

Township of Bloomfield Standard Development Application

(Page 2 of 3)

Present Use 2 family dwelling and vacant building.			
Proposed Development Name and Nature of Use 3 story residential apartment building with 12 total one-bedroom dwelling units.			
Number of New Buildings 1	Square Feet of New Building(s) 11,220 sf (approx)	Height 29.89 feet 3 stories	% of Lot to be Covered by Buildings 31.2%
% of Lot to be Covered by Pavement 85.1%	Number of Parking Spaces and Dimensions 18 total parking spaces – 1 ADA 13 - 9' x 18' / 4 - 8.5' x 18'		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 None at this time
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. Unknown		Is the Property Within 200 feet of an Adjacent Municipality? If so, which. East Orange.	
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 type="checkbox"/> <i>Check here if none</i>			
	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>	X (See attached)		9/8/22
<i>Variance(s)</i>	X (See attached)		9/8/22
<i>Building Permit</i>			
6. APPLICANT'S ATTORNEY (if applicable)			
Name Robert A. Gaccione, 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 J. Michael Petry, P.E.		Address 155 Passaic Avenue		
City Fairfield	State New Jersey	Zip 07004	Telephone 973-227-7004	License # 36662
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Architect's Name Orestes Valella, A.I.A.		Address 507 43rd Street, Suite 5W-E		
City Union City	State New Jersey	Zip 07087	Telephone (201) 223-7890	License # AI 10810
8. FEES SUBMITTED				
<i>Application Fees</i>		\$4,750		
<i>Variance Fees</i>				
<i>Escrow Fees</i>		\$9,975		
<i>Total Fees</i>		\$14,725		
		*** See attached Fee Explanation ***		
CERTIFICATION				
<p>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.</p>				
		Sworn to and subscribed before me this date		
		<u>Oct. 14 2024</u>		
Signature of Applicant Eli Stoll, Managing Member 3X Lawrence, LLC		 Notary Public		



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.	W/R	
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	
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.	X	

BLOOMFIELD CODE

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
	d. A chart of the zoning requirements for the zone, including existing and proposed uses and conditions, with variances indicated.	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.	X	
9.	The location of existing watercourses and any natural features, including floodplains, wetlands and soil types on the site and within 50 feet.	X	
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.	X	
14.	A soil erosion and sediment control plan.	X	
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.	X	
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.	X	
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	X	

LAND DEVELOPMENT

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
	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.		
22.	Compliance with Fill Placement and Soil Removal Ordinance details.	X	
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.	X	
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	
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	W/R	

BLOOMFIELD CODE

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
	could have an adverse effect on the environment.		
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)

Application for Final 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.	W/R	
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	
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.	X	
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.	N/A	
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.	W/R	
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.	W/R	
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.	N/A	
16.	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: _____			

LAND DEVELOPMENT

315 Attachment 5

Township of Bloomfield

Variance Application Checklist

Variance Checklist		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>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.</p> <p>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.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	X	
2.	<p>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.</p>	W/R	
3.	<p>Location, dimensions and area in square feet of all existing and proposed structures, including subsurface structures, with front, side and rear yard setbacks.</p>	X	
4.	<p>Chart of the zoning requirements for the zone, including existing and proposed uses and conditions, with variances indicated.</p>	X	
5.	<p>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.</p>	X	
6.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property, and from whom.</p> <p>b. The number of existing and proposed dwelling units.</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision,</p>	W/R	

BLOOMFIELD CODE

Variance Checklist		Submitted	Waiver Requested
	site plan or conditional use approval.		
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.	X	
Checklist prepared by: <u>Michael J. Piromalli, Esq.</u> Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____			

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

3X Lawrence, LLC (the "Applicant") filed an application to the Bloomfield Zoning Board of Adjustment requesting amended final major site plan approval in addition to use and bulk variance relief in order to construct a new three-story residential apartment building at the above captioned subject property. Should the application be approved there would be a total of 12 residential one-bedroom dwelling units with four units on each floor and associated parking, lighting and landscaping improvements.

