

LAND DEVELOPMENT

Township of Bloomfield

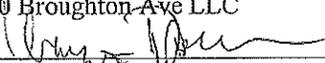
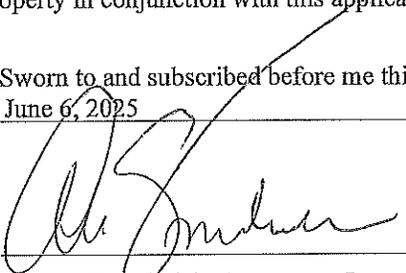
Standard Development Application

Township of Bloomfield Amended 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:				
<i>X Planning Board</i>		<i>Board of Adjustment</i>		
Indicate all approvals and variances being sought:				
<i>Informal Review</i>	<i>X Prelim and Final Major Site Plan</i>		<i>Interpretation</i>	
<i>Bulk Variance(s) X</i>	◆		<i>Fill or Soil Removal Permit</i>	
<i>Use Variance</i>	<i>Prelim. Major Subdivision</i>		<i>Waiver of Site Plan Requirements</i>	
<i>Conditional Use Variance</i>	<i>Final Major Subdivision</i>		Amended Site Plan Approval	
<i>Minor Site Plan Minor Subdivision</i>	<i>Appeals from Decision of Admin. Officer (attach the denial/decision)</i>			
1. APPLICANT				
Name 78-90 Broughton Ave LLC			Address 395 Claremont Avenue	
City Montclair	State NJ	Zip 07042	Telephone 973-676-0867	Fax
2. PROPERTY OWNER (if other than applicant)				
Name Same as Applicant			Address	
City	State	Zip	Telephone	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address 78-80 Broughton Avenue			Block(s) and Lot(s) Numbers Block 811 Lot 58	
Site Acreage and Square Footage 9,133.94 square feet		Zone District(s) B-2 Neighborhood Business		Tax Sheet Nos.

BLOOMFIELD CODE

Present Use				
Mixed-Use building with first floor commercial space and a second-floor residential apartment.				
Proposed Development Name and Nature of Use				
The Applicant intends to construct a detached one-story accessory building/shed in the rear of the property measuring 35 feet x 30 feet for a total area of 1,050 square feet				
Number of New Buildings One	Square Feet of New Building(s) 1,050	Height 15 feet	% of Lot to be Covered by Buildings 32.3%	
% of Lot to be Covered by Pavement (impervious) 93.9	Number of Parking Spaces and Dimensions 8 parking spaces		Dimensions of Loading Area(s) N/A	
Exterior Construction Material/Design				
Total Cost of Building and Site Improvements N/A	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 None	Are Any Structures to be Removed? No		Number of Proposed Signs and Dimensions None	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. No		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				
5. HISTORY OF PAST APPROVALS <i>Check here if none x</i>				
	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 Alan G. Trembulak, Esq.		Address 363 Bloomfield Avenue, Suite 2C		
City Montclair	State NJ	Zip 07042	Telephone 973-746-7500	Fax 973-509-9521

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name William P. Stimmel, P.E.		Address PO Box 280		
City Rutherford	State NJ	Zip 07070	Telephone 201-636-2478	License # 28215
Surveyor's Name Richard J. Hingos, L.S.		Address 539 Valley Road		
City Montclair	State NJ	Zip 07043	Telephone 973-783-1114	License # 43231
Landscape Architect or Architect's Name John J. Gilchrist		Address 210 Summit Avenue		
City Montvale	State NJ	Zip 07645	Telephone 201-573-1877	License #
8. FEES SUBMITTED				
<i>Application Fees</i> \$787.50				
<i>Variance Fees</i>				
<i>Escrow Fees</i> \$900.00				
<i>Total Fees</i> \$1,687.50				
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.				
78-90 Broughton Ave LLC		Sworn to and subscribed before me this date		
By: 		June 6, 2025		
Wayne Jackson, Member				
Property Owner Authorizing Application if Other		Alan G. Trombulak, Attorney at Law of NJ		

LAND DEVELOPMENT

315 Attachment 3

Township of Bloomfield

Preliminary Major Subdivision and Site Plan Checklist
(See § 315-20)

