

THE LAW OFFICES OF FRANK J. MATERIA
ATTORNEYS AT LAW
MEMBERS OF THE NEW JERSEY BAR

FRANK J. MATERIA, ESQ.
Email: frank@materialaw.com

WILLIAM J. SORIANO, ESQ., OF COUNSEL
Email: wsoriano@materialaw.com

900 POMPTON AVENUE, STE A2
CEDAR GROVE, NJ 07009

TEL: (973) 337-2273
FAX: (973) 337-2274
www.materialaw.com

Your Ref:
Our Ref: FJM:AS:2023-0914

November 13, 2023

Attn: Amanda Waters, Zoning Board of Adjustment Secretary

Township of Bloomfield
1 Municipal Plaza
Bloomfield, NJ 07003
Via Email to awaters@bloomfieldtwpnj.com

**RE: Novohatko & Daniel - Zoning / Land Use matter: Zoning Application for
Natalya Novohatko & Wayne Daniel; Property: 35 Monroe Place, Bloomfield, New
Jersey; Block 282; Lot 25**

Dear Ms. Waters,

Please be advised my office represents, the Applicant, Mrs. Natalya Novohatko and Mr. Wayne Daniel, in reference to the Zoning Application referenced above. The Applicant, respectfully submits the application for a Zoning Variance on subject property located at 35 Monroe Place, Bloomfield, New Jersey—for an addition and alterations to the existing dwelling, including an expanded Second Floor and new Attic Addition.

Enclosed you will find with the Application, the applicant's W9, Proof of Applicant's property Tax payments; Survey by Morgan Engineering & Surveying; and Architect's Plans by Brinkman Architecture LLC.

Kindly advise once the application is deemed complete in order for my office to provide all the required copies. Once deemed complete, kindly advise if we can be scheduled for the January 2024 Zoning Board hearing date.

If you have any questions, please do not hesitate to contact my office. Thank you, I remain

Very truly yours,
The Law Offices of Frank J. Matera
Frank J. Matera, Esq.

Enclosures

FJM/as

Standard Development Application

Township of Bloomfield
LAND DEVELOPMENT
315 Attachment 6

Below please provide the information requested. Complete only the boxes/spaces that apply to your project. If a box/space on this application does not apply, please leave it blank.

Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.				
Indicate to which Board application is being made:				
<input type="checkbox"/> Planning Board		<input checked="" type="checkbox"/> Zoning Board of Adjustment		
Indicate all approvals and variances being sought:				
<input type="checkbox"/> Informal Review	<input type="checkbox"/> Prelim. Major Site Plan	<input type="checkbox"/> Interpretation		
<input checked="" type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit		
<input type="checkbox"/> Use Variance	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements		
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final Major Subdivision			
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer			
<input type="checkbox"/> Minor Subdivision	(attach the denial/decision)			
1. APPLICANT				
Name Natalya Novohatko and Wayne Daniel			Address 35 Monroe Place	
City Bloomfield	State NJ	Zip 07003	Telephone 347-205-3136	Fax
2. PROPERTY OWNER (if other than applicant)				
Name Natalya Novohatko and Wayne Daniel			Address 35 Monroe Place	
City Bloomfield	State NJ	Zip 07003	Telephone 347-205-3136	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address 35 Monroe Place			Block(s) and Lot(s) Numbers B: 282 and Lot 25	
Site Acreage and Square Footage 0.16 AC and 7,393.3		Zone District(s) R 1A		Tax Sheet Nos.

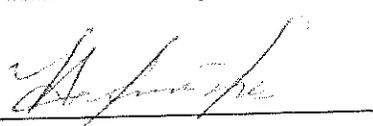
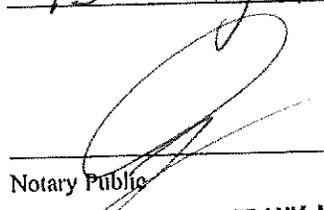
frank@materialaw.com