The subject property is located in an R-2A Two Family Lower Density Residential Zone and the proposed multi-family residential use is not permitted in the zone. In order to develop and use the subject property as proposed, the Applicant is requesting amended final major site plan approval as well as the following variances and de minimus exception from the New Jersey Residential Site Improvement Standards (RSIS):

- Class D(1) Use Variance in order to permit a multi-family residential apartment building with a total of 12 dwelling units where the use is not permitted in the R-2A Zone pursuant to Bloomfield Ordinance §315-38.A.
- Class D(4) Use Variance for maximum permitted floor area ratio where a maximum floor area ratio of 0.50 is permitted in the R-2A Zone pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a floor area ratio of 0.94 is proposed. Note that variance relief for a floor area ratio of 1.32 was approved in the course of the prior site plan approval.
- Class D(5) Use Variance for maximum permitted residential density where a maximum residential density of 21.8 dwelling units per acre is permitted and a residential density of 43.6 dwelling units per acre is proposed.
- Class C Bulk Variance for minimum front yard setback where a front yard setback of 20 feet is required in the R-2A Zone pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a front yard setback of 10 feet is proposed.
- 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 3.1 feet is proposed.

- Class C Bulk Variance for maximum permitted building coverage where a maximum building coverage of 25% is permitted in the R-2A Zone pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a building coverage of 31.2% is proposed. Note that a building coverage of 46.9% was approved in the course of the prior site plan approval.
- Class C Bulk Variance for maximum permitted lot coverage where a maximum lot coverage of 60% is permitted in the R-2A Zone pursuant to Bloomfield Ordinance Section 315a Schedule of Bulk Regulations and a lot coverage of 85.1% is proposed.
- Class C Bulk Variance for minimum required apartment size where a minimum one-bedroom apartment size of 650 square feet is required pursuant to Bloomfield Ordinance Section 315-35.F(4) for multi-family residential buildings over 2 stories in height and one-bedroom apartments are proposed which are 645 square feet in area.
- Class C Bulk Variance for minimum required parking spaces where 22 parking spaces are required pursuant to Bloomfield Ordinance Section 315-41.A and 18 parking spaces are proposed.
- Class C Bulk Variance for locating parking spaces in any required front yard which is prohibited in any residential zone pursuant to Bloomfield Ordinance Section 315-40.B.
- Class C Bulk Variance for minimum required setback of parking spaces from any property lot line where a minimum setback of 5 feet is required pursuant to Bloomfield Ordinance Section 315-38.B(5)(g) and a setback of 1.8 feet is proposed.
- Class C Bulk Variance for minimum required sidewalk width between any principal structure and parking areas where a minimum 4 foot width is required pursuant to Bloomfield Ordinance Section 315-30.O(11) and no sidewalk is proposed.
- Class C Bulk Variance for maximum permitted illumination at property lines where a maximum 0.1 footcandles is permitted at any property line pursuant to Bloomfield Ordinance Section 315-30.F(2)(g)[8] and an illumination level of 0.2 footcandles is proposed.

In addition to the above variance relief the Applicant is also requesting the following de minimus exception from the New Jersey Residential Site Improvement Standards:

- De minimus exception for minimum required parking spaces where 22 parking spaces are required pursuant to New Jersey RSIS Section 5:21-4.14 Table 4 and 18 parking spaces are proposed.

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

Dated: September 9, 2024

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

GACCIONE POMACO
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LESLIE W. FINCH
(1973-2000)

Fees Explanation for Land Use Application

Subject property:

3X Lawrence, LLC
25 Lawrence Street
Bloomfield, NJ 07003
Block 94 / Lots 12 & 14

Application Fees

Amended Final Major Site Plan = **\$250**

Class D Variances (other)

\$500 per variance x 3 = **\$1,500**

- Class D Variance for multi-family residential apartment building in the R-2A Zone.
- Class D Variance for maximum permitted floor area ratio in the R-2A Zone.
- Class D Variance for maximum permitted residential density in the R-2A Zone.

