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February 7, 2025

Via Hand Delivery and E-Mail

Amanda Waters
Bloomfield Planning Board Secretary
1 Municipal Plaza
Bloomfield, NJ 07003

**Re: Oopachi LLC
324 Broad Street
Block 574, Lot 19**

Ms. Waters:

Our client Oopachi, LLC as applicant respectfully requests a hearing before the Bloomfield Township Planning Board with regard to the above captioned property. Enclosed please find an original completed Bloomfield Standard Development Application as well as completed Variance Application Checklist, Preliminary Site Plan Checklist and Final Site Plan Checklist in addition to seven copies of the same.

As part of this submission we also enclose the following:

- Eight (8) copies of architectural plans prepared by Scott Monro, R.A. dated February 14, 2022 with a latest revision date of October 28, 2024;
- Eight (8) copies of an engineering site plan prepared by David S. Newkirk, P.E. of EIC Group, LLC dated November 15, 2024;
- Eight (8) copies of an existing conditions plan prepared by David S. Newkirk, P.E. of EIC Group, LLC dated March 2, 2022 based upon a topographic and boundary property survey prepared by James M. Gow of EIC Group, LLC in January 2022;
- Eight (8) copies of a Statement of Applicant Intent detailing the proposed use of the property dated February 3, 2025;

- Eight (8) copies of a Business Entity Disclosure for the applicant and property owning entities;
- Eight (8) copies of a certified list of property owners within 200 feet of the subject property dated February 3, 2025;
- Eight (8) copies of a Fee Explanation explaining the application and escrow fee calculations; and
- Eight (8) copies of a tax proof indicating taxes are current at the subject property.

In addition to the above materials, I have also enclosed two checks made payable to the “Township of Bloomfield” in the amounts of \$800 and \$1,752.50 for the municipal application and escrow fees as well as an IRS W9 form signed by the applicant.

Kindly forward these materials to the members of the Bloomfield Planning Board and the board’s experts. It is our hope that this application can be scheduled to be heard at the March 11, 2025 meeting of the Bloomfield Planning Board. Thank you in advance for your time and should you have any questions please let me know.

Yours Truly,

/s/ Michael Piromalli

Michael J. Piromalli, Esq.

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MJP:ph

Enclosures

cc: Oopachi, LLC

c/o Antonio Ritacco [via e-mail]