Please print your email address _____

BLOOMFIELD CODE

Present Use - how is the area currently being used? Prior Non-Conforming Two Family Dwelling (Home)				
Proposed Development Name and Nature of Use Addition of a new raised attic/dormers increasing height by 7' to the existing Two Family Dwelling				
Number of New Buildings 0	Square Feet of New Building(s) 2865 SF	Height 33 FT	% of Lot to be Covered by Buildings no change 67.1 %	
% of Lot to be Covered by Pavement no change	Number of Parking Spaces and Dimensions no change		Dimensions of Loading Area(s) N/A	
Exterior Construction Material/Design TBD				
Total Cost of Building and Site Improvements TBD	Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A	Are Any New Streets or Utility Extensions Proposed? NO	
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed N/A	Are Any Structures to be Removed? existing roof to be removed		Number of Proposed Signs and Dimensions N/A	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. No non required		Is the Property Within 200 feet of an Adjacent Municipality? If so, which. NO		
4. Are there any existing or proposed deed restrictions or covenants? Please detail. No non required				
5. HISTORY OF PAST APPROVALS <input checked="" type="checkbox"/> Check here if none				
	APPROVED	DENIED	DATE	
Subdivision				
Site Plan				
Variance(s)				
Building Permit				
6. APPLICANT'S ATTORNEY (if applicable)				
Name Frank J. Matera, ESQ.		Address 900 Pompton Avenue, Suite A2		
City Cedar Grove	State NJ	Zip 07009	Telephone 973-337-2273	Fax 973-337-2274

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name No at the moment		Address		
City	State	Zip	Telephone	License #
Surveyor's Name Morgan Surveying		Address PO Box 5232		
City Toms River	State NJ	Zip 08754	Telephone 732-270-9690	License # 34500
Landscape Architect or Architect's Name KAREN BRINKMAN RA		Address 162 Orange Road		
City Montclair	State NJ	Zip 07042	Telephone 973-932-0438	License # NJ 14972
8. FEES SUBMITTED				
Application Fees				
Variance Fees				
Escrow Fees				
Total Fees				
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 conjunction with this application.				
 _____ Signature of Applicant		Sworn to and subscribed before me this date <u>13th Day of October</u>		
_____ Property Owner Authorizing Application if Other Than Applicant		 _____ Notary Public FRANK J. MATERIA ATTORNEY AT LAW STATE OF NEW JERSEY		

Owners Statement # 6 on the checklist

- 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.

a. I Natalya Novohatko and Wayne Daniel purchased the property located at
35 Monroe Place, Bloomfield, New Jersey 07003
(Property address)
on July 9, 2021 from Elizabeth Purcell.
(Date) (Name of the person you purchased the property from)

b. There is/are one existing dwelling(s), one proposed.
(how many?) (how many?)

c. **Check one:**
I/We are under contract to purchase any adjoining lands. Include the Block and Lot numbers. Block _____ Lot _____
I/We are **NOT** under contract to purchase any adjoining lands.

d. This application is accompanied by a separate application for subdivision.
This application is **NOT** accompanied by a separate application for subdivision.


Signature

10/13/23
Date

1 Municipal Plaza
Room 106
Bloomfield, NJ 07003-3487
www.bloomfieldtwpnj.com



dlois@bloomfieldtwpnj.com
Telephone: (973) 680-4021
Fax: (973) 680-4046

RECEIVED
ASSESSMENT DEPT.
OCT 30 REC'D
BLOOMFIELD, NJ

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: 35 Monroe Place, Bloomfield, New Jersey 07003

OWNER: Natalya Novohatko and Wayne Daniel

BLOCK(S): B: 282 LOT(S): 25

REQUESTER'S NAME: Frank J. Materia, ESQ.