Class C Variances (other)

\$300 per variance x 10 = **\$3,000**

- Class C Variance for minimum required front yard setback in the R-2A Zone.
- Class C Variance for minimum required side yard setback in the R-2A Zone.
- Class C Variance for maximum permitted building coverage in the R-2A Zone.
- Class C Variance for maximum permitted lot coverage in the R-2A Zone.
- Class C Variance for minimum required apartment size.
- Class C Variance for minimum required parking spaces.
- Class C Variance for parking spaces located in a required front yard in any residential zone.
- Class C Variance for parking spaces located closer than 5 feet from any property lot line.
- Class C Variance for minimum required sidewalk width.
- Class C Variance for maximum permitted illumination level at any property lot line.

Escrow Fees:

Amended Final Major Site Plan (1/2 of the preliminary application fee) $\$950 / 2 = \475

Class D Variances (other)

\$1,500 per variance x 3 - **\$4,500**

- Class D Variance for multi-family residential apartment building in the R-2A Zone.
- Class D Variance for maximum permitted floor area ratio in the R-2A Zone.
- Class D Variance for maximum permitted residential density in the R-2A Zone.

Class C Variances (other)

\$500 per variance x 10 = **\$5,000**

- Class C Variance for minimum required front yard setback in the R-2A Zone.
- Class C Variance for minimum required side yard setback in the R-2A Zone.
- Class C Variance for maximum permitted building coverage in the R-2A Zone.
- Class C Variance for maximum permitted lot coverage in the R-2A Zone.
- Class C Variance for minimum required apartment size.
- Class C Variance for minimum required parking spaces.
- Class C Variance for parking spaces located in a required front yard in any residential zone.
- Class C Variance for parking spaces located closer than 5 feet from any property lot line.
- Class C Variance for minimum required sidewalk width.
- Class C Variance for maximum permitted illumination level at any property lot line.

Total Fees:

Application Fees = **\$4,750**

Escrow Fees = **\$9,975**

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LESLIE W. FINCH
(1973-2000)

Business Entity Disclosure Statement

The Applicant for development at 25 Lawrence Street in Bloomfield, New Jersey (Block 94, Lots 12 & 14) is 3X Lawrence, LLC. 3X Lawrence, LLC is also the owner of the subject property. 3X Lawrence, LLC is a New Jersey Domestic Limited Liability Company formed in January of 2018 and is owned by the following natural persons:

- | | | |
|-----------------------|--------------------------------------|--------------|
| • Eli Stoll | 52 Crescent Avenue, Passaic NJ 07055 | 33% interest |
| • Michael Kreitenberg | 52 Crescent Avenue, Passaic NJ 07055 | 33% interest |
| • Moses Berkovics | 52 Crescent Avenue, Passaic NJ 07055 | 33% interest |



