



**Township of Bloomfield Standard Development Application**

(Page 2 of 3)

<b>Present Use</b> Commercial building / Retail Use			
<b>Proposed Development Name and Nature of Use</b> Commercial building with a Retail Cannabis Dispensary Use			
<b>Number of New Buildings</b> None	<b>Square Feet of New Building(s)</b> None	<b>Height</b> < 40 feet	<b>% of Lot to be Covered by Buildings</b> 36%
<b>% of Lot to be Covered by Pavement</b> 89.7%	<b>Number of Parking Spaces and Dimensions</b> 12 spaces – min 9' x 18' 1 ADA space – 9' x 20'		<b>Dimensions of Loading Area(s)</b> Not applicable
<b>Exterior Construction Material/Design</b> To be discussed in testimony.			
<b>Total Cost of Building and Site Improvements</b> Unknown	<b>Number of Lots Before Subdivision</b> Not Applicable	<b>Number of Lots After Subdivision</b> Not Applicable	<b>Are Any New Streets or Utility Extensions Proposed?</b> No
<b>Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed</b> None	<b>Are Any Structures to be Removed?</b> No		<b>Number of Proposed Signs and Dimensions</b> Existing signs to remain
<b>Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.</b> No		<b>Is the Property Within 200 feet of an Adjacent Municipality? If so, which.</b> No	
<b>4. Are there any existing or proposed deed restrictions or covenants? Please detail.</b> None to the knowledge of the applicant.			
<b>5. HISTORY OF PAST APPROVALS</b> <u> X </u> <i>Check here if none</i>			
	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>			
<i>Building Permit</i>			
<b>6. APPLICANT'S ATTORNEY (if applicable)</b>			
<b>Name</b> Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.		<b>Address</b> 1 Boland Drive, Suite 102	
<b>City</b> West Orange	<b>State</b> New Jersey	<b>Zip</b> 07052	<b>Telephone</b> (973) 759-2807
			<b>Fax</b> (973) 759-6968

**Township of Bloomfield Standard Development Application**

(Page 3 of 3)

**7. NAMES OF PLAN PREPARERS**

<b>Engineer's Name</b> David S. Newkirk, P.E.		<b>Address</b> 420 Route 46 East, Suite 1		
<b>City</b> Fairfield	<b>State</b> NJ	<b>Zip</b> 07004	<b>Telephone</b> 973-227-8660	<b>License #</b> 33904
<b>Surveyor's Name</b> James M. Gow, P.L.S.		<b>Address</b> 420 Route 46 East, Suite 1		
<b>City</b> Fairfield	<b>State</b> NJ	<b>Zip</b> 07004	<b>Telephone</b> 973-227-8660	<b>License #</b> 36773
<b>Architect's Name</b> Scott Monro, R.A.		<b>Address</b> 170 Kinnelon Road, Suite 21		
<b>City</b> Kinnelon	<b>State</b> New Jersey	<b>Zip</b> 07405	<b>Telephone</b> (973) 794-6558	<b>License #</b> NJ # 13715

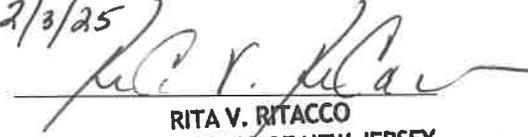
**8. FEES SUBMITTED**

<i>Application Fees</i>	<b>\$800</b>
<i>Variance Fees</i>	<b>\$0</b>
<i>Escrow Fees</i>	<b>\$1,752.50</b>
<i>Total Fees</i>	<b>\$2,552.50</b>
	<b>*** See attached Fee Explanation ***</b>

**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.

  
 Signature of Applicant  
 Antonio Ritacco, Member  
 Oopachi LLC

Sworn to and subscribed before me this date  
 2/3/25  
  
 RITA V. RITACCO  
 NOTARY PUBLIC OF NEW JERSEY  
 MY COMMISSION EXPIRES JAN 27, 2027  
 Notary Public

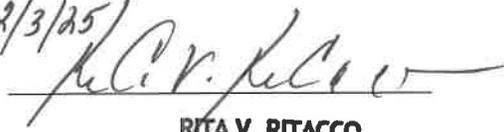
**CERTIFICATION**

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.



