

Dear Members of the Bloomfield Planning Board and Zoning Board of Adjustment,

We are submitting this request for approval to renovate the crawlspace in our basement into a safe and functional playroom and entertainment area. This space will primarily serve as a playroom for our grandchildren when they visit, while also allowing for additional usable space in our home.

For a number of years, our home and other houses in our area have been affected by floods leading to water intrusion leading to damage in the basement walls, and potential mold growth. Through this project, we are committed to ensuring that this renovation includes proper moisture control and mold prevention measures. Since the crawlspace is located directly beneath two bedrooms, we want to ensure that the air quality and structural integrity of the space are properly addressed.

We appreciate your time in reviewing our request and welcome any guidance on the necessary steps for approval. Please let us know if there are any additional requirements or documents needed to move forward. We look forward to working with the board to ensure this project meets all local zoning and building regulations.

Thank you for your consideration.

Best regards,

Romulo Miraval & Bercelia Miraval

1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
Fax: (973) 680-1652
www.bloomfieldwpnj.com

**Township of Bloomfield
Community Development Department
Construction, Planning and Zoning Divisions**

August 22, 2024

Romulo Miraval
Bercelia Miraval
117 North 16th St.
Bloomfield NJ 07003

Re: 117 North 16th St.

Zoning Permit: 23-0337

Dear Owner:

I have reviewed your permit adding a staircase and changing the crawl space of the basement into finished space. Please note the plans do not contain Floor Area Ratio (FAR) calculations. Based on the existing tax card the existing property is over 67% the proposed space further increases that number to well over 70%.

Please note due to chapter per
315-35 **Supplementary regulations.**

A. General.

(1) No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified among the uses listed as permitted, accessory or conditional in the district in which such building or land is located and in conformance with Schedule A, Bulk and Setback Regulations.^{III}

[1] *Editor's Note: Schedule A is included as an attachment to this chapter.*

Zone	Lot Area	Lot Width (feet)	Front yard (feet)	Rear Yard (feet)	Side Yard	Accessory Building, Side, Rear Yards (feet)	Building/Lot Coverage/FAR	Height
R-2B Two-Family Higher-Density Residential	4,000 square feet	40	20	25	6	5	25%/60%/0.5	40 feet

FLOOR AREA The sum of the area of all floors of buildings measured to the dimensions of the outside walls of the buildings inclusive of ground floor parking, but excluding attics, basements, cellars, sheds and detached garages, except to the extent such areas are finished for use as bedrooms, family rooms, studies or other such living quarters; open porches, decks, patios, terraces, balconies, breezeways and arcades; utility, mechanical and emergency power equipment areas; stairwells and elevator shafts in commercial buildings and multifamily dwellings; guard houses; and any open area above the ground floor within an open atrium space.

Therefore I cannot approve this application as it would require:

- Use variance: Floor Area Ratio (FAR) proposed FAR exceeds 50%

Should you wish to seek variance relief, you may contact the Secretary to the Zoning Board, Ms. Amanda Waters, at the Municipal Building Room 203 or at 973-680-4012 or awaters@bloomfieldtwpnj.com.

Any further questions feel or if you wish to change the application to something I can approve free to reach out.

Thank you



Robert Beese, Senior Deputy Zoning Officer
Township of Bloomfield
1 Municipal Plaza, Room 105
Bloomfield, New Jersey 07003
E-mail: rbeese@bloomfieldtwpnj.com

BLQ: 7. 47.
Owner Name: MIRAVAL, ROMULO & BERCELIA

Tax Year: 2024 to 2025
Property Location: 117 NORTH SIXTEENTH ST

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,955.09	2,955.09	3,159.45	3,199.23	12,268.86
Payments:	2,955.09	2,955.09	3,159.45	3,199.23	12,268.86
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
								12,268.86		12,268.86
								Original Billed		
02/01/24	1	Payment	001		CS	93007	20 COUNTER5	2,955.09	0.00	9,313.77
05/08/24	2	Payment	001		CS	94832	28 WINDOW 5	2,955.09	0.00	6,358.68
08/08/24	3	Payment	001	1796	CK	96420	26 WINDOW3	3,159.45	0.00	3,199.23
11/01/24	4	Payment	001	1800	CK	97737	24 WINDOW 3	3,199.23	0.00	0.00

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,067.22	3,067.21	0.00	0.00	6,134.43
Payments:	3,067.22	0.00	0.00	0.00	3,067.22
Balance:	0.00	3,067.21	0.00	0.00	3,067.21

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								6,134.43		6,134.43
								Original Billed		
02/03/25	1	Payment	001	1813	CK	99183	29 WINDOW 5	3,067.22	0.00	3,067.21

Total Principal Balance for Tax Years in Range: 3,067.21

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

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.