Eli Stoll, Managing Member
3X Lawrence, LLC

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: 25 Lawrence Street

OWNER: 3X Lawrence, LLC

BLOCK(S): 94 LOT(S): 12 & 14

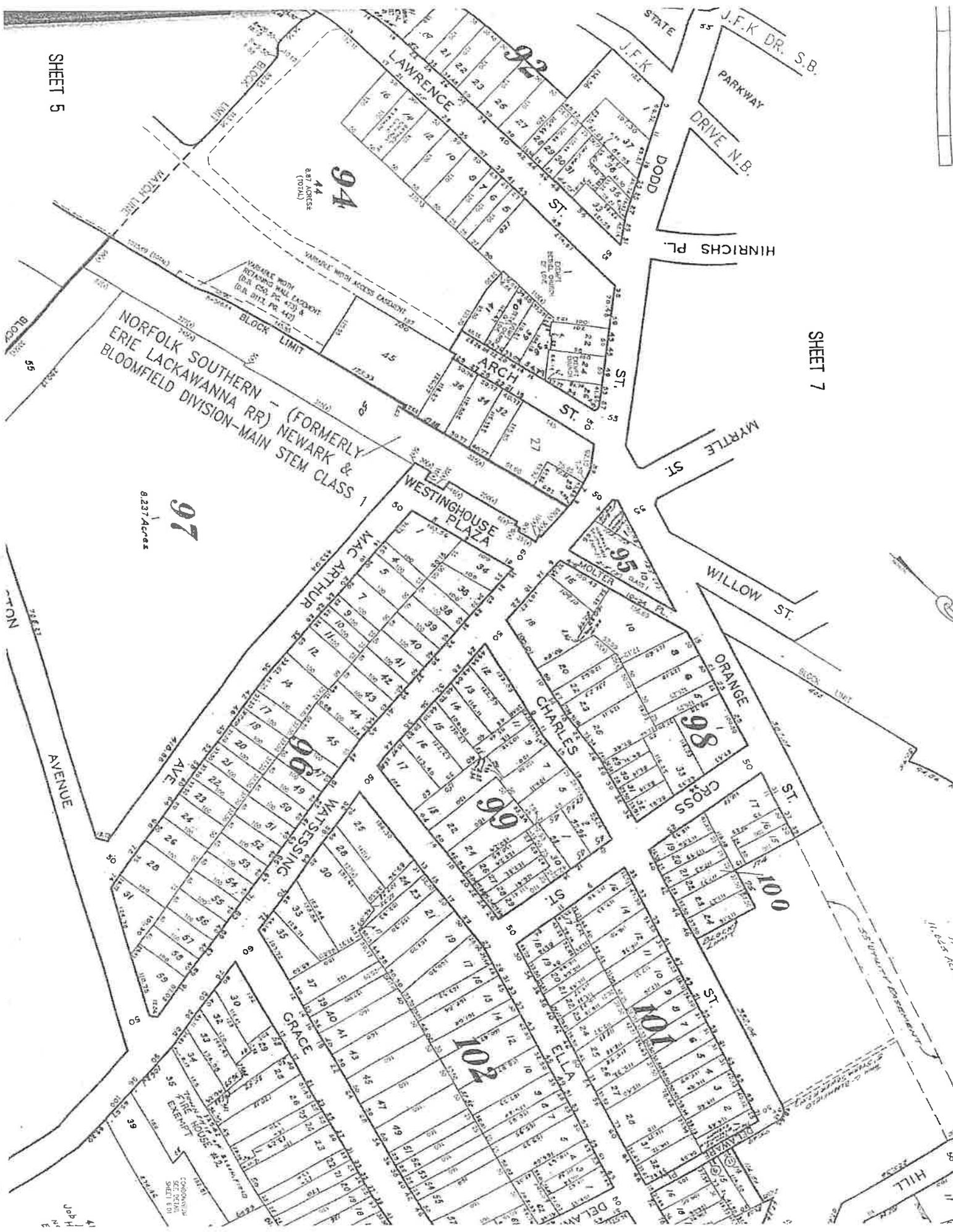
REQUESTER'S NAME: Michael J. Piromalli, Esq.

ADDRESS: 70 Oakdale Court, North Haledon, NJ 07508

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

Is! Michael J. Piromalli, Esq. 7/18/24
Signature of Requester Date

FOR OFFICE USE ONLY:
ASSESSOR'S OFFICE
MUNICIPALITY OF BLOOMFIELD, NJ 07003-3487
Completed: 7/18/24
Received: [Signature]
Completed: _____



NORFOLK SOUTHERN - (FORMERLY ERIE LACKAWANNA RR) NEWARK & BLOOMFIELD DIVISION - MAIN STEM CLASS 1

97
8.237 Acres

94
4.4
0.87 Acres (TOTAL)

AVENUE

WILLOW ST.