Signature of Owner  
Antonio Ritacco, Member  
324 Broad St LLC

Sworn to and subscribed before me this date

2/3/25  


**RITA V. RITACCO**  
**NOTARY PUBLIC OF NEW JERSEY**  
~~MY COMMISSION EXPIRES JAN 27, 2027~~  
Notary Public

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.	X	
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.	N/A	
Checklist prepared by: <u>Michael J. Piromalli, Esq of Gaccione Pomaco, P.C.</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.	W.R.	
9.	The location of existing watercourses and any natural features, including floodplains, wetlands and soil types on the site and within 50 feet.	W.R.	
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.	X	
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.	W.R.	
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.	W.R.	
14.	A soil erosion and sediment control plan.	W.R.	
15.	Tree save plan.	W.R.	
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.	W.R.	
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.	W.R.	

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.	N/A	
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.	W.R.	
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.	W.R.	

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.	X	
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.	W.R.	
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.	W.R.	
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)

<b>Application for Final Approval of Major Subdivisions and Site Plans</b>		<b>Submitted</b>	<b>Waiver Requested</b>
	(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.	W.R.	
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.	N/A	
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.	N/A	
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.	W.R.	
16.	Applicant shall submit 15 sets of folded plans.	X	
Checklist prepared by: <u>Michael J. Piromalli, Esq. of Gaccione Pomaco, P.C.</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

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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**

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

Oopachi LLC (the "Applicant") has filed an application with the Bloomfield Planning Board requesting preliminary and final major site plan approval to renovate and occupy an existing 1,670 square foot one story commercial building currently for use as a cannabis dispensary. The building is presently occupied by a retail use and is owned by 324 Broad St LLC and Oopachi LLC has been authorized to file the present application to the Bloomfield Planning Board.

The subject property is located a B-2 Neighborhood Business Zone and the proposed cannabis dispensary is a permitted conditional use in the zone. In order to improve and use the subject property as proposed, the Applicant is requesting preliminary and final site plan approval as well as any and all variance and waivers deemed necessary by the board.

**Dated: February 3, 2025**

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.)  
DIANA POWELL McGOVERN

LESLIE W. FINCH  
(1973-2000)

## **Business Entity Disclosure Form**

The Applicant for development at 324 Broad Street in Bloomfield, New Jersey (Block 574, Lot 19) is Oopachi LLC. Oopachi LLC is a New Jersey Domestic Limited Liability Company formed on January 11, 2022 with a business address of 2 Fiddler's Elbow Trail, Kinnelon, New Jersey 07405. The following natural persons own a 10% or greater interest in Oopachi LLC:

- Gianna Ritacco-Caiazzo      2 Fiddler's Elbow Trail, Kinnelon NJ 07405      50% interest
- Antonio Ritacco      27 Spice Bush Road, Kinnelon NJ 07405      50% interest



Antonio Ritacco, Member  
Oopachi LLC

The Owner of the subject property at 324 Broad Street in Bloomfield, New Jersey (Block 574, Lot 19) is 324 Broad St LLC. 324 Broad St LLC is a New Jersey Domestic Limited Liability Company formed on January 13, 2022 with a business address of 10 Lawrence Street, Belleville, New Jersey 07109. The following natural person owns a 10% or greater interest in 324 Broad St LLC:

- Antonio Ritacco      10 Lawrence Street, Belleville NJ 07109      100% interest



Antonio Ritacco, Member  
324 Broad St LLC

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

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

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WILFREDO CARABALLO

-----  
Of Counsel

LESLIE W. FINCH  
(1973-2000)

## **Certification of Applicant**

The Applicant for development at 324 Broad Street in Bloomfield, New Jersey (Block 574, Lot 19) is Oopachi LLC. The Owner of the subject property at 324 Broad Street in Bloomfield, New Jersey (Block 574, Lot 19) is 324 Broad St LLC. 324 Broad St LLC took title to the subject property from TFG Investments LLC by deed dated January 27, 2022.

The property survey provided with the application materials was completed by James M. Gow, P.L.S. of EIC Group LLC in January 2022. The applicant hereby certifies that the property survey accurately represents the status of the premises and all improvements at the time of this filing.

There are no existing or proposed dwelling units and neither the applicant or property-owning entities own or are under contract to purchase any adjoining land. The present application seeks preliminary and final major site plan and conditional use approvals in addition to any and all other variance or waivers deemed necessary in order to convert the subject property to a retail cannabis dispensary use.



