

John Montefusco  
10 Winsor Place  
Bloomfield, NJ, 07003  
Montefusco.john@gmail.com  
412.716.6646

July 18th, 2025  
The Bloomfield Zoning Board Committee  
Bloomfield Municipal  
1 Municipal Plaza  
Bloomfield, NJ, 07003

Dear Chairperson and Members of the Board,

My name is John Montefusco, a Bloomfield resident since 2023. I want to thank you for taking the time to consider this application for a Use Variance, to start the process of opening a small-scale cottage kitchen, at 10 Winsor Place.

My proposed operation will be a kitchen specializing in sourdough baked goods (Breads, Cookies, Pastries) that will focus on the inclusion of spent grains. Spent grains are the barley and other grains that are discarded by breweries after using them in the brewing process. Bloomfield, and surrounding areas, are home to small, independent breweries that do not have the ability to store or send these used grains to farms as feed, thus discarding these grains as waste. Spent grains still have a wide range of nutrients and can be given a second life through milling and used within baked goods. This proposed kitchen will work with select breweries to help ease their waste footprint by upcycling these grains. To me, the idea of partnering with these local businesses to then provide fresh baked breads and treats to our Bloomfield neighbors brings me so much joy and only helps continue the community centric mindset that our town continues to exude.

I understand that my property is in a residential zone, and the primary purpose of this letter is to assure you that my cottage kitchen will be a seamless and positive addition to our neighborhood. My plan is designed to be considerate of my neighbors and the quiet character of our street.

- **Fostering Local Connection:** The business is based on a community approach that will strive to bring people together, and partner with local breweries to mitigate waste.
- **Enhancing Community Character:** A small, home-based business like this contributes to the unique, vibrant character of Bloomfield, showcasing the talents of its residents without altering the residential nature of our street.
- **Minimal Impact:** The business operates entirely within my existing kitchen and rooms, with no exterior signage or modifications. Customer interactions will be managed to

prevent any impact on street parking or traffic, by using a scheduled, preorder pickup and selling wares at local farmers markets where possible.

- **Compliance with Regulations:** My operation will adhere strictly to all regulations set forth by the New Jersey Department of Health for cottage food operators, including those related to food safety, labeling, and sales limits.

Thank you for your time and consideration. I am confident that this opportunity will be a positive contribution to our community by helping small businesses and bringing people together over some good food.

I am available to discuss my application further at your convenience and look forward to presenting my proposal at the upcoming board meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Montefusco', written in a cursive style.

John Montefusco

## 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.

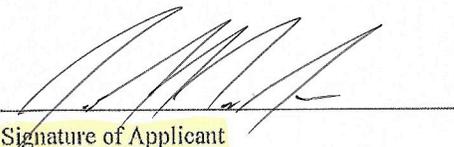
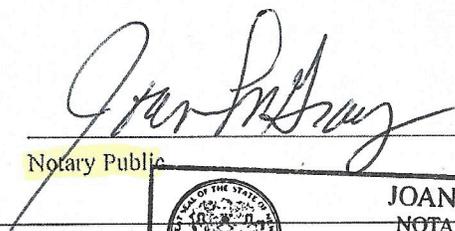
Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
<b>GENERAL INSTRUCTIONS:</b> To the extent possible, applicant shall complete every question. When completed, this application shall be submitted 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 type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit		
<input checked="" 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)			
<b>1. APPLICANT</b>				
Name JOHN MONTEFUSCO			Address 10 WILSON PLACE	
City BLOOMFIELD	State NJ	Zip 07003	Telephone 412-716-6646	Fax —
<b>2. PROPERTY OWNER (if other than applicant)</b>				
Name Same			Address	
City	State	Zip	Telephone	Fax
<b>3. SUBJECT PROPERTY (attach additional sheets if necessary)</b>				
Street Address 10 WILSON PL, BLOOMFIELD, NJ, 07003			Block(s) and Lot(s) Numbers 221 : 34	
Site Acreage and Square Footage		Zone District(s) R1-B	Tax Sheet Nos.	

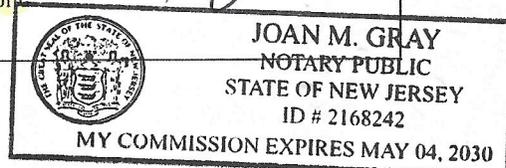
Please print your email address MONTEFUSCO.JOHN@GMAIL.COM

BLOOMFIELD CODE

<b>Present Use - how is the area currently being used?</b>			
SINGLE FAMILY HOME - KITCHEN IS USED AS FAMILY KITCHEN, <span style="float: right;">B SIDE FLOOR IS NOW USED AT THE MOMENT</span>			
<b>Proposed Development Name and Nature of Use</b>			
SPENT GRAIN BAKERY - COTTAGE KITCHEN FOCUSING ON BREADS, PASTRIES, <span style="float: right;">ALSO OTHER BAKED GOODS USING BAKERY SPENT GRAINS.</span>			
Number of New Buildings —	Square Feet of New Building(s) —	Height —	% of Lot to be Covered by Buildings —
% of Lot to be Covered by Pavement —	Number of Parking Spaces and Dimensions —		Dimensions of Loading Area(s) —
Exterior Construction Material/Design —			
Total Cost of Building and Site Improvements —	Number of Lots Before Subdivision —	Number of Lots After Subdivision —	Are Any New Streets or Utility Extensions Proposed? —
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed —	Are Any Structures to be Removed? —		Number of Proposed Signs and Dimensions —
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. —		Is the Property Within 200 feet of an Adjacent Municipality? If so, which. —	
4. Are there any existing or proposed deed restrictions or covenants? Please detail. —			
<b>5. HISTORY OF PAST APPROVALS</b> <input checked="" type="checkbox"/> -Check here if none			
	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			
<b>6. APPLICANT'S ATTORNEY (if applicable)</b>			
Name		Address	
City	State	Zip	Telephone
			Fax

