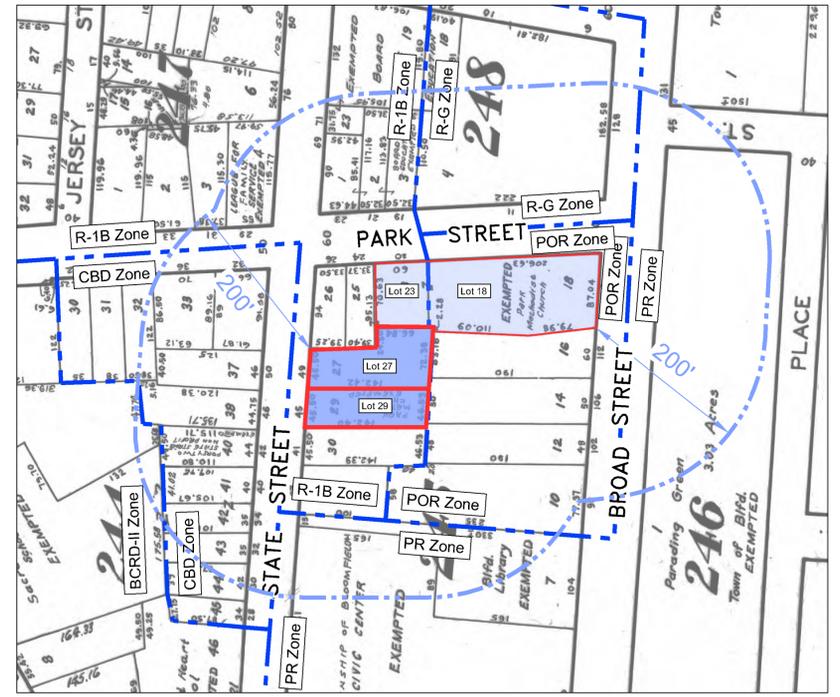


PARK UNITED METHODIST CHURCH PLAYGROUND APPLICATION

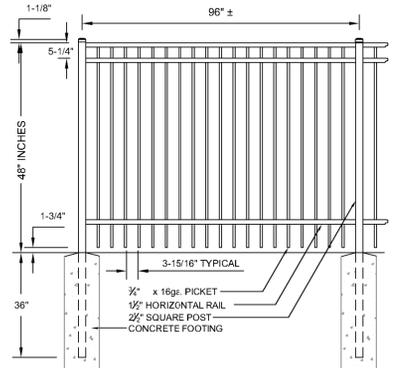
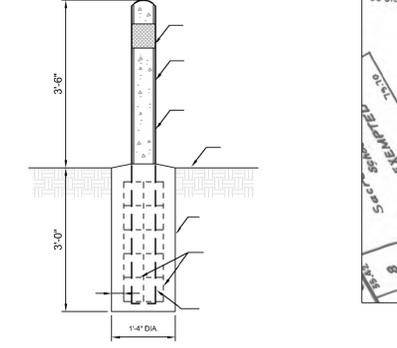
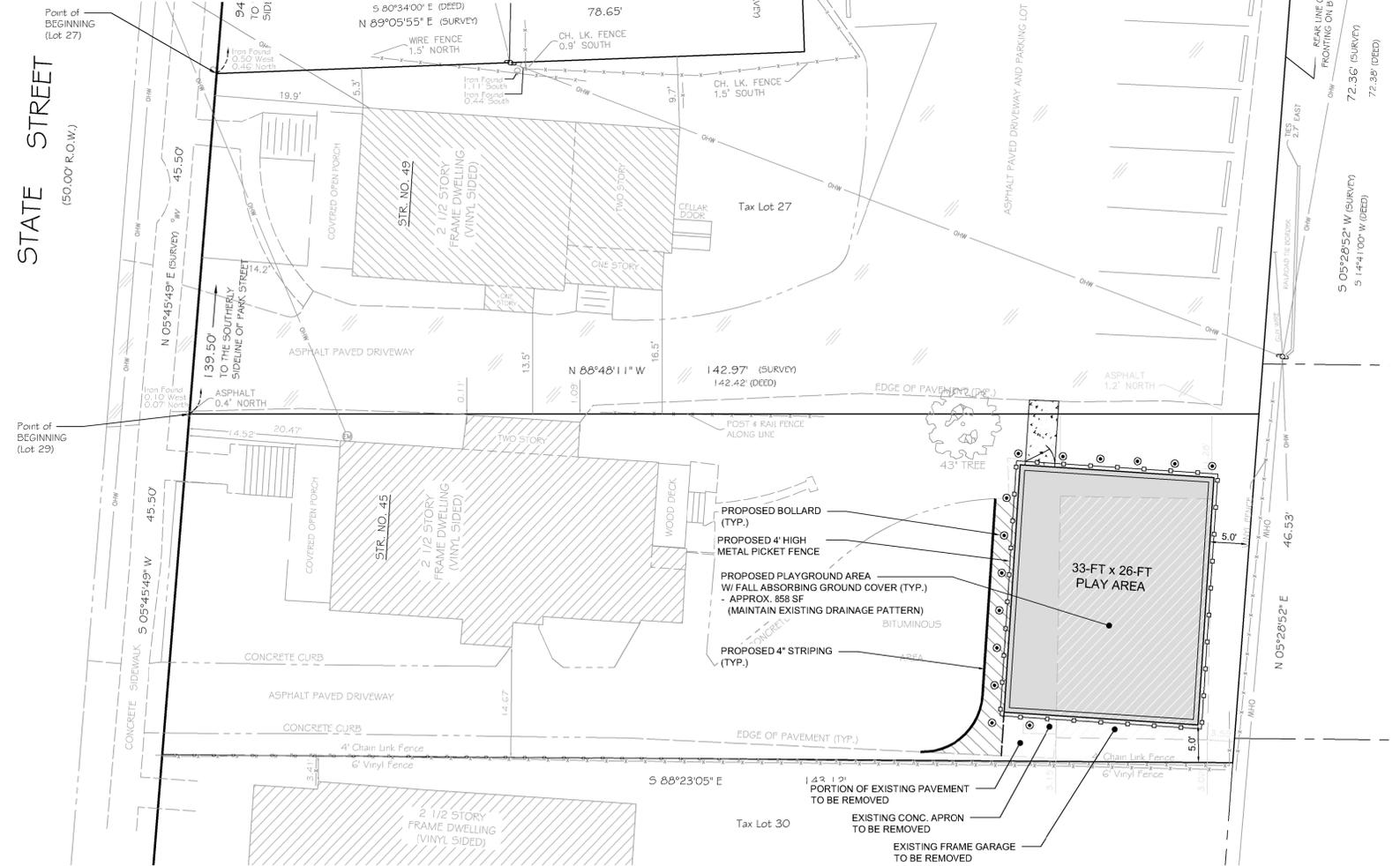
45 & 49 STATE STREET, 118 BROAD STREET & 20 PARK STREET
TAX LOTS 18, 23, 27 & 29, BLOCK 245
TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY

List of Property Owners within 200 feet:

