CT.	2	PUELLO, CAROLINA & SALDANA, PAOLA 13 JAMIE COURT BLOOMFIELD, NJ	07003
753 65	17 JAMIE CT.	2	MARTINEZ, JAVIER 6770 INDIAN CREEK DR #9D MIAMI BEACH, FL	33141

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:	753. 8.	Tax Account Id:	7091
Property Location:	61 HOOVER AVENUE	Property Class:	2 - Residential
Owner Name/Address:	LEHMAN, JOSEPH N & JACLYN M 61 HOOVER AVENUE BLOOMFIELD, NJ 07002	Land Value:	124,200
		Improvement Value:	206,100
		Exempt Value:	0
		Total Assessed Value:	330,300
		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	2,800.95	2,800.95	0.00	2,800.95	OPEN
2025	05/01/2025	Tax	2,800.94	2,800.94	0.00	2,800.94	OPEN
Total 2025			5,601.89	5,601.89	0.00	5,601.89	
2024	02/01/2024	Tax	2,698.55	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	2,698.55	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	2,885.17	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	2,921.51	2,921.51	0.00	2,921.51	OPEN
Total 2024			11,203.78	2,921.51	0.00	2,921.51	
2023	02/01/2023	Tax	2,644.06	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	2,644.05	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	2,753.05	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	2,753.04	0.00	0.00	0.00	PAID
Total 2023			10,794.20	0.00	0.00	0.00	
Last Payment: 07/30/24							

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