

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.

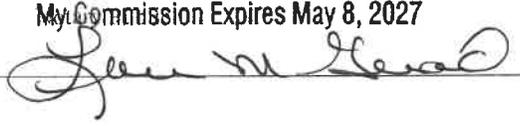
Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the 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 checked="" type="checkbox"/> <i>Planning Board</i>		<input type="checkbox"/> <i>Zoning Board of Adjustment</i>		
Indicate all approvals and variances being sought:				
<input type="checkbox"/> <i>Informal Review</i>	<input type="checkbox"/> <i>Prelim. Major Site Plan</i>		<input type="checkbox"/> <i>Interpretation</i>	
<input type="checkbox"/> <i>Bulk Variance(s)</i>	<input type="checkbox"/> <i>Final Major Site Plan</i>		<input type="checkbox"/> <i>Fill or Soil Removal Permit</i>	
<input type="checkbox"/> <i>Use Variance</i>	<input type="checkbox"/> <i>Prelim. Major Subdivision</i>		<input type="checkbox"/> <i>Waiver of Site Plan Requirements</i>	
<input type="checkbox"/> <i>Conditional Use Variance</i>	<input type="checkbox"/> <i>Final Major Subdivision</i>			
<input type="checkbox"/> <i>Minor Site Plan</i>	<input type="checkbox"/> <i>Appeals from Decision of Admin. Officer</i>			
<input type="checkbox"/> <i>Minor Subdivision</i>	<i>(attach the denial/decision)</i>			
1. APPLICANT				
Name FRANKLIN DEVELOPMENT GROUP LLC			Address 662 BLOOMFIELD AVE	
City BLOOMFIELD	State NJ	Zip 07003	Telephone 973-345-0800	Fax 973-7910
2. PROPERTY OWNER (if other than applicant)				
Name LAMBERSON REALTY LLC			Address 666-668 BLOOMFIELD AVE	
City BLOOMFIELD	State NJ	Zip 07003	Telephone	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address 668 BLOOMFIELD AVE		Block(s) and Lot(s) Numbers BLOCK 226 LOTS 18 & 28		
Site Acreage and Square Footage .358± ACRE 15,578 S.F.		Zone District(s) BCRD-11	Tax Sheet Nos. 10	

Please print your email address **RRICHARDI@FDGROUPNJ.COM**

BLOOMFIELD CODE

Present Use - how is the area currently being used? RETAIL - CONSTRUCTION EQUIPMENT RENTAL			
Proposed Development Name and Nature of Use MIXED USE - RETAIL & RESIDENTIAL CONDOMINIUMS			
Number of New Buildings ONE	Square Feet of New Building(s) 40,208 S.F.	Height 56'	% of Lot to be Covered by Buildings 57.8%
% of Lot to be Covered by Pavement 90%	Number of Parking Spaces and Dimensions (24)	Dimensions of Loading Area(s) 9'-17'	Dimensions of Loading Area(s) N/A
Exterior Construction Material/Design BRICK & METAL PANELS			
Total Cost of Building and Site Improvements 7,200,000	Number of Lots Before Subdivision —	Number of Lots After Subdivision —	Are Any New Streets or Utility Extensions Proposed? NO
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed 0	Are Any Structures to be Removed? YES	Number of Proposed Signs and Dimensions NONE	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. REMOVAL 900 CY		Is the Property Within 200 feet of an Adjacent Municipality? If so, which. YES - GLEN RIDGE	
4. Are there any existing or proposed deed restrictions or covenants? Please detail. THERE IS AN EXISTING INGRESS AND EGRESS EASEMENT NOTED ON THE SURVEY			
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			
6. APPLICANT'S ATTORNEY (if applicable)			
Name MICHAEL OLIVEIRA		Address 105 EISENHOWER PARKWAY	
City ROSELAND	State NJ	Zip 07068	Telephone 973-530-2053
			Fax 973 325-1501

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name PETRY ENGINEERING		Address 115 PASSAIC AVE, SUITE 350		
City FAIRFIELD	State NJ	Zip 07004	Telephone 973-227-7004	License # 36662
Surveyor's Name PROHESTI SURVEYING		Address 870 POMPTON AVENUE		
City CEDAR GROVE	State NJ	Zip 07009	Telephone 973-857-3319	License # 37605
Landscape Architect or Architect's Name RICHARD GARBER		Address 125 MAIDEN LANE, SUITE 506		
City NEW YORK	State NY	Zip 10638	Telephone 212-346-0705	License # 21A101735200
8. FEES SUBMITTED				
<i>Application Fees</i>				
<i>Variance Fees</i>				
<i>Escrow Fees</i>				
<i>Total Fees</i>				
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 conjunction with this application.</p>				
<p>Signature of Applicant</p> 		<p>Sworn to and subscribed before me this date</p> <p><u>May 20th, 2028</u></p>		
		<p>LAURA M. GERARD NOTARY PUBLIC OF NEW JERSEY My Commission Expires May 8, 2027</p> 		
<p>Property Owner Authorizing Application if Other Than Applicant</p>				

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 LAMBERSON REALTY LLC purchased the property located at
666-668 BLOOMFIELD AVE, BLOOMFIELD, NJ 07003
(Property address)
on 7-17-2009 from UNISS REALTY COMPANY, INC
(Date) (Name of the person you purchased the property from)

b. There is/are 0 existing dwelling(s), 24 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

5-20-25
Date