

FRANKLIN DEVELOPMENT GROUP, LLC

ARCHITECTURE ▲ PLANNING ▲ DEVELOPMENT ▲ CONSTRUCTION ▲ REAL ESTATE MANAGEMENT

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May, 19 2025

Bloomfield Planning Board
1 Municipal Plaza
Bloomfield, New Jersey 07003

Re: Site Plan Application. 668 Bloomfield Avenue

Dear Board Members,

In 2024, the Bloomfield Planning Board approved our application for a six-story mixed-use building containing 30 residential units, ground-floor retail space, and 30 on-site parking spaces, with construction contingent upon New Jersey DEP approval.

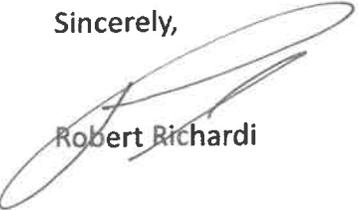
After a year of coordination, the DEP has issued its approval but required the removal of six parking spaces. To maintain the approved 1:1 parking ratio, we are amending the project as follows:

- Building height: reduced from six to five stories
- Residential units: reduced from 30 to 24 units
- Parking: reduced from 30 to 24 spaces
- Ground-floor retail: unchanged

All other design elements and site improvements remain consistent with the 2024 approval. The amended plan preserves the proportional relationship between residential units and parking spaces while satisfying DEP requirements.

We respectfully request the Board's approval of this amendment.

Sincerely,


Robert Richardi

REPLY TO:

- 662 BLOOMFIELD AVENUE ▲ BLOOMFIELD ▲ NEW JERSEY 07003
- 28 BRIGHT STREET ▲ JERSEY CITY ▲ NEW JERSEY 07302
- 136 TIFFANY BOULEVARD ▲ NEWARK ▲ NEW JERSEY 07104