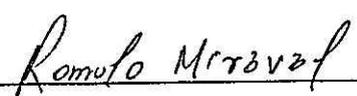
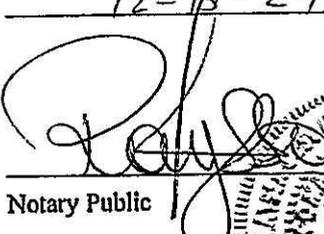
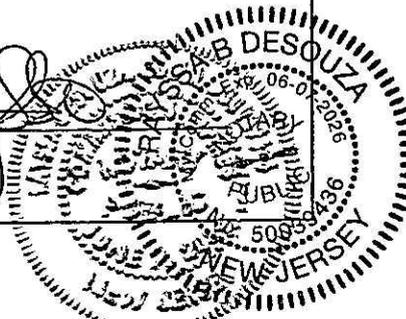
Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the 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 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)			
1. APPLICANT				
Name <i>Romulo Miraval</i> <i>Bercelia Miraval</i>			Address <i>117 N. 16th St.</i>	
City <i>Bloomfield</i>	State <i>NJ</i>	Zip <i>07003</i>	Telephone <i>973-517-1745</i>	Fax
2. PROPERTY OWNER (if other than applicant)				
Name <i>Same</i>			Address	
City	State	Zip	Telephone	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address		Block(s) and Lot(s) Numbers <i>Block 7 Lot 47</i>		
Site Acreage and Square Footage		Zone District(s) <i>R-2B</i>	Tax Sheet Nos.	

Please print your email address *earthsupplytransport@gmail.com*

BLOOMFIELD CODE

Present Use - how is the area currently being used? Basement Crawl Space			
Proposed Development Name and Nature of Use Playroom / Entertainment			
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.			
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>			
<i>Building Permit</i>			
6. APPLICANT'S ATTORNEY (if applicable)			
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		
Taja Design and Build LLC		86 Ridge Dr. Livingston 07039		
City	State	Zip	Telephone	License #
Livingston	NJ	07039	201-214-6411	20583
8. FEES SUBMITTED				
Application Fees				
Variance Fees				
Escrow Fees				
Total Fees				
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>				
		Sworn to and subscribed before me this date		
		12-18-24		
 Signature of Applicant		 Notary Public		
Property Owner Authorizing Application if Other Than Applicant				

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 Romulo Miraval purchased the property located at
117 N. 16th St. Bloomfield NJ 07003
(Property address)
on 03/07/1994 from Christopher Besta
(Date) (Name of the person you purchased the property from)

b. There is/are 1 existing dwelling(s), 1 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 7 Lot 47**
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.

Romulo Miraval
Signature

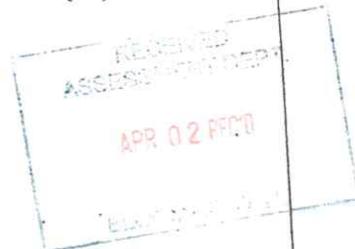
12/13/24
Date

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: 117 N. 16th St. Bloomfield NJ 07003

