

## 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.

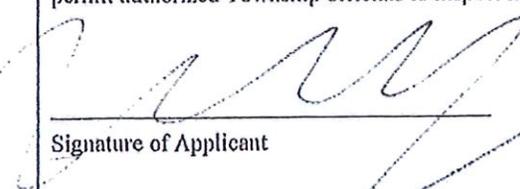
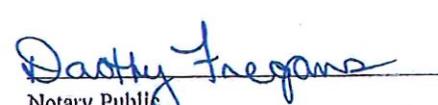
Township of Bloomfield Standard Development Application				
<b>TO BE COMPLETED BY TOWNSHIP STAFF ONLY</b>				
Date Filed:		Date Deemed Complete:		Application No:
<b>GENERAL INSTRUCTIONS:</b> To the extent possible, applicant shall complete every question. When completed, this application shall be submitted 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"/> <i>Planning Board</i>		<input checked="" 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 checked="" 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>			
<b>1. APPLICANT</b>				
Name Jerel Zarra			Address 22 Jane Street	
City East Hanover	State NJ	Zip 07936	Telephone (973) 271-2797	Fax
<b>2. PROPERTY OWNER (if other than applicant)</b>				
Name			Address	
City	State	Zip	Telephone	Fax
<b>3. SUBJECT PROPERTY (attach additional sheets if necessary)</b>				
Street Address 34 Monroe Place, Bloomfield, NJ 07003			Block(s) and Lot(s) Numbers Block 281, Lot 39	
Site Acreage and Square Footage 0.34 acres; 15,000 sq. ft.		Zone District(s) R-1A		Tax Sheet Nos.

Please print your email address jz5700@aol.com

**BLOOMFIELD CODE**

Present Use - how is the area currently being used? Residential				
Proposed Development Name and Nature of Use N/A				
Number of New Buildings 0	Square Feet of New Building(s) N/A	Height N/A	% of Lot to be Covered by Buildings N/A	
% of Lot to be Covered by Pavement N/A	Number of Parking Spaces and Dimensions N/A		Dimensions of Loading Area(s) N/A	
Exterior Construction Material/Design N/A				
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 N/A	
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.		
4. Are there any existing or proposed deed restrictions or covenants? Please detail. No				
5. HISTORY OF PAST APPROVALS <input checked="" type="checkbox"/> Check here if none				
	APPROVED	DENIED	DATE	
Subdivision				
Site Plan				
Variance(s)				
Building Permit				
6. APPLICANT'S ATTORNEY (if applicable)				
Name Nicolette G. DeSimone, Esq.		Address 331 Central Avenue		
City Orange	State NJ	Zip 07050	Telephone (973) 798-6800	Fax (973) 798-6807

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name N/A		Address		
City	State	Zip	Telephone	License #
Surveyor's Name N/A		Address		
City	State	Zip	Telephone	License #
Landscape Architect or Architect's Name N/A		Address		
City	State	Zip	Telephone	License #
8. FEES SUBMITTED				
<i>Application Fees</i>		\$250.00		
<i>Variance Fees</i>				
<i>Escrow Fees</i>		\$750.00		
<i>Total Fees</i>		\$1,000.00		
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>				
 Signature of Applicant		Sworn to and subscribed before me this date <u>9-15-25</u>		
		 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 Jerel Zarra purchased the property located at  
34 Monroe Place, Bloomfield, NJ 07003  
(Property address)  
on April 15, 2019 from World of Christ Crusade, Inc.  
(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 \_\_\_\_\_ 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.

Jerel Zarra  
Signature

9/15/25  
Date



**TOWNSHIP OF BLOOMFIELD**

1 Municipal Plaza, Room 106  
Bloomfield, New Jersey 07003-3487

DATE: Sept 4, 2025

Block 281 Lot 39

JEREL & MICHELLE ZARRA  
34 MONROE PLACE  
BLOOMFIELD, NJ 07003

Taxes on the above property are paid to date.