MYRTLE ST.

STATE ST.

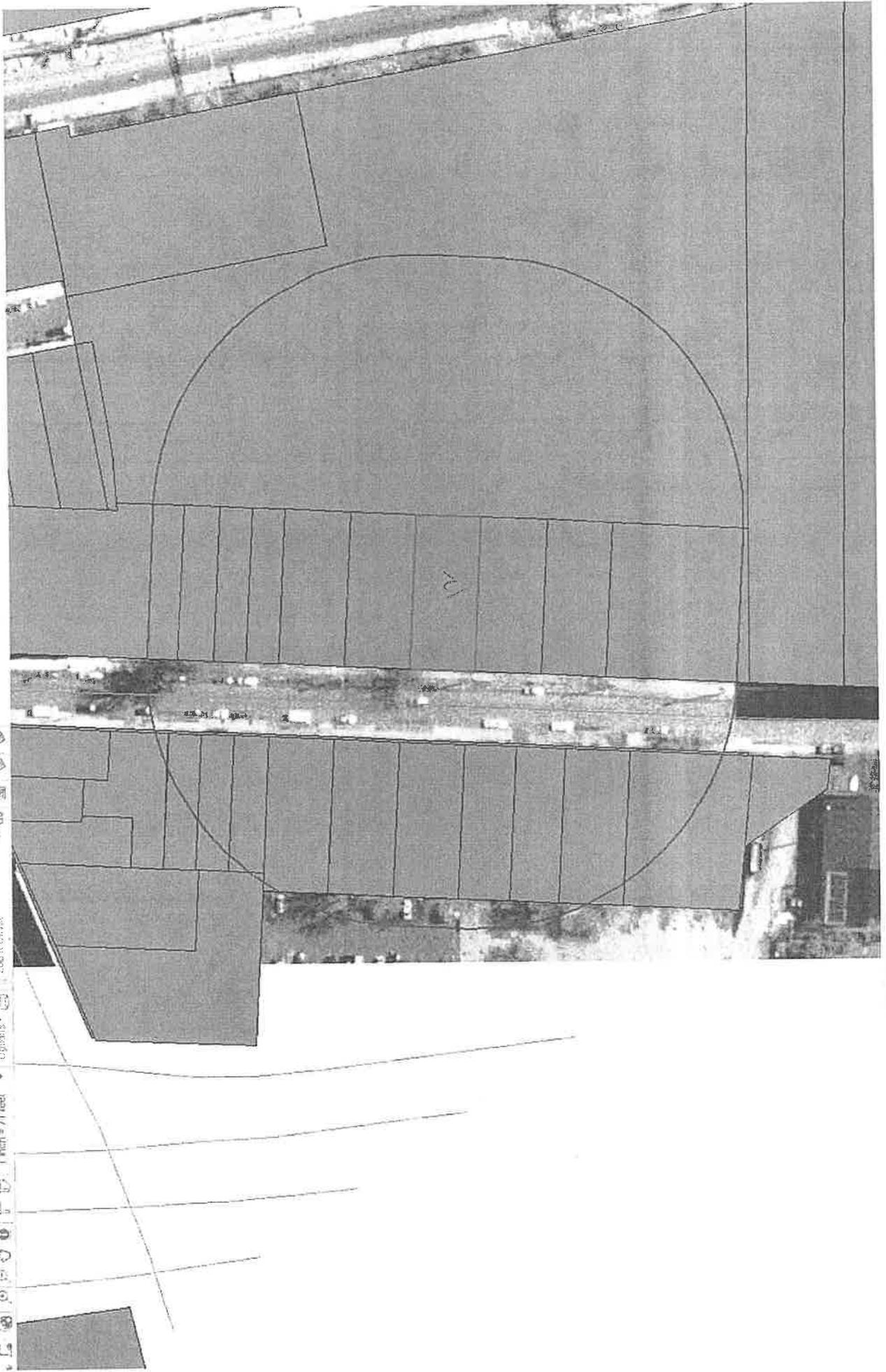
J.F.K. DR. S.B.