BLOCK	LOT	ADDRESS	OWNER	OWNERS ADDRESS
244	10	675-699 Bloomfield Ave	First Class L + D/Sacred Heart	349 Prospect St., South Orange, NJ 07079
244	15	675-699 Bloomfield Ave	First Class L + D/Sacred Heart	349 Prospect St., South Orange, NJ 07079
244	32	38 Park Street	Stevens, Zaida G. & Saheb E.	38 Park Street, Bloomfield, NJ 07003
244	33	36 Park Street	Kilkelly, Patrick J.	36 Park Street, Bloomfield, NJ 07003
244	35	32 Park Street	Gonnella, Michael & Giuseppina	21 Cypress Ave, North Caldwell, NJ 07006
244	37	50 State Street	Gonzalez, Fausto A.	50 State Street, Bloomfield, NJ 07003
244	38	46 State Street	Fonseca, Marcos & Victoria	46 State Street, Bloomfield, NJ 07003
244	40	42 State Street	Forty-Two State Street Inc.	7 Sanford Avenue, Belleville, NJ 07109
244	41 & 42	34-40 State Street	Church of the Sacred Heart	76 Broad Street, Bloomfield, NJ 07003
244	43	32 State Street	Nolau, John & Diane	32 State Street, Bloomfield, NJ 07003
244	44	30 State Street	Linda Gail Treanor	30 State Street, Bloomfield, NJ 07003
245	4 & 7	84-90 Broad Street	Township of Bloomfield	Municipal Plaza, Bloomfield, NJ 07003
245	10	98 Broad Street	DPF Properties, LLC	98 Broad Street, Bloomfield, NJ 07003
245	12	102 Broad Street	102 Broad St, LLC	102 State Street, Bloomfield, NJ 07003
245	14	106 Broad Street	Bloomfield Heights, LLC	595 Ridgewood Ave, Glen Ridge, NJ 07028
245	16	112 Broad Street	BK Esquires, LLC	112 Broad Street, Bloomfield, NJ 07003
245	18	118 Broad Street	Park United Methodist Church	118 Broad Street, Bloomfield, NJ 07003
245	23	20 Park Street	Park United Methodist Church	118 Broad Street, Bloomfield, NJ 07003
245	25	24 Park Street	Yassa, Fady	137 Jefferson Street, Wood Ridge, NJ
245	26	26 Park Street	Yassa, Fady	137 Jefferson Street, Wood Ridge, NJ
245	27	49 State Street	Park United Methodist Church	120 Broad Street, Bloomfield, NJ 07003
245	29	45 State Street	Park United Methodist Church	12 Park Street, Bloomfield, NJ 07003
245	30	41 State Street	Ahmed, Nazir A. & MD N.	41 State Street, Bloomfield, NJ 07003
245	31	37 State Street	Bencho 2 Inc.	451 Lynn Street, Harrington Park, NJ 07640
246	1	71-127 Broad Street	Township of Bloomfield	Municipal Plaza, Bloomfield, NJ 07003
247	2	33 Park Street	Prichard, Kirk & O'Connor, Julie	36 Park Street, Bloomfield, NJ 07003
247	3	31 Park Street	Nghland, Robert L.	31 Park Street, Bloomfield, NJ 07003
247	4	29 Park Street	Young, Oliver R & Gina	29 Park Street, Bloomfield, NJ 07003
248	1	23 Park St / 69 State St.	Bloomfield Board of Education	155 Broad Street, Bloomfield, NJ 07003
248	2	21 Park Street	Bloomfield Board of Education	155 Broad Street, Bloomfield, NJ 07003
248	3	19 Park Street	Bloomfield Board of Education	155 Broad Street, Bloomfield, NJ 07003
248	4	128 Broad Street	Dar Mngt Assoc LLC C/O Goldberg	33 Clinton Road, West Caldwell, NJ 07006
248	18	20 Park Avenue	Bloomfield Board of Education	155 Broad Street, Bloomfield, NJ 07003
248	19	24 Park Avenue	Bloomfield Board of Education	155 Broad Street, Bloomfield, NJ 07003
248	23	71 State Street	Bloomfield Board of Education	155 Broad Street, Bloomfield, NJ 07003
251	1	131-149 Broad Street	Township of Bloomfield	Municipal Plaza, Bloomfield, NJ 07003



AREA MAP
TOWNSHIP OF BLOOMFIELD
TAX MAPS
1" = 100'



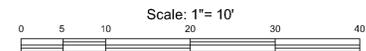
- NOTES:
1. MINIMUM 4-FT HIGH NON-CRIMPABLE BARRIER.
 2. PICKET SPACING TO BE LESS THAN 4 INCHES.
 3. SELF-CLOSING, LATCHING/LOCKING OUTWARD OPENING GATES.
 4. MAXIMUM 2 INCH GAP BETWEEN FINISHED GRADE AND BOTTOM RAIL OF FENCE.
 5. FENCE TO BE ASTM F964-13 COMPLIANT, ALUMINUM OR WROUGHT IRON METAL PICKET FENCE OR APPROVE EQUAL.