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Landscape Architect or Architect's Name		Address		
City	State	Zip	Telephone	License #
8. FEES SUBMITTED				
<i>Application Fees</i>				
<i>Variance Fees</i>				
<i>Escrow Fees</i>				
<i>Total Fees</i>				
<b>CERTIFICATION</b>				
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>7/18/25</u>		
_____ Property Owner Authorizing Application if Other Than Applicant		 _____ Notary Public		



**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 JOAN MONTEFUSCO purchased the property located at  
10 WINSON PL, BLOOMFIELD, NJ, 07003  
(Property address)  
on 10/27/2023 from LYELL RICHIE AND SARA RICHIE  
(Date) (Name of the person you purchased the property from)

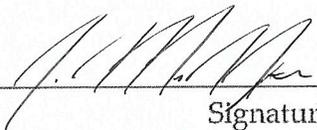
b. There is/are 1 existing dwelling(s), 0 proposed.  
(how many?) (how many?)

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

07/18/25  
Date



Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
221 5	201 WASHINGTON STREET	2	FREDERICKS, RALPH C/O HELEN 240 MAIN ROAD MONTVILLE, NJ	07045
221 7	197 WASHINGTON STREET	2	BLADES, CAMERON & EILEEN 197 WASHINGTON STREET BLOOMFIELD, NJ	07003
221 9	189 WASHINGTON STREET	2	IAZZETTA, SUZANNE 2101 E. 2ND STREET #203 LONG BEACH, CA	90803
221 11	185 WASHINGTON STREET	2	RIVAS, JOSE I. & TERESA 185 WASHINGTON STREET BLOOMFIELD, NJ	07003
221 13	179 WASHINGTON STREET	2	RIDDLEBERGER, MICHAEL H & JON (TR) 179 WASHINGTON ST BLOOMFIELD, NJ	07003
221 14	177 WASHINGTON STREET	2	KADOSH, MATTHEW 177 WASHINGTON ST BLOOMFIELD, NJ	07003
221 15	175 WASHINGTON STREET	2	GIRR, CHRISTOPHER F. 175 WASHINGTON STREET BLOOMFIELD, NJ	07003
221 17	171 WASHINGTON STREET	2	TOWNSEND, TODD & SALAS, IVIS 171 WASHINGTON ST BLOOMFIELD, NJ	07003
221 19	167 WASHINGTON STREET	2	CRUZ, IVONNE E. 167 WASHINGTON ST BLOOMFIELD, NJ	07003
221 21	165 WASHINGTON STREET	2	KRAFT, RACHAEL LEIGH & DENNIS ALDEN 165 WASHINGTON ST BLOOMFIELD, NJ	07003
221 22	161 WASHINGTON STREET	2	AVANESSIAN, LOUSVART 161 WASHINGTON STREET BLOOMFIELD, NJ	07003
221 25	148 THOMAS STREET	2	LI, QI SONG 148 THOMAS ST BLOOMFIELD, NJ	07003
221 27	150 THOMAS STREET	2	MICHAEL, MARTIN J & ROOPAL 49 SISCO PLACE CLIFTON, NJ	07011

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
221 28	152 THOMAS STREET	2	SHAVEL, MARC & JITKA 152 THOMAS ST. BLOOMFIELD, NJ	07003
221 29	156 THOMAS STREET	2	PANAGOPoulos, PETER & MENElaOS 156 THOMAS ST BLOOMFIELD, NJ	07003
221 30	158 THOMAS STREET	2	LAWES, CARSON C. 158 THOMAS ST BLOOMFIELD, NJ	07003
221 31	2 WINSOR PLACE	2	OOMMEN, ROY 2 WINSOR PLACE BLOOMFIELD, NJ	07003
221 32	6 WINSOR PLACE	2	CAULFIELD, EDMUND & BEATTIE,CHRISTO 6 WINSOR PL BLOOMFIELD, NJ	07003
221 35	14 WINSOR PLACE	2	GOUGOULIDIS,VASILEIOS&KOCOGLU,AVSE 14 WINSOR PLACE BLOOMFIELD, NJ	07003
221 36	14 WINSOR PLACE REAR	15C	TOWNSHIP OF BLOOMFIELD MUNICIPAL BUILDING BLOOMFIELD, NEW JERSEY	07003
221 37	31 WASHINGTON PLACE	2	KOWBEL, NICHOLAS & CELINE 31 WASHINGTON PLACE BLOOMFIELD, NJ	07003
221 38	29 WASHINGTON PLACE	2	BERSEN,DIANE + MORDKOWICZ,HILLEL 29 WASHINGTON PLACE BLOOMFIELD, NJ	07003
221 39	27 WASHINGTON PLACE	2	JOSEPH, TARA WHITE & MICHAEL 27 WASHINGTON PLACE BLOOMFIELD, NJ	07003
221 40	25 WASHINGTON PLACE	2	MONGIOI, MARIA 25 WASHINGTON PLACE BLOOMFIELD, NJ	07003
221 42	23 WASHINGTON PLACE	2	ORTIZ, CARLOS 23 WASHINGTON PLACE BLOOMFIELD, NJ	07003
221 43	21 WASHINGTON PLACE	2	21 WASHINGTON PLACE,LLC 684 ELLINGTON RD RIDGEWOOD, NJ	07450