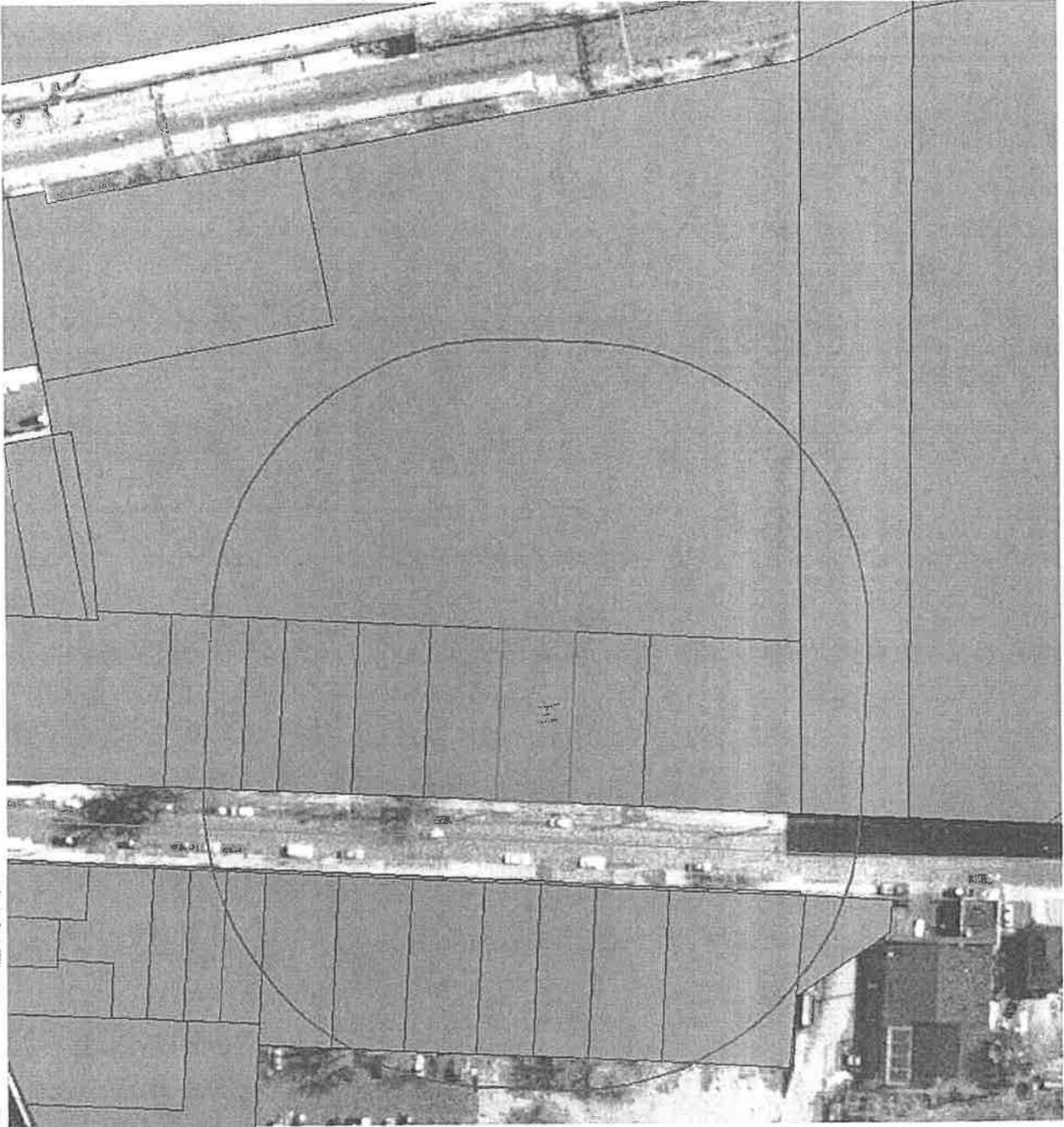
PARKWAY

DRIVE N.B.

