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December 18, 2024

VIA HAND DELIVERY

Amanda Waters, Secretary
Bloomfield Board of Adjustment
Bloomfield Municipal Building
One Municipal Plaza
Bloomfield, New Jersey 07003

Re: Board of Adjustment Application
Applicant: 42 Park Realty LLC
Property: 34 Cross Street (Block 98 Lot 33)

Dear Ms. Waters:

I represent 42 Park Realty LLC in connection with the enclosed application to the Board of Adjustment for amended site plan approval for the above property.

My client is the contract purchaser of property located at 34 Cross Street. In 2019, the Board of Adjustment granted site plan approval to permit the construction of a 14-unit multi-family building on this property. The Board's approval was memorialized in a Resolution adopted on July 11, 2019. As part of the site plan approval, the board also granted a variance to permit the property owner to provide off-site parking for six vehicles in a garage located at 144 Orange Street, and the Resolution included a condition that the property owner enter into a "lease for no less than five years permitting the residents of 34 Cross Street to park six vehicles" in the Orange Street garage.

Subsequent to the 2019 site plan approval, the property owner completed construction of the approved multi-family building, and several tenants moved into the building. Sometime thereafter, the property owner experienced financial difficulties which resulted in the lender foreclosing its mortgage lien and ultimately selling the property at a foreclosure sale. As noted above, my client has entered into a contract to purchase the property from the party that purchased the property at the sheriff's sale.

As a result of the foreclosure action and related financial issues, the property located at 144 Orange Street is no longer available to provide the six parking spaces required by the Board of Adjustment's 2019 Resolution. Accordingly, my client has identified another property (14-22 Watsessing Avenue) to provide the six required off-site parking spaces which were to have been provided in the Orange Street garage. The Watsessing Avenue property is much

closer to 34 Cross Street than the Orange Street property – it is literally around the corner – and a significantly better location for the required off-site parking spaces.

Accordingly, we are submitting the enclosed application for an amendment to the previously approved site plan to permit the required off-site parking spaces to be located in the parking lot located at 14-22 Watsessing Avenue, rather than in the garage at 144 Orange Street.

Enclosed with this letter are fifteen (15) copies of the following:

1. Standard Development Application
2. Survey of 14-22 Watsessing Avenue prepared by Richard J. Hingos, Inc., dated November 24, 2024
3. Parking Space Agreement for 14-22 Watsessing Avenue
4. Board of Adjustment Resolution adopted on July 11, 2019
5. List of property owners provided by the Tax Assessor
6. Certification of Taxes Paid for 14-22 Watsessing Avenue

Also enclosed is a W-9 Form, a check in the amount of \$250.00 for the filing fee and a separate check in the amount of \$700.00 for the escrow deposit.

Since this application does not involve any changes to the multi-family building or the property at 34 Cross Street, we are requesting a waiver of any submission requirements relating to that property

Please contact me if you need any additional documentation in order for this application to be deemed complete.

Thank you very much.

Very truly yours,

ALAN G. TREMBULAK

AGT/dt
Enclosures