Antonio Ritacco, Member  
Oopachi LLC

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

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(1973-2000)

## **Fees Explanation for Land Use Application**

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

### **Application Fees**

Preliminary Major Site Plan (other / nonresidential) = the greater of \$300 or \$0.05 per square foot gross floor area (1,670 total square feet for proposed dispensary x \$0.05 = \$83.50) plus \$100 per acre for nonresidential = \$400

Final Major Site Plan (other / nonresidential) = One half the preliminary major site plan fee = \$200

Conditional Use approval = \$200

### **Escrow Fees:**

Preliminary Major Site Plan (nonresidential) = Building Construction \$50 per 100 square foot gross floor area (1,670 total square feet for proposed dispensary (16.70 x \$50 = \$510.50); \$500 minimum = \$835

Final Major Site Plan = One half the preliminary major site plan fee = \$417.50

Conditional Use approval = \$500

### **Total Fees:**

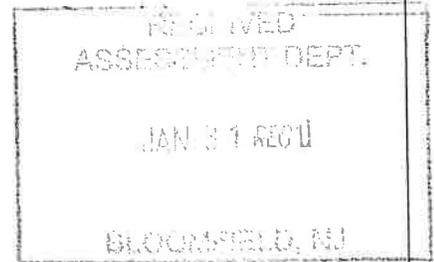
Application Fees = **\$800**

Escrow Fees = **\$1,752.50**

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: 324 Broad Street, Bloomfield, NJ 07003

OWNER: 324 Broad St LLC

BLOCK(S): 574 LOT(S): 19

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

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

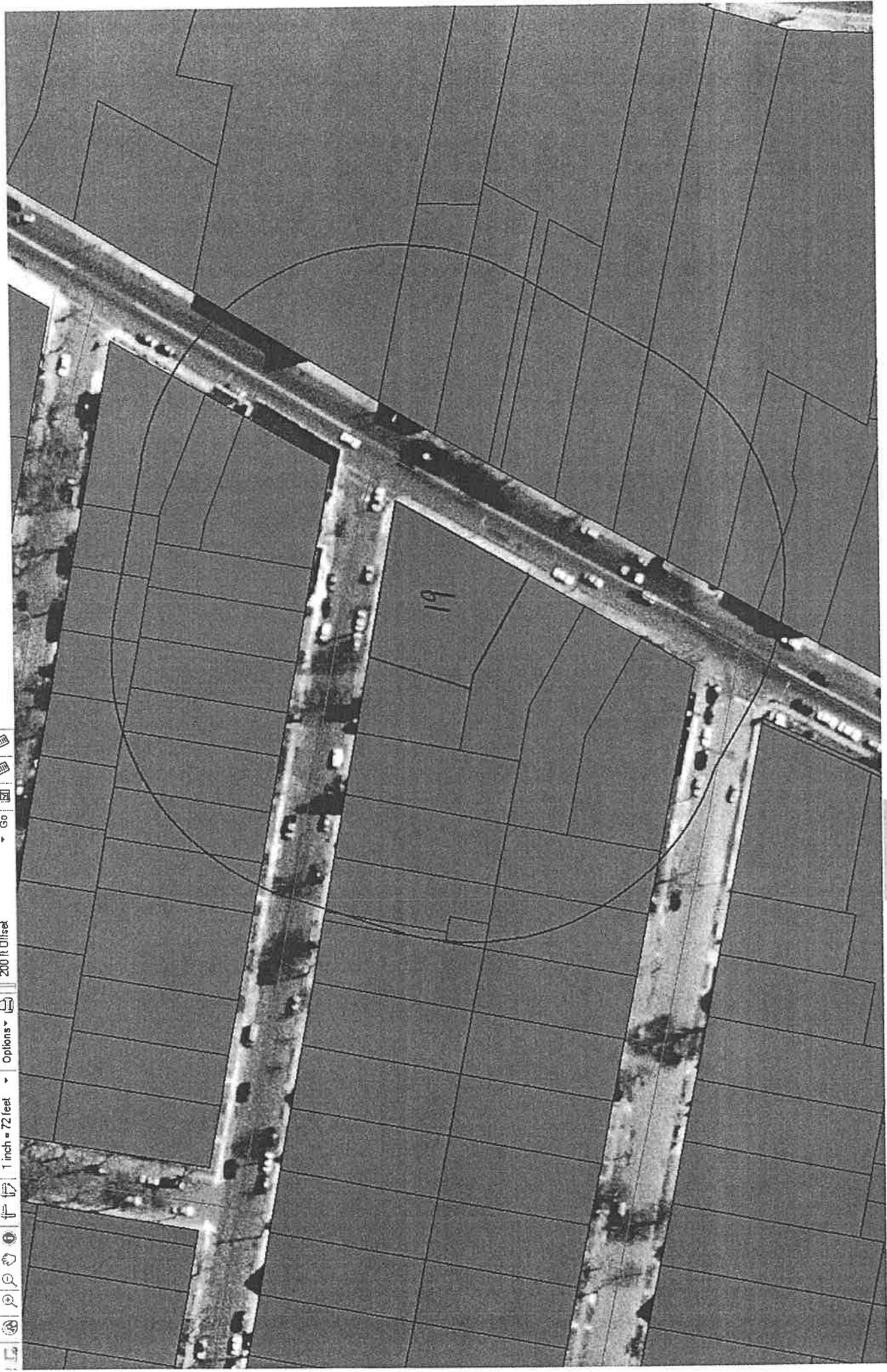
EMAIL: mpiromalli@gpmlegal.com TELEPHONE: 201-446-4804

