

**Michell Contreras**  
**164 Jerome Place**  
**Bloomfield, NJ 07003**  
**[Michellcontreras02@gmail.com](mailto:Michellcontreras02@gmail.com)**  
**201-889-7797**

October 20, 2025

Township of Bloomfield  
One Municipal Plaza  
Bloomfield, NJ 07003

**Office of Engineering**  
**Attention: Secretary, Amanda Waters**

**Re: Application for Bulk C Variance**  
**164 Jerome Place**  
**Block 308 Lot 77**

Dear Board Members:

I am the owner for the above mentioned property and the applicant for this Bulk C variance. I am seeking variance relief for the following reasons;

1. Side yard setback variance relief for both sides of the yards
2. Front yard setback variance relief for second floor bedroom.
3. Variance relief for elevation and the number of stories to third floor.

The plans are to expand the front second floor bedroom by extending outward and upward. The current attic space on the third floor will also be expanded to full standing height. It will run from the front to the back. (please see architectural plans)

Herein enclosed are the required documentation to support my application.

Thank you for your attention and anticipated cooperation in this matter.

Sincerely,

*Michell Contreras*

Cc: Zoning Officer, Mr. Beese, cover letter via email  
Construction Officer, Mr. Dube, cover letter via email  
Construction Officer, Mr. Ramos, cover letter via email

**Instructions for completing the Variance Application Checklist**

Waiver Requested	Submitted	Variance Checklist
		<p><b>1. Along with the 3 page Standard Development Application: SUBMIT</b></p> <p>a. Area Map - copy of an area map showing all lots within 200 feet of the property.</p> <p>b. 200 foot list - list of names, addresses, lot and block numbers, as they appear on the official tax records of the Township, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Survey - copy of professional survey, signed and sealed, at a scale not smaller than 1 inch = 100 feet nor larger than 1/8 inch = 1 foot; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. If the survey is more than one year old, attach a certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance. If the survey is not accurate, a new accurate survey must be submitted.</p> <p>d. Certification that taxes are paid.</p>
		<p><b>2. Subdivision - copies of subdivision, site plan or conditional use applications when applicable.</b></p>
		<p><b>3. Proposed Structures - location, dimensions and area in square feet of all existing and proposed structures, including subsurface structures, with front, side and rear yard setbacks.</b></p>
		<p><b>4. Floor plans - showing existing and proposed layout of buildings and elevations for all sides of all buildings on the lot which may be altered or constructed.</b></p>
		<p><b>5. Chart of the zoning requirements - for the zone, including existing and proposed uses and conditions, with variances indicated.</b></p>
		<p><b>6. Owners Statement - a statement containing the following information:</b></p> <p>a. Date of acquisition of property, and from whom.</p> <p>b. The number of existing and proposed dwelling units.</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p> <p>e. If the owner is a corporation - A corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10% of its</p>

	<p>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 non-corporate stockholders and individual partners, exceeding the 10% ownership criterion have been listed.</p>	7.
	<p><b>Submitting the application - In total you will submit:</b></p> <p>a. The original hard copy application packet which must include all applicable items outlined in the checklist, a copy of any denial letter from the zoning officer if applicable, property survey (standard size), professional plans (standard size), exhibits, photos and any other supporting documentation. You may submit a cover letter describing your project. The 3 page <b>Standard Development Application</b> must be signed, notarized and sealed.</p> <p>b. A digital file of the original application packet including plans.</p> <p>c. <b>Hardcopy files</b> – how many and specifics:          architect and/or engineering plans (standard size 24 X 36), property survey and any exhibits or photos. Plans MUST be folded, signed and sealed.</p> <p>d. Two checks, made payable to the Township of Bloomfield, one for the application fee and one for the escrow fee.</p>	8.
	<p><b>Fees</b></p> <p>a. Application fees - are non-refundable.</p> <p>b. Escrow fees - the escrow fees are used to pay the board's professional consultants such as the board engineer and board attorney. If your application requires additional escrow funds, it is your responsibility to replenish the account and you will be contacted to make a payment. If there are escrow funds remaining in your account at the completion of the board's work, and if all invoices have been paid, the balance will be refunded to you.</p>	9.
	<p><b>Serving Notice</b> - At least 10 days prior to the meeting (can be done sooner but not later), the applicant shall serve prescribed notice on all owners of the properties within 200 feet. Note: This may require the inclusion of an adjoining municipality; specified utilities; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved. Notice shall be served to those persons or entities listed in the 200 foot list and list of utilities by certified mail (return receipt green card is not required).</p>	