OWNER: Romulo Miraval

BLOCK(S): 7 LOT(S): 47

REQUESTER'S NAME: Romulo Miraval

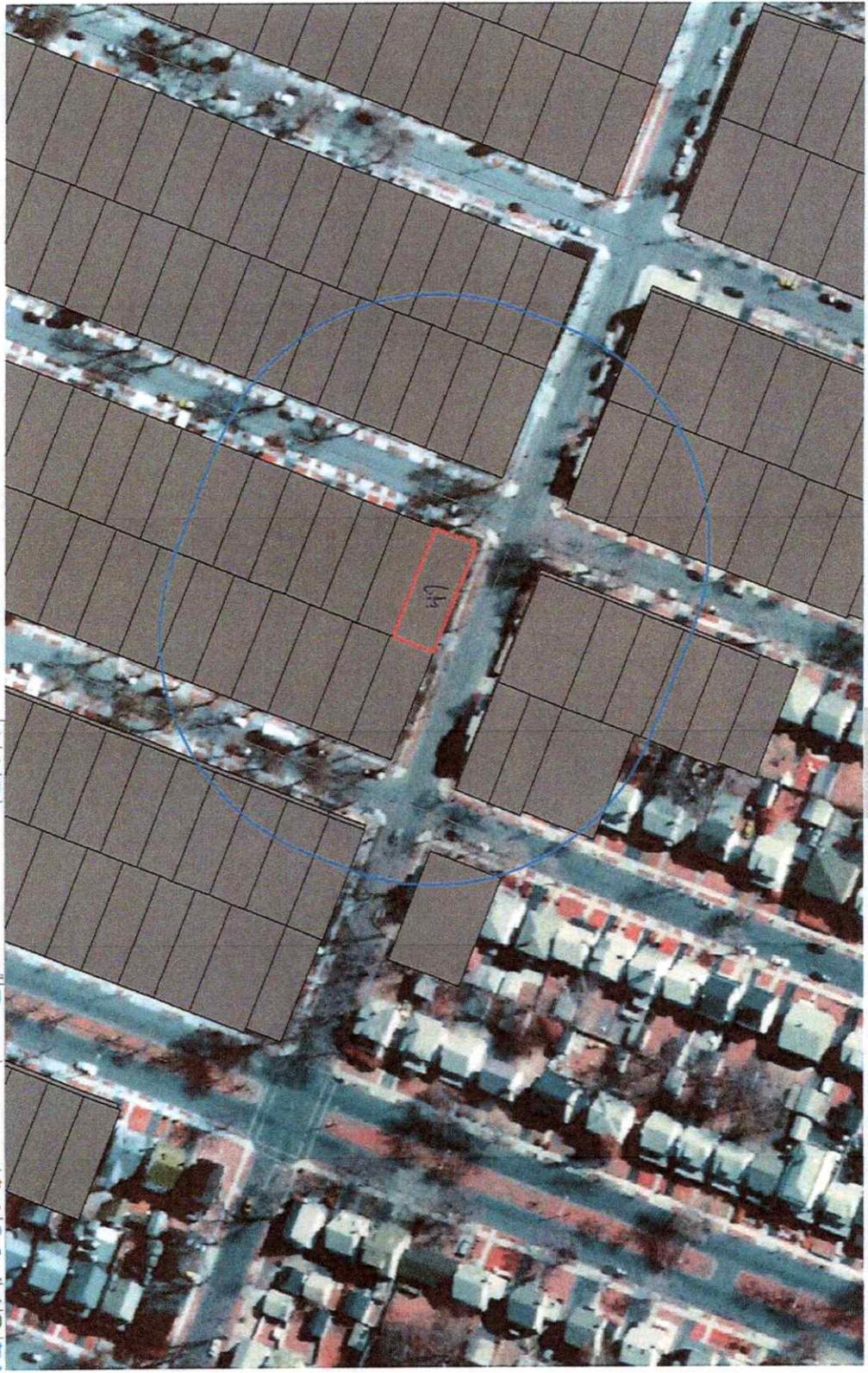
ADDRESS: 117 N. 16th St. Bloomfield NJ 07003

EMAIL: earthsupplytransport@gmail.com TELEPHONE: 973-816-0516

Romulo Miraval 04/02/21
Signature of Requester Date

FOR OFFICE USE ONLY:	
Received: _____	Completed: _____

Handwritten notes in blue ink: 'Completed' with a checkmark, '4/2/21', and a circled '5'.