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
	(Applicant should check off all items as submitted or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)		
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	✓	
2.	Scale: 1 inch = 30 feet or as approved by Board Engineer.	✓	
3.	Current survey upon which plat or plan is based, signed and sealed.	✓	
4.	Map size: 8-1/2" x 13" 15" x 21" <u>24" x 36"</u>	✓	
5.	Title block and basic information: a. Title. b. Date of original preparation and date(s) of revision(s). c. North arrow and reference meridian. d. Ratio scale and graphic scale. e. Tax map block, lot numbers and zone. f. Name, address and license number of person preparing plat or plan, signed and sealed. g. Name and address of owner of record and applicant, if different from the owner. (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	✓	

BLOOMFIELD CODE

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
6.	The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following: a. A key map at a scale of 1 inch = 500 feet or less showing zone boundaries. b. The names and addresses, lot and block numbers of all property owners within 200 feet of the tract boundary line including adjoining municipalities. c. Signature blocks for the Board Chairperson, Board Secretary and Board Engineer. d. A chart of the zoning requirements for the zone, including existing and proposed uses and conditions, with variances indicated.	✓	
7.	For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10% or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10%.	N/A	
8.	For site plans, a grading plan showing, at two-foot contour intervals, existing and proposed contours and elevations.		✓
9.	The location of existing watercourses and any natural features, including floodplains, wetlands and soil types on the site and within 50 feet.	N/A	
10.	The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of all existing and proposed lots.	✓	
11.	Location, dimensions and area in square feet of all existing and proposed structures, including subsurface structures, with front, side and rear yard setbacks.	✓	
12.	Location of all structures within 200 feet of the property.		✓
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities, including Stormwater Analysis Report.		✓
14.	A soil erosion and sediment control plan.	N/A	
15.	Tree save plan.		✓
16.	A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, center line profiles and type of paving for all proposed new streets and paths.		✓
17.	Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.	N/A	

LAND DEVELOPMENT

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site. Any lease authorizing off-site parking.	✓	
19.	Location and description of all proposed signs and exterior lighting, including details.		✓
20.	Provision for storage and disposal of solid wastes.		✓
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.		
22.	Compliance with Fill Placement and Soil Removal Ordinance details.		✓
23.	A staging plan for projects greater than 10 acres in area.	N/A	
24.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.		✓
25.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.	N/A	
26.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.	N/A	
27.	A list of all licenses, permits or other approvals required by law, including proof of service.	None	

BLOOMFIELD CODE

Application for Preliminary Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
28.	A corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. If a corporation or partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners, exceeding the 10% ownership criterion have been listed.	N/A	
29.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.		✓
30.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.		✓
31.	Applicant shall submit 15 sets of folded plans.	✓	

Checklist prepared by: <u>Applicant</u> Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____ Applicant notified on: _____	Date: <u>6-6-25</u> Date: _____
---	------------------------------------

LAND DEVELOPMENT

315 Attachment 4

Township of Bloomfield

Final Major Subdivision and Site Plan Checklist
(See § 315-21)

Application for Final Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
	(Applicant should check off all items as submitted or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)		
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	✓	
2.	Scale: 1 inch = 30 feet or as approved by Board Engineer.	✓	
3.	Current survey upon which plat or plan is based, signed and sealed.	✓	
4.	Map size: 8-1/2" x 13" 15" x 21" <u>24" x 36"</u>	✓	
5.	Title block and basic information: a. Title. b. Date of original preparation and date(s) of revision. c. North arrow and reference meridian. d. Ratio scale and graphic scale. e. Tax map block, lot numbers and zone. f. Name, address and license number of person preparing plat or plan. g. Name and address of owner of record and applicant, if different from the owner. (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	✓	
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.	✓	
7.	The purpose of any easement or land reserved or dedicated to public use, such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.	N/A	

BLOOMFIELD CODE

Application for Final Approval of Major Subdivisions and Site Plans		Submitted	Waiver Requested
8.	The front, side and rear building setback lines.	✓	
9.	Improvement plans in accordance with the Township standards for roads and utilities.	N/A	✓
10.	All plans submitted for preliminary approval, with a statement that the final plan is consistent with the preliminary plan, and if not, revised plans indicating proposed changes.	✓	
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.	N/A	
12.	A statement from the Township Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.	N/A	
13.	If improvements have not been installed, then a statement from the Township Clerk shall accompany the application for final approval stating that: a. A recordable developer's agreement with the Township has been executed. b. A satisfactory performance guarantee has been posted. c. That the Township has received all escrow and inspection fees.	N/A	
14.	Proof that all taxes and assessments for local improvements on the property have been paid.	✓	
15.	If the requirement improvements have been installed, the application for final approval shall be accompanied by a statement from the Township Clerk that a satisfactory maintenance bond has been posted.	N/A	
16.	Applicant shall submit 15 sets of folded plans.	✓	
Checklist prepared by: <u>Applicant</u> Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____			