ADDRESS: 900 Pompton Avenue, Suite A2, Cedar Grove, New Jersey 07009

EMAIL: frank@materialaw.com TELEPHONE: 973-337-2273

[Signature] 10/30/2023
Signature of Requester Date

FRANK J. MATERIA
ATTORNEY AT LAW STATE OF NEW JERSEY

FOR OFFICE USE ONLY:
ASSESSOR Completed 10/31/23
RECEIVED
BLOOMFIELD, NJ 07003-3487
Completed: _____

VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
281 24	177 LIBERTY STREET	4C	LIBERTY APTS ASSC / AFFILIATED MGT 301 S.LIVINGSTON AVE S201 LIVINGSTON, NJ	07039
281 29	165 LIBERTY STREET	15B	BLOOMFIELD COLLEGE + SEMINARY 467 FRANKLIN STREET BLOOMFIELD, NJ	07003
281 35	102 SPRUCE STREET	15B	BLOOMFIELD COLLEGE + SEMINARY 467 FRANKLIN STREET BLOOMFIELD, NJ	07003
281 36	28 MONROE PLACE	2	REALPE, TERESA + ALEX BONILLO 28 MONROE PLACE BLOOMFIELD, NJ	07003
281 37	30 MONROE PLACE	2	VICHKULWRAPAN, NISAWADEE 30 MONROE PLACE BLOOMFIELD, NJ	07003
281 38	32 MONROE PLACE	2	RODRIGUEZ, HILDA 32 MONROE PLACE BLOOMFIELD, NJ	07003
281 39	34 MONROE PLACE	4A	ZARRA, JEREL & MICHELLE 22 JANE ST EAST HANOVER, NJ	07936
281 42	42 MONROE PLACE	2	CORDERO, ELIECER 42 MONROE PLACE BLOOMFIELD, NJ	07003
281 44	46 MONROE PLACE	2	NAPOLITANO, STEVEN & HUGHES, LINDA 46 MONROE PLACE BLOOMFIELD, NJ	07003
281 46	50 MONROE PLACE	2	BERBAUM, WILLIAM R & BARBARA 50 MONROE PLACE BLOOMFIELD, NJ	07003
281 47	52 MONROE PLACE	2	MONROES2 LLC 52 MONROE PL BLOOMFIELD, NJ	07003
282 16	55 MONROE PLACE	4C	55 MONROE PLACE-BLOOMFIELD, LLC 33 CLINTON ROAD WEST CALDWELL, NJ	07006
282 20	43 MONROE PLACE	2	GRECO, JOHN L & JOANN 72 MONROE PLACE BLOOMFIELD, NJ	07003

VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
282 22	41 MONROE PLACE	2	THOMAS, CHRISTINA M. 257 NORTH MOUNTAIN AVE UPPER MONTCLAIR, NJ	07043
282 23	37 MONROE PLACE	2	KENNA, KENNETH & ERIN O'BRIEN-KENNA 37 MONROE PLACE BLOOMFIELD, NJ	07003
282 24	33 MONROE PLACE	2	KEKICHEFF,STEPHEN 33 MONROE PLACE BLOOMFIELD, NJ	07003
282 27	25 MONROE PLACE	2	CHILAKOS,DANIELLE F S. & WILLIAM E 25 MONROE PLACE BLOOMFIELD, NJ	07003
282 29	124-126 SPRUCE STREET	2	RKING PATERSON PROPERTY LLC 1 NORTH APPLE ST LAKEWOOD, NJ	08701
282 31	132 SPRUCE STREET	2	MARINARO, PATRICIA ANNE,EST. 132 SPRUCE STREET BLOOMFIELD, NJ	07003
282 33	134 SPRUCE STREET	2	DAVIS, BARRY & GAYLE F. ELIISON 134 SPRUCE STREET BLOOMFIELD, NJ	07003
282 34	136 SPRUCE STREET	2	CONVERY, PATRICK WILLIAM 136 SPRUCE STREET BLOOMFIELD, NJ	07003
282 35	38 BEACH STREET	2	PIERRÉ-LOUIS, BLAISE & NICOLE 38 BEACH STREET BLOOMFIELD, NJ	07003
282 36	40 BEACH STREET	2	RIETH,W.+ L. EST,C/O L. RICCO 355 MOUNTAIN VIEW ROAD SKILLMAN, NJ	08558
282 38	44 BEACH STREET	2	MACK, KENNETH T. & DENISE 44 BEACH STREET BLOOMFIELD, NJ	07003
282 40	46 BEACH STREET	2	TUMMINIA, GIUSEPPE & ELIZABETH W 46 BEACH ST BLOOMFIELD, NJ	07003
282 43	50 BEACH STREET	2	EGAN, SEAN 50 BEACH ST BLOOMFIELD, NJ	07003