HINRICHS PL.

DODD ST.





Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
92 1	9-11 DODD STREET	4C	9-11 DODD STREET ASSOCIATES,LLC 55 LANE ROAD SUITE 440 FAIRFIELD, NJ	07004
92 15.01	14-18 LAWRENCE ST.	15F	LAWRENCE STREET 14-18 LAWRENCE ST. BLOOMFIELD, NJ	07003
92 15.01 C0001	14-18 LAWRENCE ST APT 1A	2	LNG INVESTMENT GROUP LLC 11 REGENT CIRCLE BASKING RIDGE, NJ	07920
92 15.01 C0002	14-18 LAWRENCE ST APT 1B	2	LNG INVESTMENT GROUP,LLC 11 REGENT CIRCLE BASKING RIDGE, NJ	07920
92 15.01 C0003	14-18 LAWRENCE ST APT 1C	2	US BANK TRUST 3701 REGENT BLVD#200 IRVING, TX	75063
92 15.01 C0004	14-18 LAWRENCE ST APT 2A	2	LNG INVESTMENT GROUP,LLC 11 REGENT CIRCLE BASKING RIDGE, NJ	07920
92 15.01 C0005	14-18 LAWRENCE ST APT 2B	2	LNG INVEST GROUP,LLC 11 REGENT CIRCLE BASKING RIDGE, NJ	07920
92 15.01 C0006	14-18 LAWRENCE ST APT 2C	2	EVANS, TIMOTHY 14-18 LAWRENCE ST APT 2C BLOOMFIELD, NJ	07003
92 15.01 C0007	14-18 LAWRENCE ST APT 3A	2	US BANK TRUST C/O RESICAP 3630 PEACHTREE RD.NE/1500 ATLANTA, GA	30326
92 15.01 C0008	14-18 LAWRENCE ST APT 3B	2	LAWRENCE, MARLON & SIDONIE 14-18 LAWRENCE ST APT 3B BLOOMFIELD, NJ	07003
92 19	22 LAWRENCE STREET	2	DARJEE, DIMPESH 310 EAST 46TH ST #4J NEW YORK, NY	10017
92 21	24 LAWRENCE STREET	2	JONES,HUNTER J. P.O. BOX 43483 UPPER MONTCLAIR, NJ	07043
92 22	26 LAWRENCE STREET	2	BUSTAMANTE, ALDO I. 83 LESLIE STREET EAST ORANGE, NJ	07017