**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:	
<p><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.</p> <p>Indicate to which Board application is being made:  <input type="checkbox"/> Planning Board  <input type="checkbox"/> Zoning Board of Adjustment</p> <p>Indicate all approvals and variances being sought:</p>			
<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 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>I. APPLICANT</b>			
Name Michelle Contreras		Address 164 Jerome Place	
City Bloomfield		State NJ	Zip 07003
Telephone 201-889 1197		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 164 Jerome Place		Block(s) and Lot(s) Numbers 308 - 77	
Site Acreage and Square Footage		Zone District(s)	Tax Sheet Nos.

Please print your email address Michellecontreras02@gmail.com

BLOOMFIELD CODE

Present Use - how is the area currently being used?		bedroom - living space	
Proposed Development Name and Nature of Use		addition to bedroom - elevate attic - living space	
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			
wood, vinyl, shingle			
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?
	0	0	NO
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed	Are Any Structures to be Removed?	Number of Proposed Signs and Dimensions	
none			
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.	Is the Property Within 200 feet of an Adjacent Municipality? If so, which.		
none	no		
4. Are there any existing or proposed deed restrictions or covenants? Please detail.			
NO			
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none			
APPROVED	DENIED	DATE	
Subdivision			
Site Plan			
Variance(s)			
Building Permit			
6. APPLICANT'S ATTORNEY (if applicable)			
Name		Address	
City	State	Zip	Telephone
			Fax

**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 Michelle Contreras purchased the property located at 164 Jerome Place

(Property address)

on 9-7-12 from Oybirkan (Name of the person you purchased the property from)

(Date)

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

c. Check one:

I/We  are under contract to purchase any adjoining lands. Include the Block and Lot numbers. Block 308 Lot 77

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

Michelle Contreras

Date

10-20-25





Block Lot Cual	Property Location Additional Lot	Property Class	Owner Address Civ. State	Zip Code
307 20	179 JEROME PLACE	2	JACKSON, YONNETTE A. 179 JEROME PLACE BLOOMFIELD, NJ	07003
307 21	177 JEROME PLACE	2	ROBERTS, CLIFFORD P.III 177 JEROME PLACE BLOOMFIELD, NJ	07003
307 22	175 JEROME PLACE	2	HIDALGO,FRANK L & PERSAUD,KIMBERLEY 175 JEROME PLACE BLOOMFIELD, NJ	07003
307 23	171 JEROME PLACE	2	GOULD, RALPH & JANE 171 JEROME PLACE BLOOMFIELD, NJ	07003
307 24	169 JEROME PLACE	2	LAVENDAR, RAUSHAWN 169 JEROME PLACE BLOOMFIELD, NJ	07003
307 25	167 JEROME PLACE	2	SCOTT, JAQUAN 167 JEROME PLACE BLOOMFIELD, NJ	07003
307 26	165 JEROME PLACE	2	GERGES GROUP LLC 165 JEROME PLACE BLOOMFIELD, NJ	07003
307 27	163 JEROME PLACE	2	TANIS,MARK 163 JEROME PL BLOOMFIELD, NJ	07003
307 28	161 JEROME PLACE	2	WALKER, KEISHA + WARREN CORTEZ 161 JEROME PL. BLOOMFIELD, NJ	07003
307 29	157 JEROME PLACE	2	HANAGAD, TITA 111 THIRD AVE APT 11F NEW YORK, NY	10003
307 31	153 JEROME PLACE	2	MAURICE, THERESA 153 JEROME PLACE BLOOMFIELD, NJ	07003
307 33	151 JEROME PLACE	2	ROMERO, IVAN JR.& SANDY N. 24 DANIEL LANE KINNELON,NJ	07405
307 35	147 JEROME PLACE	2	VEEZ,RAYMOND & YVETTE 147 JEROME PL BLOOMFIELD, NJ	07003