VARIANCE REPORT

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
282 45	60 BEACH STREET	2	BARRY III, JOSEPH P & NANCY K 60 BEACH STREET BLOOMFIELD, NJ	07003
286 16	113 SPRUCE STREET	2	ROBERTS, LUCIAN 113 SPRUCE ST. BLOOMFIELD, NJ	07003
286 17	115 SPRUCE STREET	2	HAWKINS, LARRY JR. 115 SPRUCE STREET BLOOMFIELD, NJ	07003
286 18	119 SPRUCE STREET (117)	2	ZHENG, LINDA & ZUNIGA MAFLA, CRISTIAN 119 SPRUCE ST BLOOMFIELD, NJ	07003
286 19	121-123 SPRUCE STREET	2	ALVAREZ, MANUEL & LUCIA 121-123 SPRUCE STREET BLOOMFIELD, NJ	07003
286 20	129 SPRUCE STREET	2	RULLAN, JOSE & PEREZ, MARIA 129 SPRUCE STREET BLOOMFIELD, NJ	07003
286 22	131 SPRUCE STREET	2	MONTIJO, VICTOR L. 131 SPRUCE 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

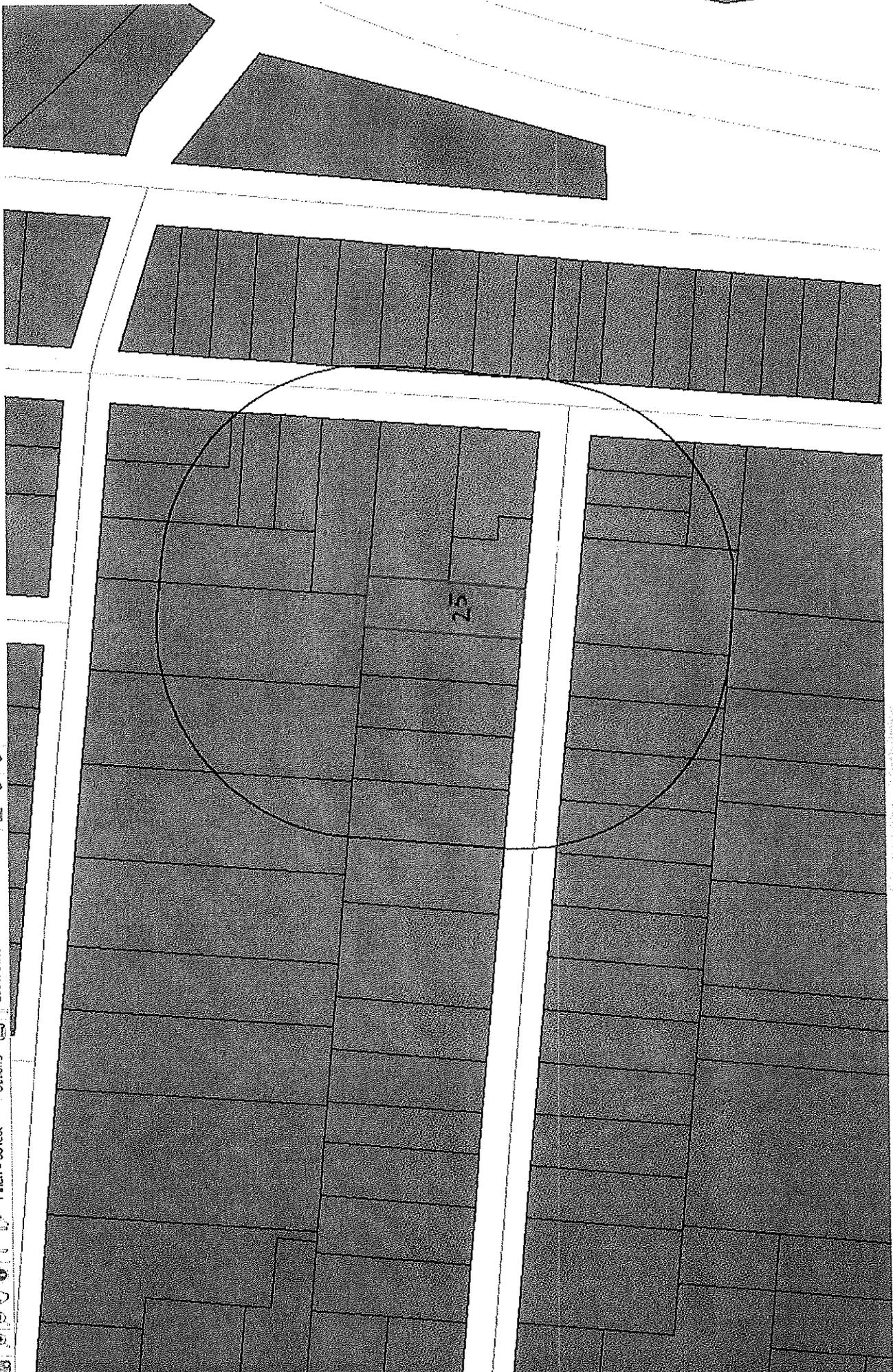
Verizon
PO Box 152206
Irving, TX 75015