1st Michael J. Piromalli, Esq. 1/30/25  
Signature of Requester Date

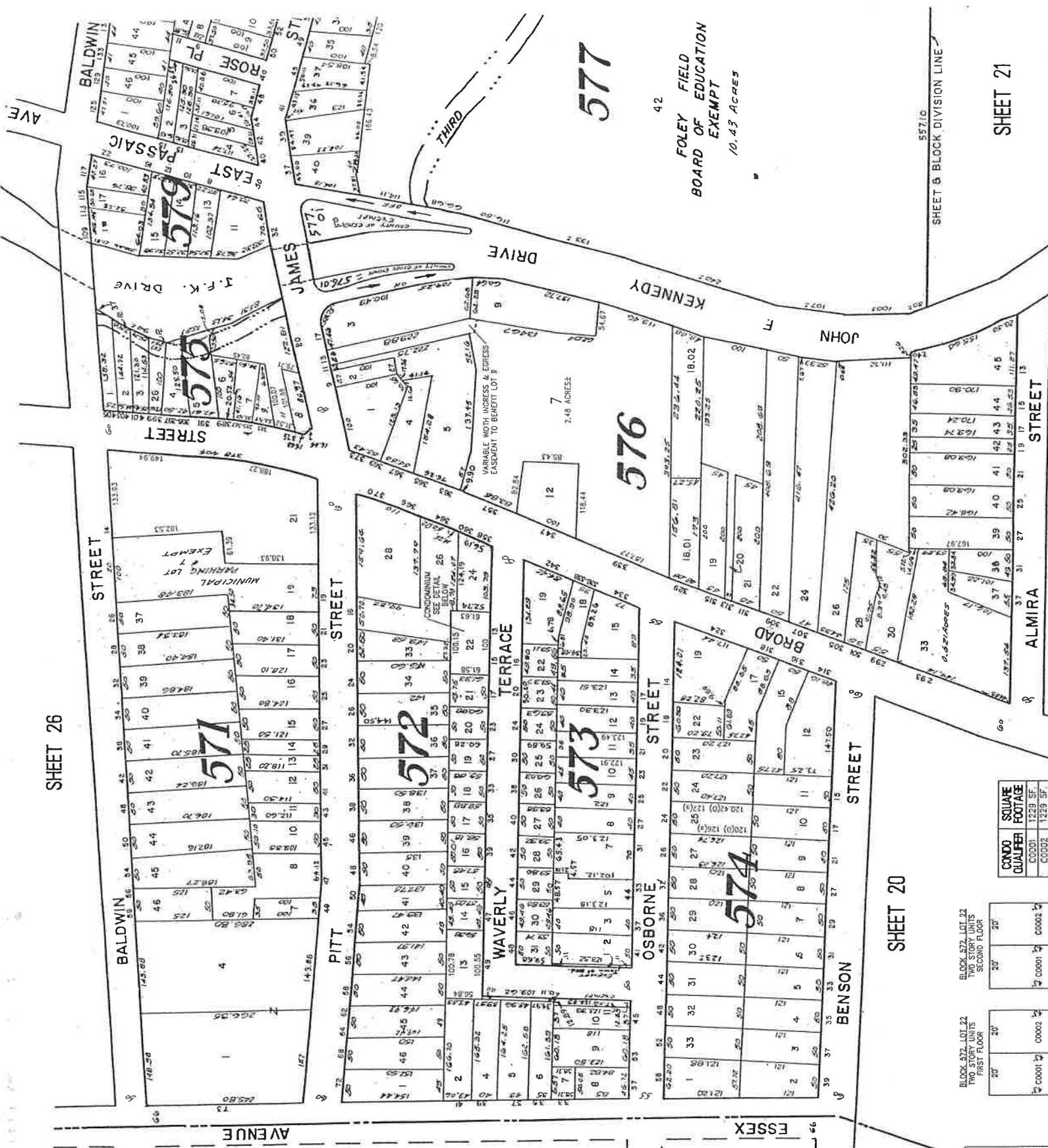
**FOR OFFICE USE ONLY:**

Received: Completed  
2/3/25

Completed: \_\_\_\_\_



BOROUGH OF GLEN RIDGE  
COUNTY OF ESSEX



SHEET 26

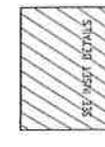
SHEET 20

572  
22  
0.14 ACRES  
(TOTAL)