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: 78-80 Broughton Ave

OWNER: 78-90 Broughton Ave LLC

BLOCK(S): 811 LOT(S): 58

REQUESTER'S NAME: Alan G. Trembulak

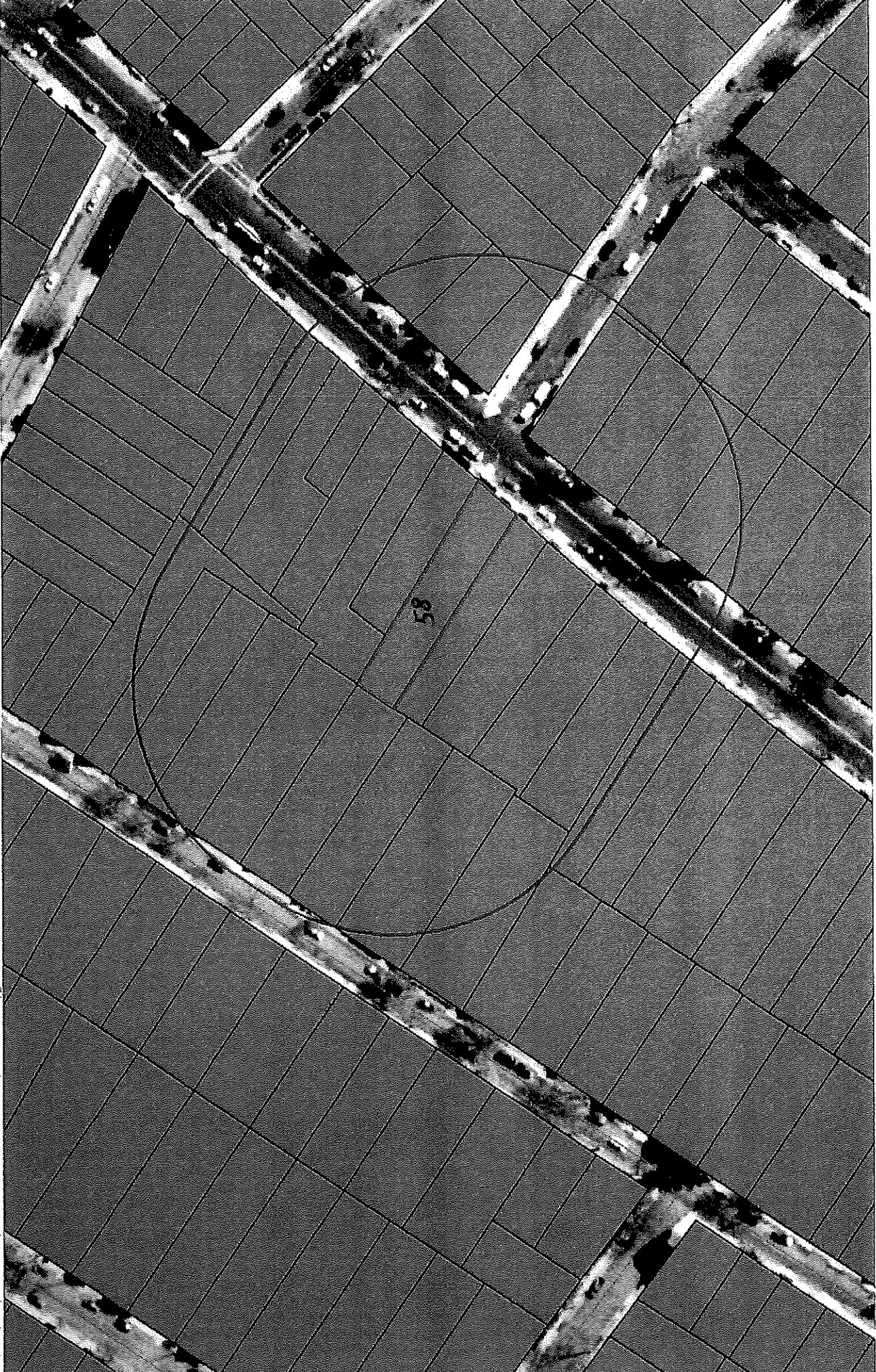
ADDRESS: 363 Bloomfield Ave #2c Montclair, NJ 07042