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.**



BLQ: 282. 25.
Owner Name: NOVOHATKO, NATALYA

Tax Year: 2022 to 2023
Property Location: 35 MONROE PLACE

Tax Year	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,782.60	3,782.60	3,912.58	3,936.65	15,414.43
Payments:	3,782.60	3,782.60	3,912.58	3,936.65	15,414.43
Balance:	0.00	0.00	0.00	0.00	0.00

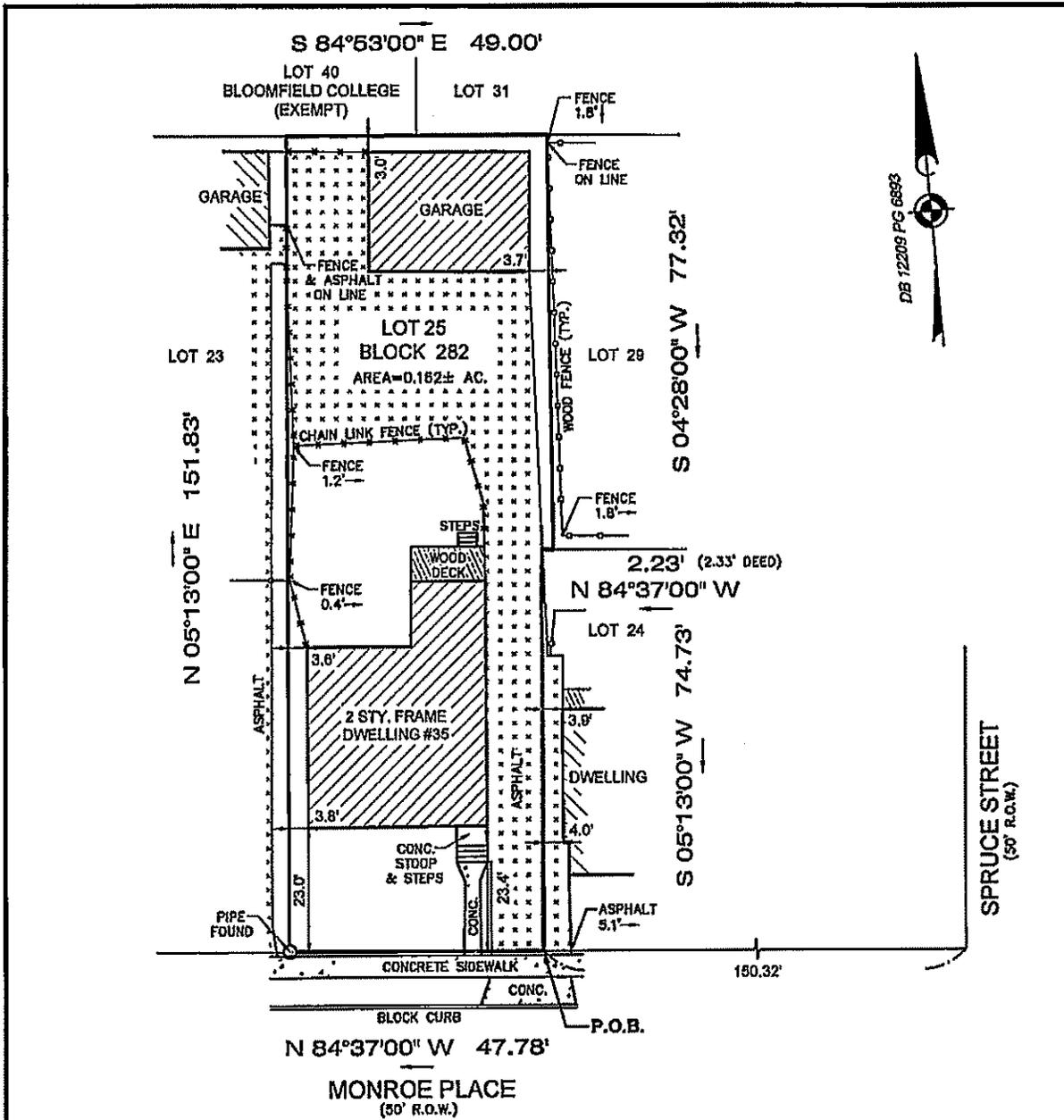
Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance
								15,414.43		15,414.43
02/09/22	1	Payment	001	corelogic	CK	78254 1439	JFC	3,782.60	0.00	11,631.83
		corelogic								
05/04/22	2	Payment	001	CORELOGIC	CK	79684 1422	CORELOG	3,782.60	0.00	7,849.23
		CORELOGIC								
08/09/22	3	Payment	001	MULTIPLE	CK	81161 1376	CORLOGIC	3,912.58	0.00	3,936.65
		CORELOGIC								
11/08/22	4	Payment	001	MULTIPLE	CK	82737 1447	CORELOG	3,936.65	0.00	0.00
		CORELOGIC								