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
221 44	19 WASHINGTON PLACE	2	ROCHE, JOHN J. & BARBARA M. 19 WASHINGTON PLACE BLOOMFIELD, NJ	07003
221 46	17 WASHINGTON PLACE	2	TORRES, ROSA 17 WASHINGTON PLACE BLOOMFIELD, NJ	07003
221 48	15 WASHINGTON PLACE	2	ROBERTS, BETTY A. + WILLIAMS, DENISE 15 WASHINGTON PLACE BLOOMFIELD, NJ	07003
222 1	17 WINSOR PLACE	2	EASOM, LYNDESE A. & NATHAN J. 17 WINSOR PLACE BLOOMFIELD, NJ	07003
222 2	15 WINSOR PLACE	2	BENFANTE, MICHAEL & JOY O. 15 WINSOR PLACE BLOOMFIELD, NJ	07003
222 4	WINSOR PLACE	15F	UNKNOWN UNKNOWN GLEN RIDGE, NJ	07028
223 1	11 WINSOR PLACE	2	NJOROGE, ROBERT W. & ESTELLA M. 11 WINSOR PL BLOOMFIELD, NJ	07003
223 3	1 WINSOR PLACE	2	LEHR, WILLIAM & MARYUMI 1 WINSOR PLACE BLOOMFIELD, NJ	07003
223 4	160 THOMAS STREET	2	HOEWELER, MICHAEL + SICHEL, WILLIAM 160 THOMAS STREET BLOOMFIELD, NJ	07003
223 5	162 THOMAS STREET	2	KASSIM, AHMED & BRANDENBURG, ELISE 162 THOMAS STREET BLOOMFIELD, NJ	07003
223 6	166 THOMAS STREET	2	HENRY, VINCENT 166 THOMAS ST. BLOOMFIELD, NJ	07003
223 19	8 APPLETON ROAD	2	DI TROLLO, DONATO & CARLA 8 APPLETON ROAD BLOOMFIELD, NJ	07003

July 15, 2025

**10 Winsor Place  
Bloomfield, New Jersey**

**Certified List of Borough of Glen Ridge Property Owners within 200'**

Owner Name	Mailing Street	Mailing City, State, Zip Code	Block	Lot
BLENDER, JOSHUA S	9 WINSOR PL	GLEN RIDGE , NJ 07028	59	18

I hereby certify that the accompanied list is an accurate and complete list of property owners and addresses. This list has been prepared from the most recent tax rolls.



Erik DeLine AICP/PP  
Secretary

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

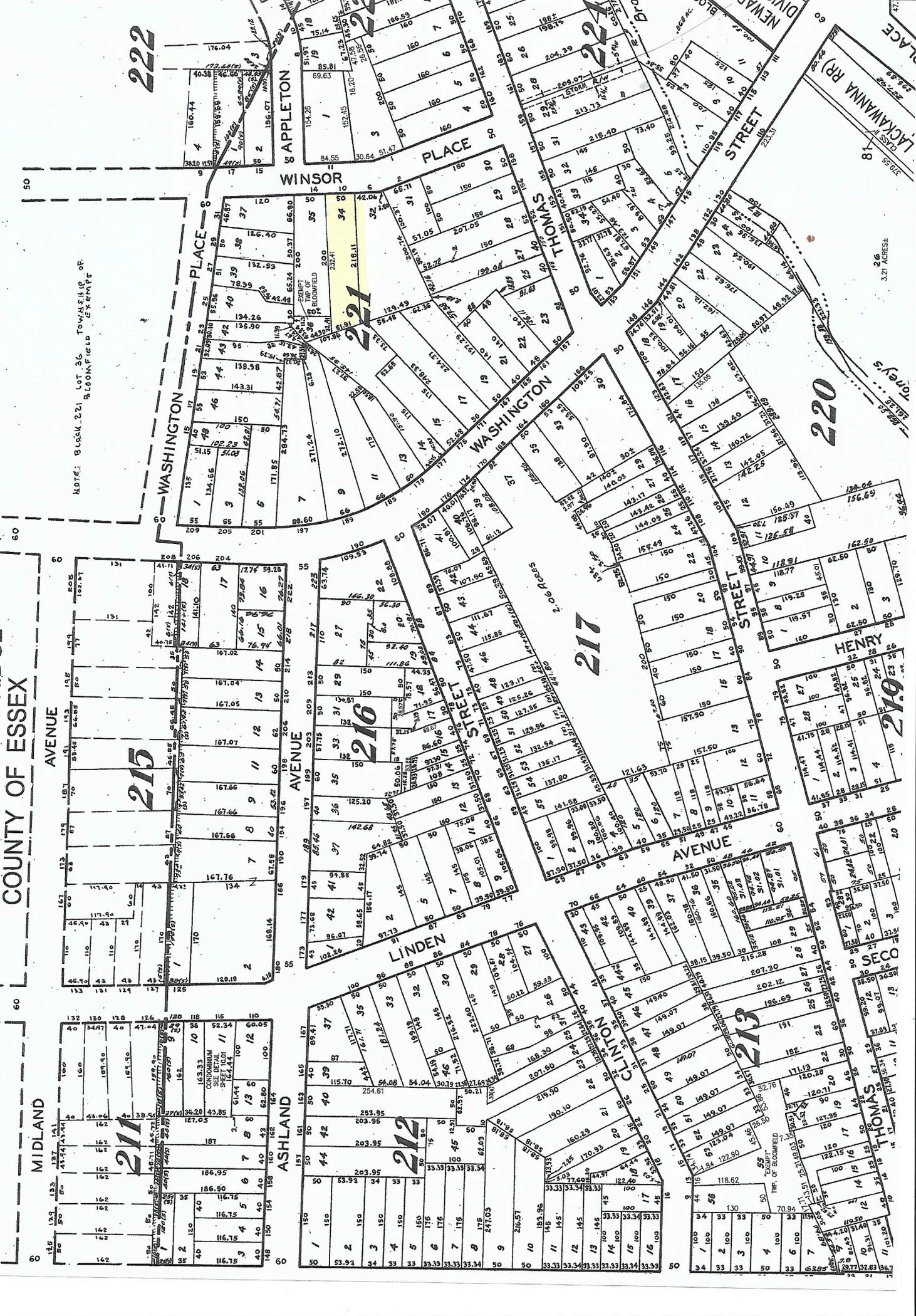
County of Essex  
County Clerk  
Hall of Records  
465 Dr. Martin Luther King, Jr. Blvd.  
Newark, NJ 07102