METAL PICKET FENCE DETAIL
NOT TO SCALE

BLOOMFIELD R-1B ZONE: SINGLE-FAMILY RESIDENTIAL DISTRICT LOT 29				
	REQUIRED / PERMITTED	EXISTING	PROPOSED	COMMENT
MINIMUM:				
LOT AREA	4,000 SF	8,368 SF	NO CHANGE	C
LOT WIDTH	40 FT	46.24 FT	NO CHANGE	C
LOT DEPTH	NA	142.50 FT	NO CHANGE	C
YARD SETBACKS				
FRONT	20 FT	20.47 FT	NO CHANGE	C
SIDE	6 FT	0.11 FT (ENG)	NO CHANGE	ENC
REAR	25 FT	74.93 FT	NO CHANGE	C
ACCESSORY BUILDING SIDE SETBACK	5 FT	3.02 FT (ENG)	5 FT	C
ACCESSORY BUILDING REAR SETBACK	5 FT	3.59 FT (ENG)	5 FT	C
MAXIMUM:				
BUILDING COVERAGE	25%	28.32% (ENG) (1,859 SF)	18.40% (1,208 SF)	C
LOT COVERAGE	60%	62.56% (ENG) (4,107 SF)	49.38% (3,242 SF)	C
FLOOR AREA RATIO	0.5	0.33 (2,166 SF ±)	NO CHANGE	C
BUILDING HEIGHT	2.5 STORIES / 40 FT	2.5 STORIES / < 40 FT	NO CHANGE	C

C = CONFORMING
ENC = EXISTING NON-CONFORMING CONDITION
NC = NO CHANGE
V = VARIANCE REQUIRED

- NOTES:
1. PG BEING LOT 27 & 29, IN BLOCK 245, AS SHOWN ON TOWNSHIP OF BLOOMFIELD TAX MAPS.
 2. BOUNDARY INFORMATION BASED ON MAP ENTITLED, "BOUNDARY SURVEY OF 49 STATE STREET, LOT 27 IN BLOCK 245 ON TAX MAPS OF TOWNSHIP OF BLOOMFIELD, PREPARED BY PRONESTI SURVEYING, INC. OF CEDAR GROVE, NJ, FOR PARK UNITED METHODIST CHURCH, DATED FEBRUARY 17, 2022.
 3. LOT 27 AREA = 8,368 SF OR 0.192 AC. LOT 29 AREA = 8,365 SF OR 0.151 AC.
 4. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
 5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE ON THE DATE OF FIELD SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS SUCH THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:9-36.3) AND N.J.A.C. 13:40-5.1(i).
 7. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.



ZONING BOARD OF ADJUSTMENT APPROVALS

THIS VARIANCE APPLICATION IS HEREBY APPROVED BY THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY.

DATE _____ SECRETARY _____

DATE _____ CHAIRMAN _____

THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.

DATE _____ TOWNSHIP ENGINEER _____

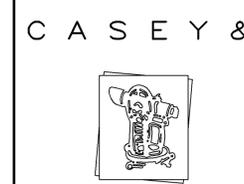
REVISIONS		
NO.	DESCRIPTION	DATE
1	Revised - Lot 29 Added	05-15-2025

OWNER / APPLICANT:
PARK UNITED METHODIST CHURCH
120 BROAD STREET
BLOOMFIELD, NEW JERSEY 07003

PLAYGROUND
PLOT PLAN

45 & 49 STATE STREET
TAX LOT 27 & 29, BLOCK 245

TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NJ



KELLER
INCORPORATED

New Jersey State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 2462798400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax 973-379-7993

REFERENCE	MTL CHK. BY	PM DRAWN BY
12211003	CAD	1
MAP NO.	FIELD BOOK	
12211003	1" = 10'	
JOB NO.	SCALE	

DATE 01-08-2023
30084
New Jersey Professional Engineer/Land Surveyor No. 05003

L:\2025\01\21\2025\AUTOCAD\2025\01\21\003 SITE PLAN\DWG\01\25_1036\5AM.plt.mxd, LAYOUT\VARANCE