Tax Year	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,853.61	3,853.61	4,012.47	4,012.46	15,732.15
Payments:	3,853.61	3,853.61	4,012.47	0.00	11,719.69
Balance:	0.00	0.00	0.00	4,012.46	4,012.46

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
								15,732.15		15,732.15
02/08/23	1	Payment	001	CORELOGIC	CK	85884 1440	CORLOGIC	3,853.61	0.00	11,878.54
		CORELOGIC								
05/05/23	2	Payment	001	MULTIPLE	CK	88405 1468	CORLG	3,853.61	0.00	8,024.93
		CORELOGIC								
08/08/23	3	Payment	001	MULTIPLE	CK	90107 1470	CORLOGIC	4,012.47	0.00	4,012.46
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 4,012.46

TAX COLLECTOR
 TOWNSHIP OF BLOOMFIELD
 1 MUNICIPAL PLAZA
 BLOOMFIELD, NJ 07003



PREPARED FOR: NATALYA NOVOHATKO

TITLE INSURER: ALLIED TITLE, LLC (11908-NJ-21)
FIRST AMERICAN TITLE INSURANCE COMPANY

MORTGAGE HOLDER: CITIZENS BANK, N.A.
Its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: WEISS & WEISS, LLC

DISCUSSION TOPIC: ASPHALT
CROSSES BOUNDARY LINE BETWEEN
SUBJECT PROPERTY AND LOT 24.

IMPORTANT NOTES, PLEASE REVIEW

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7/10/2021 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TRAILWAYS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 17:27-9.1(d))