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.**



BOROUGH OF GLEN RIDGE  
COUNTY OF ESSEX



NOTE: Block 221, Bloomfield Estate

MIDLAND AVENUE

WASHINGTON PLACE

ASHLAND AVENUE

LINDEN AVENUE

CLINTON AVENUE

HENRY AVENUE

WINSOR PLACE

THOMAS STREET

THOMAS STREET

THOMAS STREET

211

215

216

212

217

213

221

222

221

220

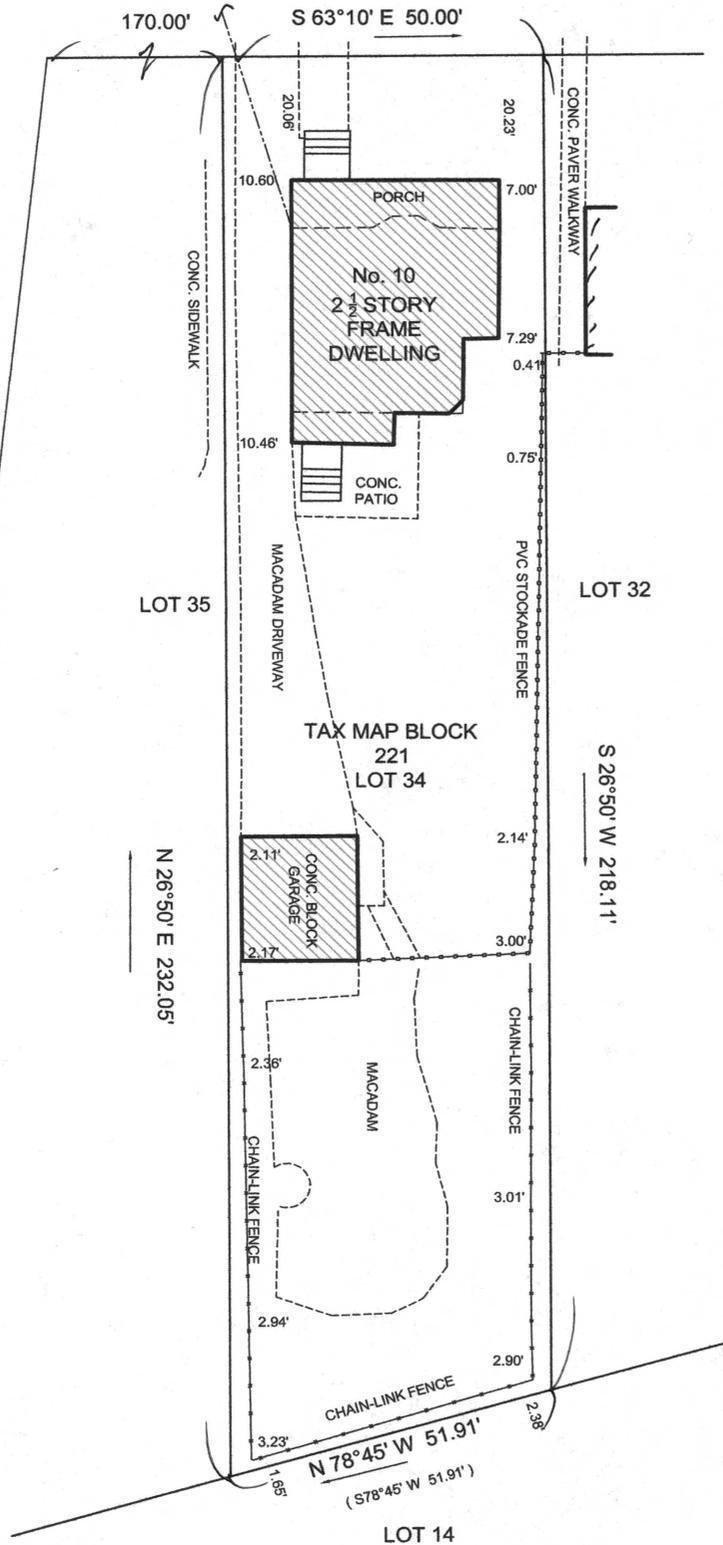
219

218

**WINSOR PLACE**

50' R.O.W.