Louise Conditto  
Tax Collector



Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
281 18	189 LIBERTY STREET 21	4C	LIBERTY APTS ASSC / AFFILIATED MGT 301 S. LIVINGSTON AVE S201 LIVINGSTON, NJ	07039
281 22	185 LIBERTY STREET	15B	BLOOMFIELD COLLEGE + SEMINARY 467 FRANKLIN STREET BLOOMFIELD, NJ	07003
281 24	177 LIBERTY STREET	4C	LIBERTY APTS ASSC / AFFILIATED MGT 301 S. LIVINGSTON AVE S201 LIVINGSTON, NJ	07039
281 29	165 LIBERTY STREET	15B	BLOOMFIELD COLLEGE + SEMINARY 467 FRANKLIN STREET BLOOMFIELD, NJ	07003
281 35	102 SPRUCE STREET	15B	BLOOMFIELD COLLEGE + SEMINARY 467 FRANKLIN STREET BLOOMFIELD, NJ	07003
281 36	28 MONROE PLACE	2	REALPE, TERESA + ALEX BONILLO 28 MONROE PLACE BLOOMFIELD, NJ	07003
281 37	30 MONROE PLACE	2	VICHIKULWRAPAN, NISAWADEE 30 MONROE PLACE BLOOMFIELD, NJ	07003
281 38	32 MONROE PLACE	2	RODRIGUEZ, HILDA 32 MONROE PLACE BLOOMFIELD, NJ	07003
281 42	42 MONROE PLACE	2	QUESADA, A. & CORDERO, EIJECER 42 MONROE PLACE BLOOMFIELD, NJ	07003
281 44	46 MONROE PLACE	2	NAPOLLTANO, STEVEN & HUGHES, LINDA 46 MONROE PLACE BLOOMFIELD, NJ	07003
281 46	50 MONROE PLACE	2	BERBAUM, WILLIAM R & BARBARA 50 MONROE PLACE BLOOMFIELD, NJ	07003
281 47	52 MONROE PLACE	2	MONROES2 LLC 52 MONROE PL BLOOMFIELD, NJ	07003
281 49	56 MONROE PLACE	2	POMARES, CARLOS M. & NATASHA M. 56 MONROE PLACE BLOOMFIELD, NJ	07003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
282 16	55 MONROE PLACE	4C	55 MONROE PLACE-BLOOMFIELD, LLC 33 CLINTON ROAD WEST CALDWELL, NJ	07006
282 20	43 MONROE PLACE	2	GRECO, JOHN L & JOANN 72 MONROE PLACE BLOOMFIELD, NJ	07003
282 22	41 MONROE PLACE	2	THOMAS, CHRISTINA M. 257 NORTH MOUNTAIN AVE UPPER MONTCLAIR, NJ	07043
282 23	37 MONROE PLACE	2	KENNA, KENNETH & ERIN O'BRIEN-KENNA 37 MONROE PLACE BLOOMFIELD, NJ	07003
282 24	33 MONROE PLACE	2	KEKICHEFF,STEPHEN 33 MONROE PLACE BLOOMFIELD, NJ	07003
282 25	35 MONROE PLACE	2	NOVOHATKO, NATALIYA 35 MONROE PLACE BLOOMFIELD, NJ	07003
282 27	25 MONROE PLACE	2	CHILAKOS,DANIELLE F S. & WILLIAM E 25 MONROE PLACE BLOOMFIELD, NJ	07003
282 29	124-126 SPRUCE STREET	2	RKING PATERSON PROPERTY LLC 1 NORTH APPLE ST LAKEWOOD, NJ	08701
282 31	132 SPRUCE STREET	2	MARINARO, PATRICIA ANNE,EST. 132 SPRUCE STREET BLOOMFIELD, NJ	07003
282 40	46 BEACH STREET	2	TUMMINIA, GIUSEPPE & ELIZABETH W 46 BEACH ST BLOOMFIELD, NJ	07003
286 5	89 SPRUCE STREET	2	NUTLEY, DOUGLAS 1126 WELDON ROAD OAK RIDGE, NJ	07438
286 7	91 SPRUCE STREET	2	CASSON, EDWARD R JR & GWEN 91 SPRUCE ST BLOOMFIELD, NJ	07003
286 8	97 SPRUCE STREET	2	PENNINGTON, LAUREN 97 SPRUCE ST BLOOMFIELD, NJ	07003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
286 9	99 SPRUCE STREET	2	PRAJMAL, POORAN & SAVITRI 34 BROADMAN PARKWAY JERSEY CITY, NJ	07306
286 10	101 SPRUCE STREET	2	SALAR, PURITA BELLEZA 101 SPRUCE STREET BLOOMFIELD, NJ	07003
286 11	103 SPRUCE STREET	2	SMITH, DAWN 103 SPRUCE STREET BLOOMFIELD, NJ	07003
286 12	105 SPRUCE STREET	2	AREVALO, SANDRO A. 105 SPRUCE STREET BLOOMFIELD, NJ	07003
286 13	107-109 SPRUCE STREET	2	FLORES, GERMAN & LEOLA & NILDA & NINA 107-109 SPRUCE STREET BLOOMFIELD, NJ	07003
286 15	111 SPRUCE STREET	2	OROZCO-CORDOVA, MARCO T & NICOLE 111 SPRUCE STREET BLOOMFIELD, NJ	07003
286 16	113 SPRUCE STREET	2	ROBERTS, LUCIAN 113 SPRUCE ST. BLOOMFIELD, NJ	07003
286 17	115 SPRUCE STREET	2	HAWKINS, LARRY JR. 115 SPRUCE STREET BLOOMFIELD, NJ	07003
286 18	119 SPRUCE STREET (117)	2	ZHENG, LINDA & ZUNIGA MAFLA, CRISTIAN 119 SPRUCE ST BLOOMFIELD, NJ	07003
286 19	121-123 SPRUCE STREET	2	ALVAREZ, MANUEL & LUCIA 121-123 SPRUCE STREET BLOOMFIELD, NJ	07003

TOWNSHIP OF  
BLOOMFIELD PUBLIC  
UTILITY LIST

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Township of Bloomfield  
Municipal Clerk  
1 Municipal Plaza  
Bloomfield, NJ 07003

Verizon  
PO Box 152206  
Irving, TX 75015

PSE&G  
Manager - Corporation Properties  
80 Park Plaza T-6B  
Newark, NJ 07102

Passaic Valley Sewage Commission  
600 Wilson Avenue  
Newark, NJ 07105

New Jersey Turnpike Authority  
PO Box 5042, 581 Main Street  
Woodbridge, NJ 07095

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

Passaic Valley Water Commission  
1525 Main Avenue  
PO Box 280  
Clifton, NJ 07015

City of Newark Water Bureau  
1294 McBride Avenue  
Little Falls, NJ 07424

Norfolk Southern RR Corporation  
3 Commercial Place  
Norfolk, VA 23510

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

**You MUST mail a  
notice to all of these  
public utilities along  
with the property  
owners within 200  
square feet.**



UNIVERSITY OF MICHIGAN  
 REMINGTON &  
 2301 BEECHWOOD  
 ANN ARBOR, MI 48106  
 TEL: 734-763-1000

NEW JERSEY  
 APPROVED FOR  
 [Signature]  
 FEB 21