DB 12209 PG 6893

CERTIFICATE OF AUTHORIZATION: 24GA26228600



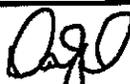
MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9890
FAX: 732-270-8691

www.morganengineeringllc.com

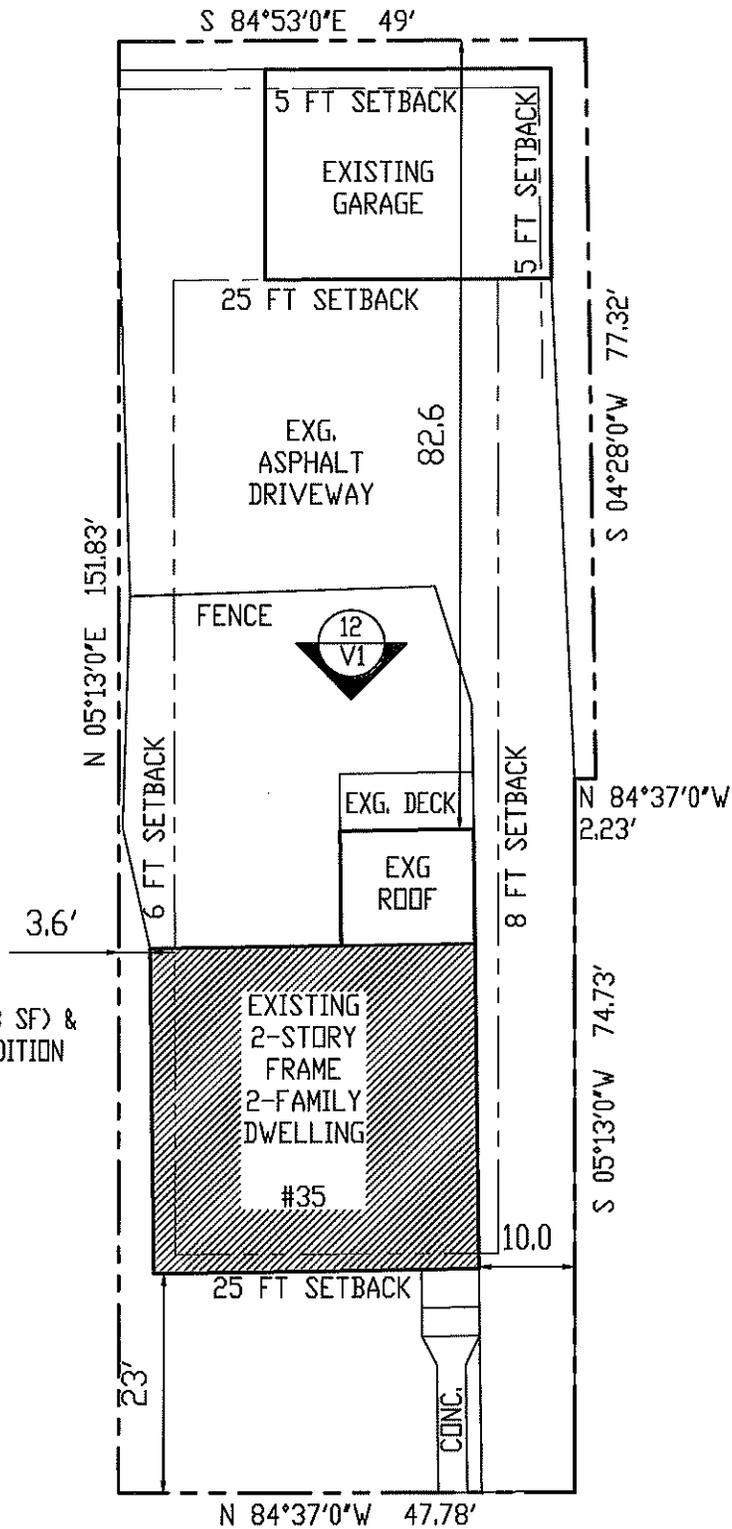
SURVEY OF PROPERTY

LOT 25 BLOCK 282
TOWNSHIP OF BLOOMFIELD
COUNTY OF ESSEX NEW JERSEY


DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 12500

Scale	Drawn By	Date	JOB #	CAD FILE #	Sheet #
1"=20'	J.V.S.	7/10/2021	21-08789	21-08789	1 OF 1

EXPANDED
2ND FLOOR (93 SF) &
NEW ATTIC ADDITION
(846 SF)



1 Proposed Site Plan

SCALE: 1" = 20'-0"



NOTES:

SITE PLAN INFORMATION BASED UPON ORIGINAL SURVEY DATED 7/10/2021
BY MORGAN ENGINEERING & SURVEYING, TOMS RIVER, NJ.