**WASHINGTON PLACE**  
60' R.O.W.



THIS SURVEY IS FOR THIS TRANSACTION ONLY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IF THIS SURVEY IS ILLEGALLY USED FOR A SURVEY AFFIDAVIT OF NO CHANGE.

No liability is assumed by the certifying surveyor for the use of this survey by any other party not shown on the certification hereon or for use of this survey with a survey affidavit. Certifications are not transferable to additional institutions or subsequent owners. This survey plat used without the impression of a raised seal of the surveyor shall invalidate this survey plat. **The use of this survey along with a survey affidavit is prohibited.**

The property has not been staked in accordance with instructions. A written waiver and direction not to set corner markers has been obtained from the ultimate owner pursuant to P.L. 2003, c.14 (NJSA 45:8-36.3) and 13:40-5.1(d).

TAX BLOCK: 221	LOT: 34	ADDRESS: 10 WINSOR PLACE	JOB No. 23-086
CERTIFIED TO: Darah Ashley Rifkin and John Michael Montefusco Jr.; Prestige Title Agency, Inc.; Westcor Land Title Insurance Company; NJ Lenders Corp., its successors and/or assigns as their interests may appear; James J. McDonald, Esq. Bannon, Rawding, McDonald & Mascera, P.A.		MAP OF PROPERTY SITUATED IN THE <b>TOWNSHIP OF BLOOMFIELD</b> ESSEX COUNTY, NJ	REV. DATE
		<b>JMH ASSOCIATES</b> 403-0830 P.O. BOX 30 FAX 403-0803 CALDWELL, N.J. 07006	DATE OCT. 23, 2023
		<b>JAMES M. HELB, PE,LS,PP</b> PROFESSIONAL ENGINEER & LAND SURVEYOR PROFESSIONAL PLANNER	SCALE 1" = 30'
TITLE No:			DATE 10-23-2023

John Montefusco  
10 Winsor Place  
Bloomfield, NJ, 07003  
Montefusco.john@gmail.com  
412.716.6646

July 18th, 2025  
The Bloomfield Zoning Board Committee  
Bloomfield Municipal  
1 Municipal Plaza  
Bloomfield, NJ, 07003

Dear Chairperson and Members of the Board,

I, John Montefusco, owner of the property located at 10 Winsor Place, Bloomfield, NJ, hereby confirm that the recent survey accurately reflects the current conditions of the property to the best of my knowledge.

Since purchasing the home in late 2023, we have not undertaken any projects that would alter the property's boundaries or features as depicted on the survey.

Please feel free to contact me if you have any questions.

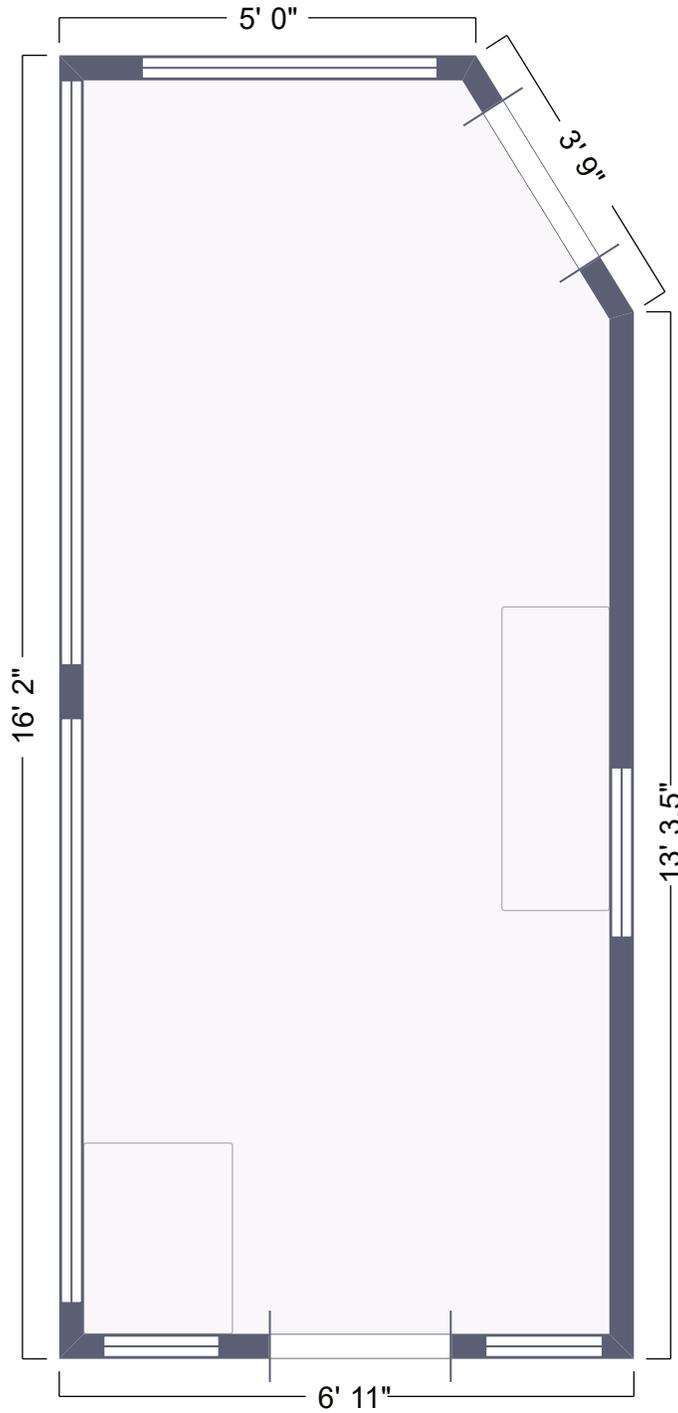
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Montefusco', written in a cursive style.