EMAIL: Atrembulak@Montclairlaw.com TELEPHONE: (973) 744-2100

Signature of Requester

Date

FOR OFFICE USE ONLY:
3/17/25
Received: ALBERTO 3487
Completed: _____



Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
811 21	57 MILL STREET	2	GORDON, OPAL ANN 57 MILL STREET BLOOMFIELD, NJ	07003
811 23	59 MILL STREET	2	MARRI, JAMES & GONZALEZ, EILEEN 59 MILL STREET BLOOMFIELD, NJ	07003
811 25	67 MILL STREET	2	FIERRO, JOAN S. & JOHN F. 63 ANNIN ROAD WEST CALDWELL, NJ	07006
811 27	71 MILL STREET	2	MICHELS, JAMES & CASANDRA 71 MILL STREET BLOOMFIELD, NJ	07003
811 29	73 MILL STREET	2	WHELAN, ARTHUR, EST 3 CRANE ST CALDWELL, NJ	07006
811 30	75 MILL STREET	2	ZAYAS, NELSON & CHRISTINE K. 75 MILL STREET BLOOMFIELD, NJ	07003
811 31	77-79 MILL STREET	2	77-79 MILL STREET LLC 362 HIGHLAND AVE MONTCLAIR, NJ	07043
811 33	81 MILL STREET	2	HASKETT, LEROY & TOSHA 81 MILL ST BLOOMFIELD, NJ	07003
811 34	83 MILL STREET	2	MARRERO, WANDA I. 83 MILL ST BLOOMFIELD, NJ	07003
811 35	85 MILL STREET	2	ALVARADO, MAYOSKA I & NATASHA M 85 MILL ST BLOOMFIELD, NJ	07003
811 51	102 BROUGHTON AVENUE	2	MORALES, ANA 102 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
811 52	100 BROUGHTON AVENUE	2	ROLON, GUILLERMO 100 BROUGHTON AVE BLOOMFIELD, NJ	07003
811 53	98 BROUGHTON AVE	4A	98 BROUGHTON AVE LLC 6 BLACKSTONE DR LIVINGSTON, NJ	07039

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
811 54	96 BROUGHTON AVENUE	2	96 BROUGHTON AVE LLC 6 BLACKSTONE DR LIVINGSTON, NJ	07039
811 55	94 BROUGHTON AVENUE	2	94 BROUGHTON AVE LLC 6 BLACKSTONE DR LIVINGSTON, NJ	07039
811 56	92 BROUGHTON AVENUE	2	LOPEZ, PEDRO JR 92 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
811 57	88-90 BROUGHTON AVE SOLD W/58	4A	SUPERIOR TECH BLOOMFIELD LLC 366 MECHANIC STREET BLOOMFIELD, NJ	07050
811 59	76 BROUGHTON AVENUE	15F	LEMONGELLO, FIDELINA 76 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
811 60	74 BROUGHTON AVENUE	2	BRZOSTEK, ZENON & JOZEFA 74 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
811 62	70 BROUGHTON AVENUE	2	SHAH, RIKI & PUSATERA, SABRINA 70 BROUGHTON AVE BLOOMFIELD, NJ	07003
811 63	68 BROUGHTON AVENUE	2	GRAVIELA GUAMAN, DAISY ET AL. 68 BROUGHTON AVE BLOOMFIELD, NJ	07003
811 64	66 BROUGHTON AVENUE	2	MAHASKY, ELEANOR 66 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
813 10	63 BROUGHTON AVENUE	2	BRANEKY, JOSEPHINE 123 STOCKTON AVENUE OCEAN GROVE, NJ	07756
813 11	67 BROUGHTON AVENUE	2	67 BROUGHTON AVE % OWNER 67 BROUGHTON AVE BLOOMFIELD, NJ	07003
813 12	71 BROUGHTON AVENUE	2	SILVA, GERALDO & MAYRA J. 71 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
813 13	75 BROUGHTON AVENUE	2	SMITH,ALEXANDER A & CONNORS,KIRSTYN 75 BROUGHTON AVE BLOOMFIELD, NJ	07003