CONDO QUALIFIER	SQUARE FOOTAGE
CC001	1229 SF
CC002	1229 SF

BLOCK 572, LOT 22  
TWO STORY UNITS  
FIRST FLOOR

BLOCK 572, LOT 22  
TWO STORY UNITS  
SECOND FLOOR



CONDO QUALIFIER	SQUARE FOOTAGE
CC001	1229 SF
CC002	1229 SF

FOLEY FIELD  
BOARD OF EDUCATION  
EXEMPT  
10.43 ACRES

SHEET 21

SHEET & BLOCK DIVISION LINE

VARIANCE REPORT (200 Ft)

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
573 8	27 OSBORNE STREET	2	GARRETT, SCOTT T. 27 OSBORNE STREET BLOOMFIELD, NJ	07003
573 9	25 OSBORNE STREET	2	LAZARUS, SHULAMIT 25 OSBORNE ST BLOOMFIELD, NJ	07003
573 10	23 OSBORNE STREET	2	PAZMINO, AMPARO + NELLY 23 OSBORNE STREET BLOOMFIELD, NJ	07003
573 11	21 OSBORNE STREET	2	SEDEK, MARTIN & EILEEN 21 OSBORNE STREET BLOOMFIELD, NJ	07003
573 12	19 OSBORNE STREET	2	VILLEDA, JULIO E. & LAURA M. 19 OSBORNE STREET BLOOMFIELD, NJ	07003
573 13	17 OSBORNE STREET	2	REDONA, ALEX & EVANGELINE 17 OSBORNE STREET BLOOMFIELD, NJ	07003
573 14	15 OSBORNE STREET	4A	OSBORNE APTS. ASSC, LLC, /AFFILIATED 301 S. LIVINGSTON AVE. 201 LIVINGSTON, NJ	07039
573 14 T01	15 OSBORNE STREET	4A	OSBORNE APTS. ASSC, LLC, /AFFILIATED 301 S. LIVINGSTON AVE. 201 LIVINGSTON, NJ	07039
573 18	336-338 BROAD STREET	4A	BROAD STREET 338 LLC 86 ESSEX AVE GLEN RIDGE, NJ	07028
573 19	342 BROAD STREET	4A	GAIL'S LANDING, L.L.C. 15 WINCHESTER DRIVE CALIFON, NJ	07830
573 22	16 WAVERLY TERRACE	2	GOMEZ SALCEDO, SANDER E & GOMEZ, CH 16 WAVERLY TER BLOOMFIELD, NJ	07003
573 23	20 WAVERLY TERRACE	2	BACON, JESSICA + REAP, ANGELA 20 WAVERLY TERRACE BLOOMFIELD, NJ	07003
573 24	24 WAVERLY TERRACE	2	SARAVIA, SERGIO 24 WAVERLY TERRACE 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
573 25	30 WAVERLY TERRACE	2	KROLAK, CHRISTOPHER & MARISSA 30 WAVERLY TERRACE BLOOMFIELD, NJ	07003
574 10	17 BENSON STREET	2	FALANGA, KATHERINE & GEPPNER, ERIC 17 BENSON ST BLOOMFIELD, NJ	07003
574 11	15 BENSON STREET	2	VIGORITO, BRANDON & TAGUE, MOLLY C 15 BENSON STREET BLOOMFIELD, NJ	07003
574 12	314 BROAD STREET	4A	Y & Y REALTY, LLC 314 BROAD ST. BLOOMFIELD, NJ	07003
574 15	316 BROAD STREET	4A	NORTON, WILLIAM H. & JOAN F. 316 BROAD STREET BLOOMFIELD, NJ	07003
574 17	318 BROAD STREET	2	RAMOS, ASHLEY M. 318 BROAD ST BLOOMFIELD, NJ	07003
574 22	18 OSBORNE STREET	2	CALDERON, STEPHANIE 18 OSBORNE ST BLOOMFIELD, NJ	07003
574 23	20 OSBORNE STREET	2	MEDINA, GISELLE 20 OSBORNE STREET BLOOMFIELD, NJ	07003
574 24	22 OSBORNE STREET	2	CARTER, HENRY L & MCKEAN, JESSICA 22 OSBORNE ST BLOOMFIELD, NJ	07003
574 25	24 OSBORNE STREET	2	ABBAS, AHMED 24 OSBORNE STREET BLOOMFIELD, NJ	07003
574 27	26 OSBORNE STREET	2	TORBICK, GREGORY & FIONA L.A. 26 OSBORNE STREET BLOOMFIELD, NJ	07003
576 7	331+339+357 BROAD ST	4A	MCP 339 BROAD LLC 111 KINDERKAMACK RD #203 RIVER EDGE NJ	07661
576 18.01	329 BROAD STREET	4A	CESPEDES, LUIS & GRACIELA 801 CENTRAL AVE RAHWAY, NJ	07065