John Montefusco

# Side Room Floorplan

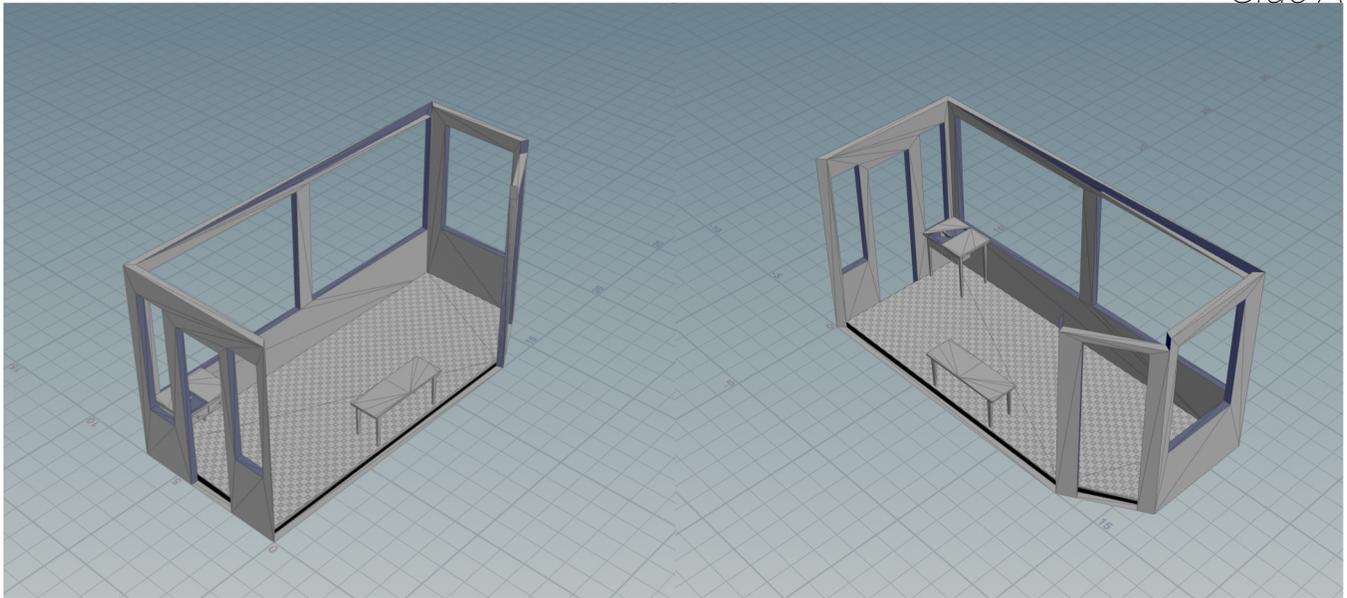
Approximately 115 sf total



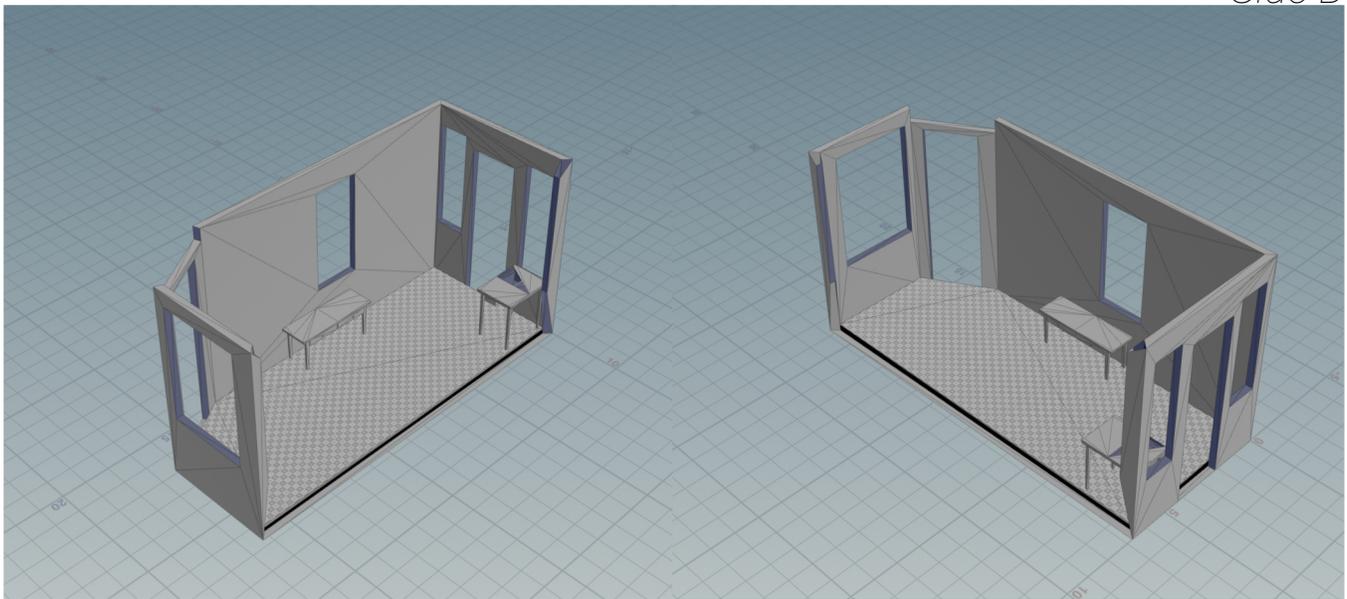
# Side Room Floorplan (3D)