VARIANCE REPORT (200 Ft)

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
2 1	NEWFIELD ST	15F	UNKNOWN UNKNOWN EAST ORANGE, NJ	07017
2 2	110 NORTH SEVENTEENTH ST	2	MAGLIULO, TIFFANY + FALLOW, SEAN 110 NORTH 17TH ST BLOOMFIELD, NJ	07003
2 3	112 NORTH SEVENTEENTH ST	2	COOPER, EDWARD + JORDAN, MIGNON 112 NORTH 17TH ST BLOOMFIELD, NJ	07003
2 4	109 NORTH SIXTEENTH ST	2	ATTYS, PAULONE & ALEXIS, NADEGE J 109 N 16TH ST BLOOMFIELD, NJ	07003
2 6	105 NORTH SIXTEENTH ST	2	CIANCITTO, DOMINIC + FREID, DENISE 105 N.16TH STREET BLOOMFIELD, NJ	07003
2 7	103 NORTH SIXTEENTH ST	2	POLANCO, BIENVENIDO 103 NORTH 16TH ST BLOOMFIELD, NJ	07003
2 8	101 NORTH SIXTEENTH ST	2	SANTOS, DOMINGOS M. & MARIA 101 NORTH 16TH ST BLOOMFIELD, NJ	07003
3 6	102 NORTH SIXTEENTH ST	2	PERRY, THOMAS M. & BARBARA 102 NORTH 16TH ST BLOOMFIELD, NJ	07003
3 7	106 NORTH SIXTEENTH ST	2	LABORDE-PIERRE & MARIE 106 NORTH 16TH ST BLOOMFIELD, NJ	07003
3 9	110 NORTH SIXTEENTH ST	2	JACKSON, DENISE + BAILEY, CLARA M. 110 N 16TH ST BLOOMFIELD, NJ	07003
3 10	112 NORTH SIXTEENTH ST	2	RAMCHARRAN, NEELAWATEE 112 NORTH 16TH ST BLOOMFIELD, NJ	07003
3 11	22-30 FIRST AVENUE	4A	SHIV REALTY LLC 11 HIGHLAND DR. PARLIN, NJ	08859
3 12	109 NORTH FIFTEENTH ST	2	YASSIN, AMEER 2441 REEDER ROAD NEW HOPE, PA	18938

VARIANCE REPORT (200 Ft)