VARIANCE REPORT (200 Ft)

Essex County

Block Lot QUB#	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
308 27	30 PINE STREET	2	SARABIA, BALDUR ISRAEL ET AL 30 PINE ST BLOOMFIELD, NJ	07003
308 28	34 PINE STREET	2	GENICARELLI, PASQUALE & ROSARIA 34 PINE STREET BLOOMFIELD, NJ	07003
308 29	38 PINE STREET	2	PINE STREET RENTALS, LLC 518 PROSPECT STREET NUTLEY, NJ	07110
308 30	42 PINE STREET	2	CANOVA, ANTONIO & ROSA 42 PINE STREET BLOOMFIELD, NJ	07003
308 31	46 PINE STREET	2	CANOVA, MARCO & STEPHANIE 46 PINE ST BLOOMFIELD, NJ	07003
308 32	43 PINE STREET	2	FARINELLA, MORRIS 43 PINE STREET BLOOMFIELD, NJ	07003
308 33	39 PINE STREET	2	TRENTO, LOUIS & PATRICIA 39 PINE STREET BLOOMFIELD, NJ	07003
308 34	35 PINE STREET	2	FARINELLA, JOSEPH & BARBARA 35 PINE STREET BLOOMFIELD, NJ	07003
308 68	146 JEROME PLACE	2	ROBLES REYES, MARGIE A & BINNING, HA 146 JEROME PL BLOOMFIELD, NJ	07003
308 69	148 JEROME PLACE	2	WRIGHT, CAROL 148 JEROME PLACE BLOOMFIELD, NJ	07003
308 70	150 JEROME PLACE	2	FERNANDEZ, LUIS D. 150 JEROME PL BLOOMFIELD, NJ	07003
308 71	152 JEROME PLACE	2	PRZYBYLINSKI, JOHN J. 152 JEROME PL BLOOMFIELD, NJ	07003
308 72	154 JEROME PLACE	2	WALSER, JARRETT & MARTIN, COLLEEN 154 JEROME PLACE BLOOMFIELD, NJ	07003

Essex County		VARIANCE REPORT (200 FT)		Zip Code	
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code	Zip Code
308 73	156 JEROME PLACE	2	CRUZ, LYNDIA 156 JEROME PL BLOOMFIELD, NJ	07003	07003
308 74	158 JEROME PLACE	2	ROSSETTI, MARIA A 158 JEROME PLACE BLOOMFIELD, NJ	07003	07003
308 75	160 JEROME PLACE	2	ODDACH, HELEN 160 JEROME PLACE BLOOMFIELD, NJ	07003	07003
308 76	162 JEROME PLACE	2	ANGUISACA, CLAUDIO & KARBAUM, JERIKA 162 JEROME PLACE BLOOMFIELD, NJ	07003	07003
308 77	164 JEROME PLACE	2	CONTRERAS, MICHELL 164 JEROME PLACE BLOOMFIELD, NJ	07003	07003
308 78	166 JEROME PLACE	2	LOZANO, OSCAR 166 JEROME PL BLOOMFIELD, NJ	07003	07003
308 79	168 JEROME PLACE	2	SMITH-SANTOS, DALILAH & OMAR 168 JEROME PLACE BLOOMFIELD, NJ	07003	07003
308 80	170 JEROME PLACE	2	SCHERILLO, ANNA SHERMAN AVENUE GLEN RIDGE, NJ	07028	07028
308 81	172 JEROME PLACE	2	MAGUIRE, JILL IRIS 172 JEROME PLACE BLOOMFIELD, NJ	07003	07003
308 82	174 JEROME PLACE	2	PARKER, TERESA 174 JEROME PL. BLOOMFIELD, NJ	07003	07003
308 83	176 JEROME PLACE	2	BALTAZAR, ANDREW K. 176-178 JEROME PLACE BLOOMFIELD, NJ	07003	07003
308 84	180 JEROME PLACE	2	BAVER, CHRISTOPHER R 15 DEERFIELD ROAD SHORT HILLS, NJ	07078	07078
308 100	310 BERKELEY AVENUE	15C	TOWNSHIP OF BLOOMFIELD MUNICIPAL PLAZA BLOOMFIELD, NJ	07003	07003

