

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

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

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

LESLIE W. FINCH
(1973-2000)

December 19, 2024

Via Hand Delivery

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

**Re: 3X Lawrence, LLC
25 Lawrence Street
Block 94 / Lots 12 & 14**

Ms. Waters:

Our client 3X Lawrence, LLC as applicant respectfully requests a hearing before the Bloomfield Township Zoning Board of Adjustment with regard to the above captioned property. Enclosed please find an original completed Bloomfield Standard Development Application as well as completed Preliminary and Final Site Plan Checklists as well as a Variance Application Checklist in addition to six copies of the same.

As part of this submission we also enclose the following:

- Six (6) copies of engineering plans prepared by J. Michael Petry, P.E. of Petry Engineering, LLC dated August 27, 2024;
- Six (6) copies of a Drainage Statement prepared by J. Michael Petry, P.E. of Petry Engineering, LLC dated August 28, 2024;
- Six (6) copies of architectural plans prepared by Orestes Valella, A.I.A. of Orestes Valella, P.C. dated August 23, 2024;
- Six (6) copies of a Statement of Applicant Intent detailing the proposed development and the variance relief being requested dated September 9, 2024;
- Six (6) copies of a Fee Explanation detailing the application and escrow fees;
- Six (6) copies of a certified list of property owners within 200 feet of the subject property;
- Six (6) copies of a tax proofs indicating taxes are current at the subject properties; and
- Six (6) copies of a prior Bloomfield Zoning Board of Adjustment resolution issued in connection with the subject properties on August 25, 2022.

In addition to the above materials, I have also enclosed two checks made payable to the “Township of Bloomfield” in the amounts of \$4,750 and \$9,975 for the municipal application and escrow fees as well as a signed IRS W-9 to open the applicant’s escrow account with the township.

Kindly forward these materials to the members of the Bloomfield Zoning Board of Adjustment and their experts for review. Thank you in advance for your time and should you have any questions please do not hesitate to call.

Yours Truly,

/s/ *Michael Piromalli*

Michael J. Piromalli, Esq.

E-mail: mpiromalli@gpmlegal.com

MJP:ph

Enclosures

cc: 3X Lawrence, LLC

Eli Stoll [via e-mail]