Approximately 115 sf total

*Side A*

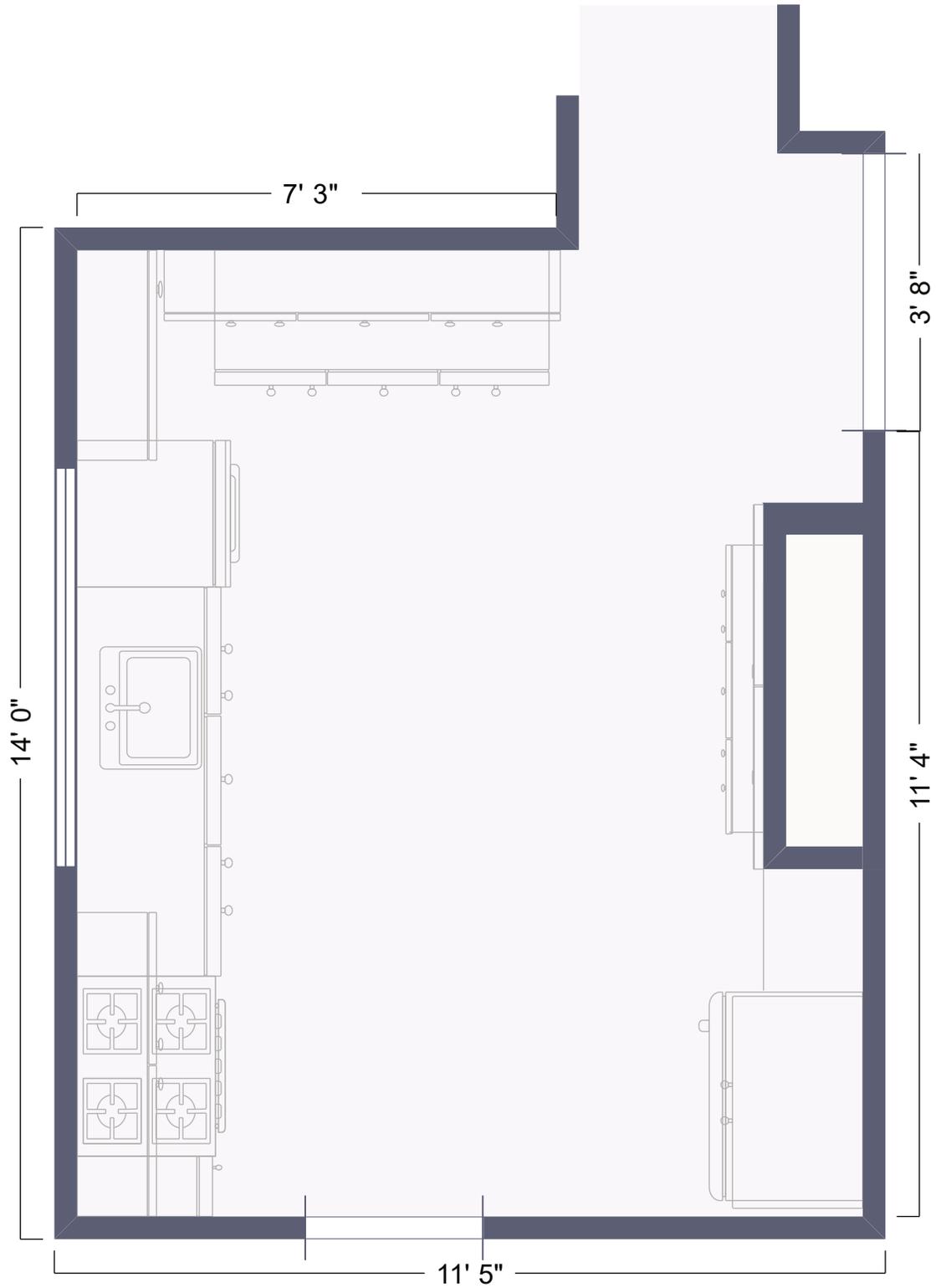


*Side B*



# Kitchen Floorplan

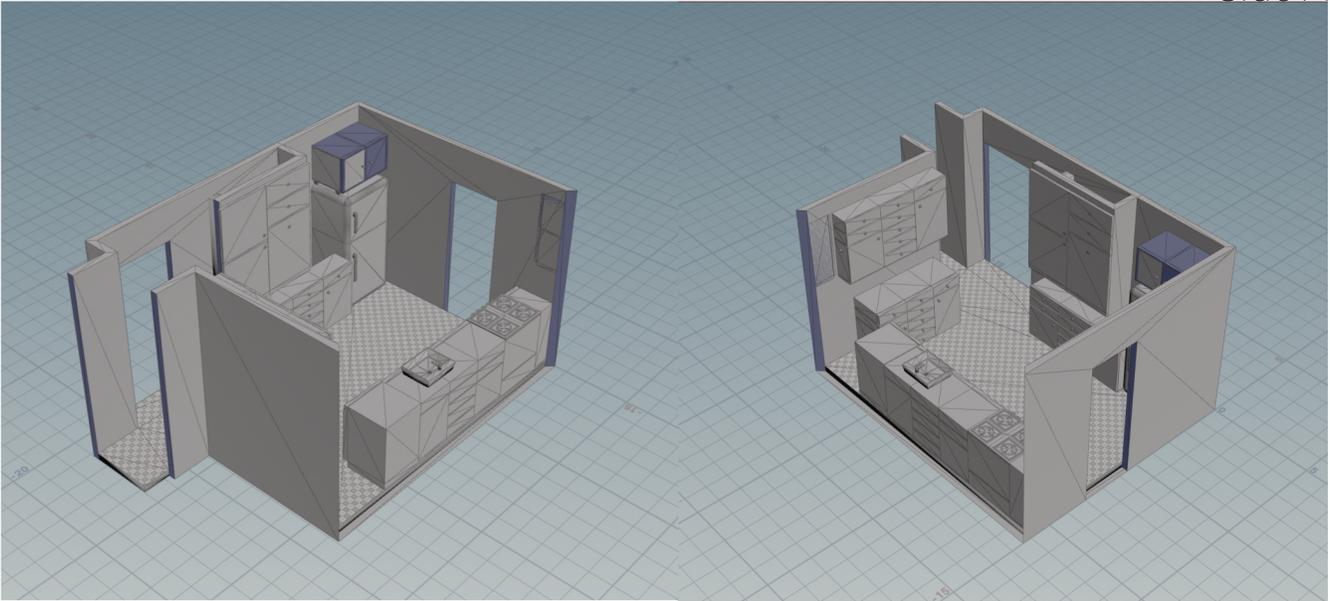
Approximately 190 sf total



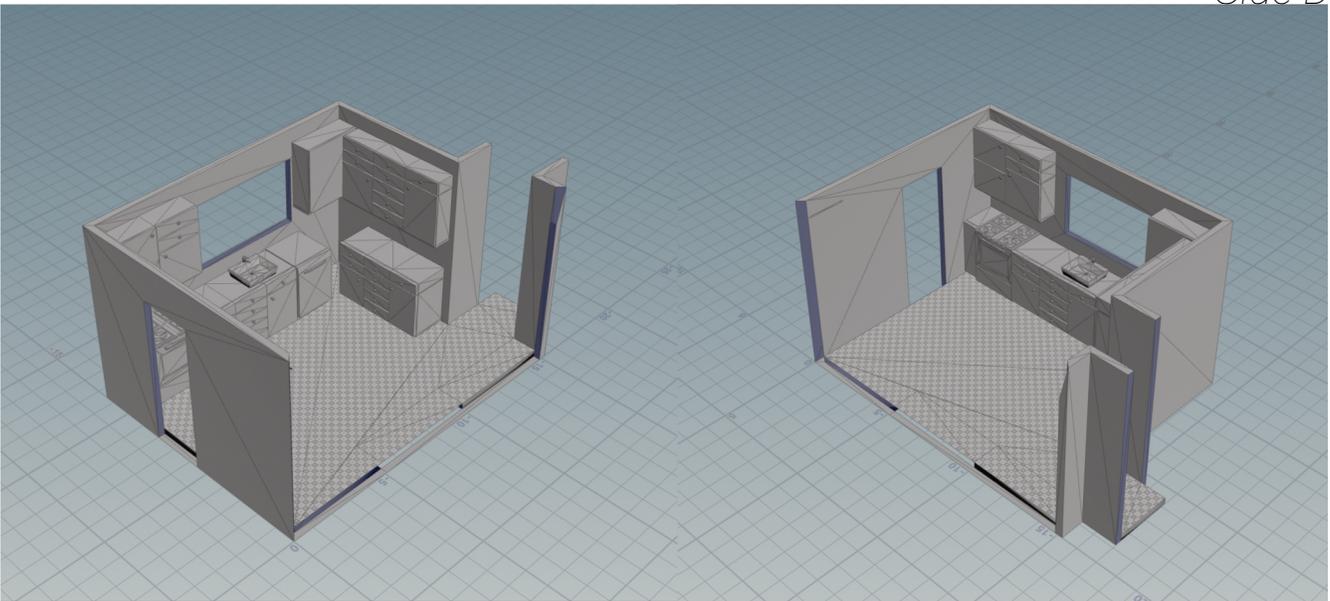
# Kitchen Floorplan (3D)

Approximately 190 sf total

*Side A*



*Side B*





# CERTIFICATE OF ACHIEVEMENT

AS DETERMINED BY USERVE

THIS DOCUMENT DOES HEREBY CERTIFY THAT

**JOHN MONTEFUSCO**

HAS SUCCESSFULLY MET THE REQUIREMENTS OF THE

**FOOD PROTECTION MANAGER  
CERTIFICATION**

DATE ISSUED

**August 11th, 2025**

EXPIRES

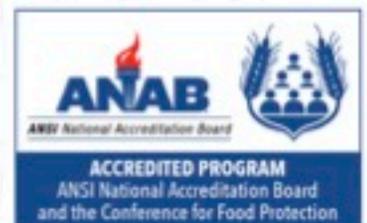
**August 11th, 2030**

CERTIFICATE NO

**USU06-V1-JMO3107002-20250811-1**

EXAM NO

**USU06-V1**



ACCREDITATION ID: 9064

AUTHORIZED SIGNATURE

CERTIFICATE OF ACHIEVEMENT