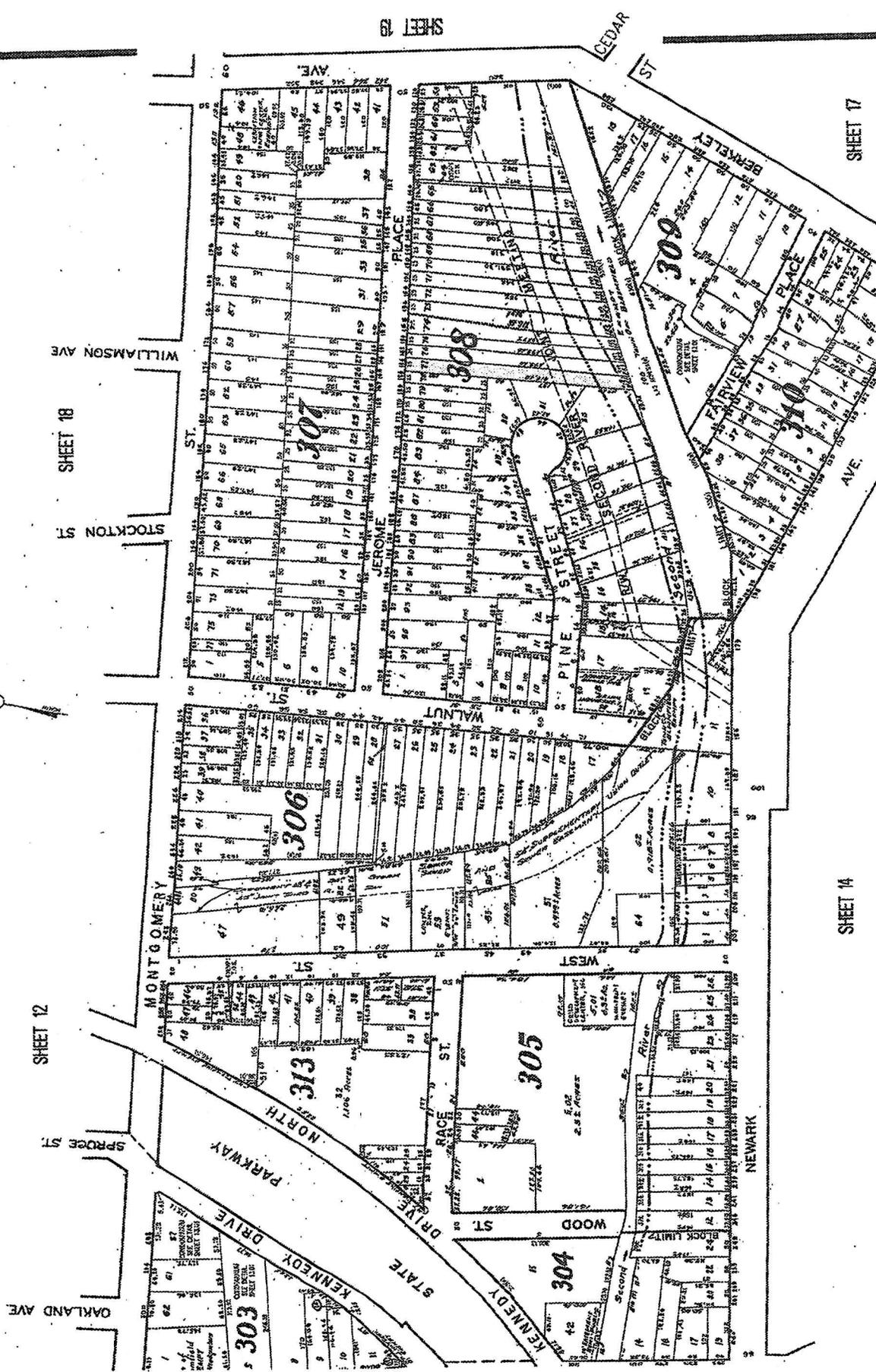
Essex County		VARIANCE REPORT (200 Ft)		Zip Code	
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class 15F	Owner Address City, State		
309 1	29 FAIRVIEW PL.		BROOKVIEW GARDENS 29 FAIRVIEW PL. BLOOMFIELD, NJ	07003	
309 1 C0001	29 FAIRVIEW PLACE APT 1A	2	STRUS, DAVID P 29 FAIRVIEW PLACE APT 1A BLOOMFIELD, NJ	07003	
309 1 C0002	29 FAIRVIEW PLACE APT 2A	2	MESIAS, ITALO P.& YSELA 174 TOMAHAWK TRAIL SPARTA, NJ	07871	
309 1 C0003	29 FAIRVIEW PLACE APT 3A	2	PARO, ERIC NICHOLAS 29 FAIRVIEW PL.APT.3A BLOOMFIELD, NJ	07003	
309 1 C0004	29 FAIRVIEW PLACE APT 4A	2	STRUS, PETER 29 FAIRVIEW PL. APT 4A BLOOMFIELD, NJ	07003	
309 1 C0005	29 FAIRVIEW PLACE APT 1B	2	GACCIONE, FRANK J.III 29 FAIRVIEW PL. APT.1B BLOOMFIELD, NJ	07003	
309 1 C0006	29 FAIRVIEW PLACE APT 2B	2	PADINO, RICHARD 29 FAIRVIEW PLACE APT 2B BLOOMFIELD, NJ	07003	
309 1 C0007	29 FAIRVIEW PLACE APT 3B	2	PELMA, THOMAS J 1 BAKER ROAD LIVINGSTON, NJ	07039	
309 1 C0008	29 FAIRVIEW PLACE APT 4B	2	KIESEL, DANIELLE 29 FAIRVIEW PLACE APT 4B BLOOMFIELD, NJ	07003	
309 4	280 BERKELEY AVENUE	4A	MICHAEL'S FLORIST, L.L.C. 280 BERKELEY AVENUE BLOOMFIELD, NJ	07003	