Essex County

Block Lot Ctbl	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
6 2	120 NORTH SIXTEENTH ST	2	ESTATE OF RISPOLI, G. 120 NORTH 16TH ST BLOOMFIELD, NJ	07003
6 3	122 NORTH SIXTEENTH ST	2	MAX, ERIC 122 N 16TH ST BLOOMFIELD, NJ	07003
6 4	124 NORTH SIXTEENTH ST	2	TUCKER, BARBARA 124 NORTH 16TH ST BLOOMFIELD, NJ	07003
6 5	128 NORTH SIXTEENTH ST	2	JOHNSON, KEVIN & ALICIA 128 N 16TH ST BLOOMFIELD, NJ	07003
6 6	130 NORTH SIXTEENTH ST	2	BALOGUN, AKEEM AYODELE 130 N 16TH ST BLOOMFIELD, NJ	07003
6 7	134 NORTH SIXTEENTH ST	2	BANGAROO, EMMANUEL & SHARON 134 NORTH 16TH ST BLOOMFIELD, NJ	07003
6 40	129 NORTH FIFTEENTH ST	2	ROBERTS, DEBBIE & EATON 129 NORTH 15TH ST BLOOMFIELD, NJ	07003
6 41	127 NORTH FIFTEENTH ST	2	KODARE, MADRAY & NIRMALA 127 NORTH 15TH ST BLOOMFIELD, NJ	07003
6 42	125 NORTH FIFTEENTH ST	2	SURJINALATH, EDWARD M & GIRGAWATIE 125 NORTH 15TH ST BLOOMFIELD, NJ	07003
6 43	121 NORTH FIFTEENTH ST	2	FIELD, ESMOND T.JR. & JOAN 121 NORTH 15TH ST BLOOMFIELD, NJ	07003
6 44	119 NORTH FIFTEENTH ST	2	FERNANDEZ, ANGEL 119 NORTH 15TH ST BLOOMFIELD, NJ	07003
6 45	25 FIRST AVENUE 1	4A	RV REALTY LLC 25 FIRST AVE BLOOMFIELD, NJ	07003
7 1	118 NORTH SEVENTEENTH ST	2	DIAZ, AURIS & GONZALEZ, AMANCIO 118 NORTH 17TH 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
7 2	122 NORTH SEVENTEENTH ST	2	CHICAZA, ADRIANO + CUEVA, JUAN D. 122 N. 17TH STREET BLOOMFIELD, NJ	07003
7 3	126 NORTH SEVENTEENTH ST	2	DELGADO, DANI M. & JACQUELINE 126 N 17TH ST BLOOMFIELD, NJ	07003
7 4	128 NORTH SEVENTEENTH ST	2	VASQUEZ, MAURICIO & KRISTINA 128 NORTH 17TH STREET BLOOMFIELD, NJ	07003
7 5	130 NORTH SEVENTEENTH ST	2	MCCOMBS, DEBRA A. 130 N.17TH ST. BLOOMFIELD, NJ	07003
7 6	134 NORTH SEVENTEENTH ST	2	RIVERA, HILDA L. & EDUARDO SR. 134 NORTH 17TH ST BLOOMFIELD, NJ	07003
7 7	136 NORTH SEVENTEENTH ST	2	GONZALEZ EDISON F. + GARCIA, ERICK 136 NORTH 17TH STREET BLOOMFIELD, NJ	07003
7 40	135 NORTH SIXTEENTH ST	2	APONTE, ELVIN M. & MARLYNN T. 135 NORTH 16TH ST BLOOMFIELD, NJ	07003
7 41	133 NORTH SIXTEENTH ST	2	FIGUEROA, ROBERTO & NANCY D 133 NORTH 16TH ST BLOOMFIELD, NJ	07003
7 42	131 NORTH SIXTEENTH ST	2	RANCHARRAN, JAIRAM & MARSAMA 131 NORTH 16TH ST BLOOMFIELD, NJ	07003
7 43	129 NORTH SIXTEENTH ST	2	LATORRE, JORGE L. 129 NORTH SIXTEENTH ST BLOOMFIELD, NJ	07003
7 44	123 NORTH SIXTEENTH ST	2	POLO, JADIRA + MARTINEZ, EPIFANIO P. 123 NORTH 16TH STREET BLOOMFIELD, NJ	07003
7 45	121 NORTH SIXTEENTH ST	2	SALVATO, ELIZABETH 121 NORTH 16TH ST BLOOMFIELD, NJ	07003
7 46	119 NORTH SIXTEENTH ST	2	TRAVEZ, LUIS A & AGUILAR, GUADALUPE 119 NORTH 16TH ST BLOOMFIELD, NJ	07003

VARIANCE REPORT (200 Ft)

Essex County

Block Lot Ordn	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
8 39	127 NORTH SEVENTEENTH ST	2	FURSON, LAURIE & STEFANIA GAWRON 127 N 17TH ST BLOOMFIELD, NJ	07003
8 40	125 NORTH SEVENTEENTH ST	2	RODRIGUEZ, PETER A & CRUZ, LUCY 125 NORTH 17TH ST BLOOMFIELD, NJ	07003
8 41	121 NORTH SEVENTEENTH ST	2	PILLAJO-YANEZ, ERIK K. & TONNY A. 121 NORTH 17TH STREET BLOOMFIELD, NJ	07003
8 42	119 NORTH SEVENTEENTH ST	2	MVP BLOOMFIELD, LLC PO BOX 92 VERONA, NJ	07044
8 43	65 FIRST AVENUE	2	GOMEZ, ELVIS ET AL 65 FIRST AVE 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