VARIANCE REPORT (200 Ft)

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
576 18.02	329 BROAD STREET - REAR	4A	STROLLO, JOSEPH E. & LYNDA 329 BROAD STREET REAR BLOOMFIELD, NJ	07003
576 19	315 BROAD STREET	4A	CTH PROPERTIES LIMITED LLC 315 BROAD STREET BLOOMFIELD, NJ	07003
576 20	313 BROAD STREET	4A	BMCS PROPERTY MANAGEMENT LLC 313 BROAD STREET BLOOMFIELD, NJ	07003
576 20 B01	313 BROAD STREET HORIZON NJ HEALTH	4A	HARRISON,R./ C/O OUTFRONT 185 ROUTE 46 FAIRFIELD, NJ	07004
576 20 B02	313 BROAD STREET PRUDENTIAL CENTER	4A	HARRISON,R./ C/O OUTFRONT 185 ROUTE 46 FAIRFIELD,NJ	07004
576 21	311 BROAD STREET	2	O'BOYLE REALTY COMPANY L.L.C. 309 BROAD STREET BLOOMFIELD, NJ	07003
576 22	309 BROAD STREET	4A	O'BOYLE REALTY COMPANY LLC 309 BROAD STREET BLOOMFIELD, NJ	07003
576 24	307 BROAD STREET	4A	O'BOYLE REALTY COMPANY LLC 551 BROAD STREET BLOOMFIELD, NJ	07003
576 26	305 BROAD STREET	4A	305 BROAD STREET,LLC 305 BROAD ST BLOOMFIELD, NJ	07003
576 28	303 BROAD STREET	4A	GRANDE, CHARLES SR. + CHARLES JR. 303 BROAD STREET BLOOMFIELD, NJ	07003
576 30	299 BROAD STREET	4A	GENERAZIO, JOHN A. & GERALDINE L. 265 BROAD STREET BLOOMFIELD, NJ	07003

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

<b>Block/Lot/Qual:</b>	574. 19.	<b>Tax Account Id:</b>	5883
<b>Property Location:</b>	324 BROAD STREET	<b>Property Class:</b>	4A - Commercial
<b>Owner Name/Address:</b>	324 BROAD ST LLC	<b>Land Value:</b>	507,800
	10 LAWRENCE STREET	<b>Improvement Value:</b>	72,200
	BELLEVILLE, NJ 07109	<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	580,000
		<b>Additional Lots:</b>	None
<b>Special Taxing Districts:</b>		<b>Deductions:</b>	

Taxes Utilities

<a href="#">Make a Payment</a>		<a href="#">View Tax Rates</a>		<a href="#">View Current Bill</a>		<a href="#">Project Interest</a>	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2025	02/01/2025	Tax	4,918.40	0.00	0.00	0.00	PAID
2025	05/01/2025	Tax	4,918.40	4,918.40	0.00	4,918.40	OPEN
<b>Total 2025</b>			<b>9,836.80</b>	<b>4,918.40</b>	<b>0.00</b>	<b>4,918.40</b>	
2024	02/01/2024	Tax	4,738.60	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	4,738.60	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	5,066.30	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	5,130.10	0.00	0.00	0.00	PAID
<b>Total 2024</b>			<b>19,673.60</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2023	02/01/2023	Tax	4,642.90	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	4,642.90	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	4,834.30	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	4,834.30	0.00	0.00	0.00	PAID
<b>Total 2023</b>			<b>18,954.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
Last Payment: 02/03/25							

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