309 6	19 FAIRVIEW PLACE	2	LAZAR, JOHN D. JR. & LINDA A. 19 FAIRVIEW PLACE BLOOMFIELD, NJ	07003	
309 7	15 FAIRVIEW PLACE	2	FERRANTE SALVATORE & ANTONINA 15 FAIRVIEW PLACE BLOOMFIELD, NJ	07003	
309 14	282 BERKELEY AVENUE	2	MONZIO, FREDERICK L.+ JOSEPH 282 BERKELEY AVENUE 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
310 4	147 NEWARK AVENUE	2	RAHMAN, FAHMIDA 147 NEWARK AVE BLOOMFIELD, NJ	07003
310 33	26 FAIRVIEW PLACE	2	AVILA, RICHARD & CEPEDA, DIANA 26 FAIRVIEW PLACE BLOOMFIELD, NJ	07003
310 35	28 FAIRVIEW PLACE	2	RANRUP, TAMESHWAR 28 FAIRVIEW PLACE BLOOMFIELD, NJ	07003
310 36	30 FAIRVIEW PLACE	2	ACEVEDO, OMAR + ALBUJAR, ENMA 30 FAIRVIEW PLACE BLOOMFIELD, NJ	07003
310 37	32 FAIRVIEW PLACE	2	RIVERA, ALFREDO S.& MYRNA M. 32 FAIRVIEW PLACE BLOOMFIELD, NJ	07003
310 37 X	32 FAIRVIEW PLACE	15F	RIVERA, ALFREDO S.& MYRNA M. 32 FAIRVIEW PLACE BLOOMFIELD, NJ	07003
310 39	34 FAIRVIEW PLACE	2	MATHEW, NITIN ET AL 34 FAIRVIEW PLACE BLOOMFIELD, NJ	07003

DATE: FEB. 11, 2010 REPLAN NO. 1090  
**IRVING**  
1200 PARKWAY, SUITE 1000, HOUSTON, TEXAS 77010, WWW.IRVING.COM  
A DIVISION OF AMERICAN LAND MANAGEMENT, INC.  
—LAND SURVEYING FACILITY—



SHEET 12

SHEET 18

SHEET 2

SHEET 14

SHEET 17