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
92 23	32 LAWRENCE STREET	2	QUINONES, WILMAN 32 LAWRENCE STREET BLOOMFIELD, NJ	07003
92 25	34 LAWRENCE STREET	2	ANDERSON, VANESSA 34 LAWRENCE STREET BLOOMFIELD, NJ	07003
92 27	40 LAWRENCE STREET	2	MEIDANI, IMBAR 105 FLOYD AVENUE BLOOMFIELD, NJ	07003
92 28	42 LAWRENCE STREET	2	SENECA SOPHIE 42 LAWRENCE STREET BLOOMFIELD, NJ	07003
92 29	44 LAWRENCE STREET	2	VELEZ, MAGALI 44 LAWRENCE STREET BLOOMFIELD, NJ	07003
92 30	46 LAWRENCE STREET	2	AHMED, MOHAMMED 42 OVERMOUNT AVE WOODLAND PARK, NJ	07424
92 31	48 LAWRENCE STREET	2	KHAN, SHALLINA 26 EAST PASSAIC AVE NUTLEY, NJ	07110
92 50	10 LAWRENCE ST E.O.595/11.02	1	J.R. VERONA, LLC PO BOX 1424 BLOOMFIELD, NJ	07003
94 1	49-55 LAWRENCE STREET	1	3X DODO LLC, 49 55 LAWRENCE ST BLOOMFIELD, NJ	07003
94 5	43 LAWRENCE STREET	2	SALVADOR, JOSE C. 43 LAWRENCE STREET BLOOMFIELD, NJ	07003
94 6	41 LAWRENCE STREET	2	US BANK NATIONAL ASSOCIATION 30699 RUSSELL RANCH RD WESTLAKE VILLAGE, CA	91362
94 7	39 LAWRENCE STREET	2	ENG, ALEX M & MICHAEL S 90 FRANKLIN ST #1RR BELLEVILLE NJ	07109
94 8	37 LAWRENCE STREET	2	PANAGGIO, VINCENT J & HALEY, MARY ELLEN 37 LAWRENCE ST 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
94 10	35 LAWRENCE STREET	2	PRIETO, MIGUEL 35 LAWRENCE STREET BLOOMFIELD, NJ	07003
94 14	25 LAWRENCE STREET	4A	3X LAWRENCE LLC, 25 LAWRENCE ST BLOOMFIELD, NJ	07003
94 16	21 LAWRENCE STREET	2	JONAS HEYDEN IV LLC 317 7TH AVE W NEWARK, NJ	07107

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.**

BLQ: 94. 12.
Owner Name: 3X LAWRENCE, LLC

Tax Year: 2024 to 2024
Property Location: 29 LAWRENCE STREET

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	559.65	559.64	598.35	605.88	2,323.52
Payments:	0.00	559.64	355.38	0.00	915.02
Balance Adjust:	704.25-	0.00	0.00	0.00	704.25-
Balance:	144.60-	0.00	242.97	605.88	704.25

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
								2,323.52		2,323.52
11/30/23	1	Adjustment	062			92134	22 2023 Q4	559.65-	0.00	1,763.87
		Original Billed								
		TRANSFER OVERPAYMENT 2023 Q4								
11/30/23	1	Adjustment	062			92134	23 2023 Q4	144.60-	0.00	1,619.27
		TRANSFER OVERPAYMENT 2023 Q4								
10/31/24	2	Payment	001	3884823964	CK	97744	5 WIPT1031	559.64	22.26	1,059.63
		WIPP								
10/31/24	3	Payment	001	3884823964	CK	97744	6 WIPT1031	355.38	11.83	704.25
		WIPP								

Total Principal Balance for Tax Years in Range: 704.25

TAX COLLECTOR
 TOWNSHIP OF BLOOMFIELD
 1 MUNICIPAL PLAZA
 BLOOMFIELD, NJ 07008

BLQ: 94. 14. Tax Year: 2024 to 2024
Owner Name: 3X LAWRENCE LLC, Property Location: 25 LAWRENCE STREET

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	791.68	791.67	846.42	857.08	3,286.85
Payments:	791.68	791.67	846.42	857.08	3,286.85
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
								3,286.85		3,286.85
		Original Billed								
02/15/24	1	Payment	SUT	27939	CK	93317	3 ATCF SUB	791.68	5.54	2,495.17
05/14/24	2	Payment	SUT	5003	CK	95023	3 ALTERNA	791.67	5.15	1,703.50
08/16/24	3	Payment	SUT	5427	CK	96652	3 ALTERNA	846.42	6.35	857.08
		ALTERNA								
10/31/24	4	Payment	001	3884824258	CK	97744	7 WIPT1031	857.08	0.00	0.00
		WIPP								

Total Principal Balance for Tax Years in Range: 0.00

TAX COLLECTOR
 TOWNSHIP OF BLOOMFIELD
 1 MUNICIPAL PLAZA
 BLOOMFIELD, NJ 07008