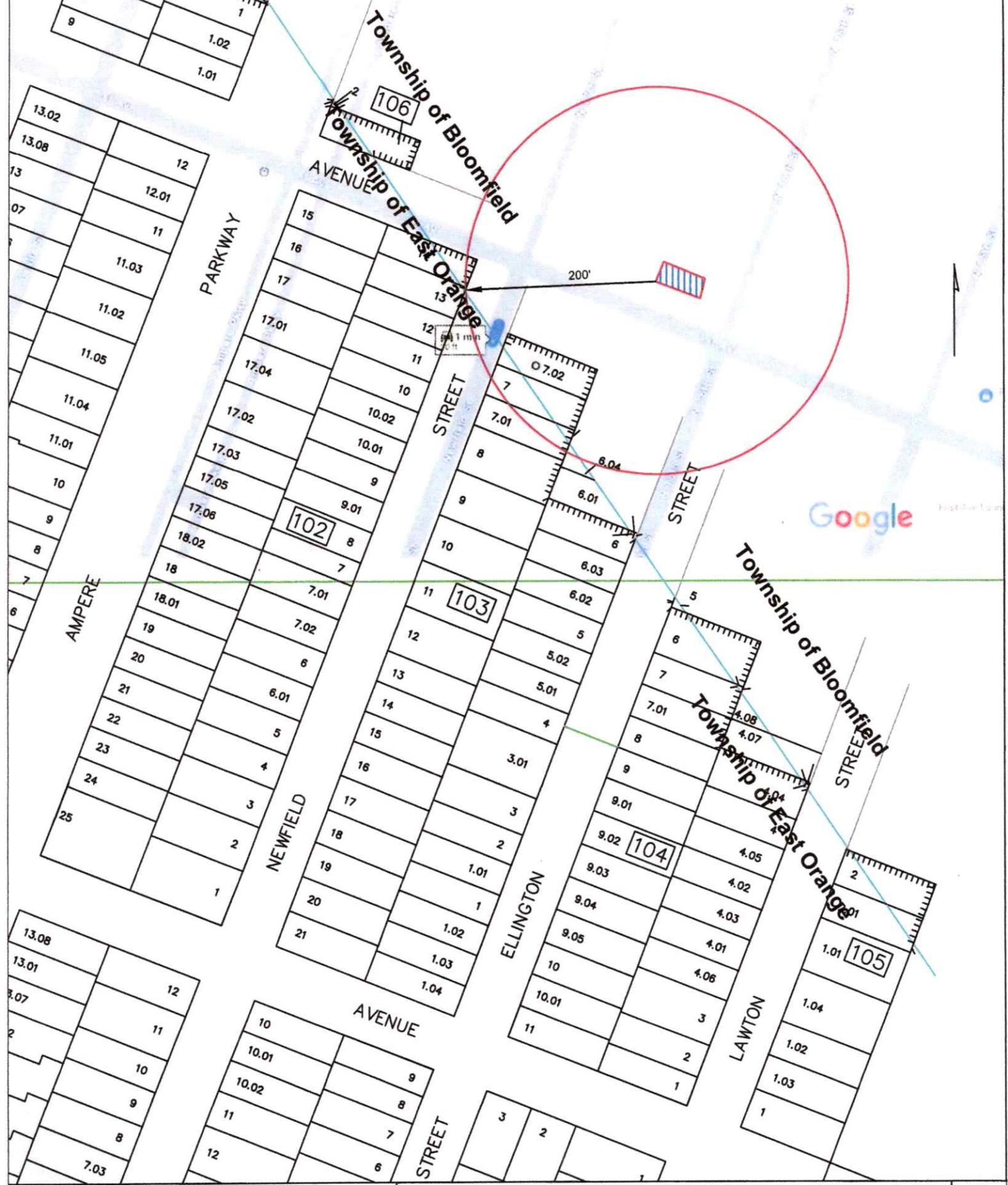
Verizon
PO Box 152206
Irving, TX 75015

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.**



Google

200' RADIUS MAP

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER

44 CITY HALL PLAZA, EAST ORANGE, NEW JERSEY 07019

**117 No. 16th Street
BLOCK 7 LOT 47**

CITY OF EAST ORANGE ESSEX COUNTY NEW JERSEY

DATE:
12/09/2024

Block	Lot	Address	Owner	Owner Address	Zip
102	14	111 Newfield Street	Samuel, Uzoma & Ejike	111 Newfield Street, East Orange NJ	07017
103	6.04	Ellington St Lot	Santos, Domingos M. & Maria	101 No. 16th Street, Bloomfield NJ	07003
103	7	104 Newfield Street	Hardy, Sherronda & Anthony	104 Newfield Street, East Orange NJ	07017
103	7.01	102 Newfield Street	Dukes, Nathaniel & Doris	102 Newfield Street, East Orange NJ	07017
103	7.02	106 Newfield Street	King, Clarence & Candice H/W	106 Newfield Street, East Orange NJ	07017