

**THE LAW OFFICES OF FRANK J. MATERIA**  
**ATTORNEYS AT LAW**  
MEMBERS OF THE NEW JERSEY BAR

FRANK J. MATERIA, ESQ.  
Email: frank@materialaw.com

900 POMPTON AVENUE, STE A2  
CEDAR GROVE, NJ 07009

TEL: (973) 337-2273  
FAX: (973) 337-2274  
www.materialaw.com

WILLIAM J. SORIANO, ESQ., OF COUNSEL  
Email: wsoriano@materialaw.com

Your Ref:  
Our Ref: FJM:2024-1078

November 24, 2025

Attn: Amanda Waters, Planning Board  
Township of Bloomfield  
1 Municipal Plaza  
Bloomfield, NJ 07003  
Via Email to [awaters@bloomfieldtwpnj.com](mailto:awaters@bloomfieldtwpnj.com)

**RE: 116 Thomas St LLC - Zoning / Land Use matter: Planning Board  
Application for 116 Thomas Street LLC for property address: 116 Thomas Street,  
Bloomfield, New Jersey 07003: Block 217; Lot 29.**

Dear Ms. Waters,

Please be advised my office represents, the Applicant, 116 Thomas Street LLC, member John Walsh, in reference to the Planning Application referenced above. The Applicant, respectfully submits the application for a Minot Site Plan Approval; side yard setback variance—5.5 feet (existing/proposed), where a minimum of 10 feet yard setback is required; and a Parking variance.

Furthermore, the applicant requires relief for the R-G zoning requirements pursuant to Section 315-37(B) (d) 20% landscape area, where the minimum of 10% must be open space dedicated to active or passive recreation area by the residents; (i) not more than 75% of the dwelling units shall have more than one bedroom; and (k) all building exteriors shall be of brick or masonry materials. The Applicant request said relief and any other variance relief on subject property located at 116 Thomas Street, Bloomfield, New Jersey—for an addition and alterations to the existing dwelling, including 3<sup>rd</sup> Floor reframing of part of the existing roof to provide a Dormer and increase the ceiling height in a living space.

Applicant did construct the dormer. Building Department filed for violations. Applicant is filing this application to cure the said violations.

Enclosed you will find with the Application, the applicant's W9, Proof of Applicant's property Tax payments; Survey by Leeper Land Group LLC and Architect's Plans by Souleymane B. Dembele RA of InFormed Studios LLC.

Kindly advise once the application can be scheduled for a hearing before the Planning Board.

If you have any questions, please do not hesitate to contact my office. Thank you, I remain

Very truly yours,  
**The Law Offices of Frank J. Materia**  
**Frank J. Materia, Esq.**

**Enclosures**

**FJM/as**

1 Municipal Plaza  
Planning & Zoning Dept., Room 203  
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4012  
[www.bloomfieldtwpnj.com](http://www.bloomfieldtwpnj.com)

**Township of Bloomfield**  
Community Development Department  
Planning Board and Zoning Board of Adjustment

May 20, 2024

Frank Materia  
900 Pompton Avenue  
Suite A2  
Cedar Grove, NJ 07009

**RE: 116 Thomas Street  
Block 217, Lot 29**

Dear Mr. Materia,

The subject property is located in the R-G, Garden Apartment Zone.  
The dwelling is a three unit, three story mid-rise building.

The owner/applicant dormered and expanded the third floor unit without zoning or construction permits. Although the expansion is minor in terms of added square feet, it requires a side yard setback variance, therefore I cannot waive site plan approval pursuant to Section 315-14(B)(b). However, this is not a Zoning Board case, since it is a permitted use.

This is a Planning Board matter for site plan approval with variance relief.

In my opinion, the application requires the following:

1. Minor Site Plan approval
2. Side yard setback variance, 5.5 feet [existing/proposed], where a minimum 10 feet side yard is required.
3. Parking variance

In addition, relief is required from R-G zoning requirements pursuant to Section 315-37(B)

- (d). 20% landscaped area, where a minimum of 10% must be open space dedicated to active or passive recreation area, by the residents.
- (i). Not more than 75% of the dwelling units shall have more than one bedroom.
- (k). All building exteriors shall be of brick or masonry materials.

<u>Application Fees:</u>		<u>Escrow Fees:</u>
Minor Site Plan.....	\$250.00	\$300.00
5 "c" Variance relief, @ \$300.00/variance	\$1500.00	@ \$ 500.00/variance \$2,500.00
<b>Total.....</b>	<b>\$1,750.00</b>	<b>Total \$2,800.00</b>

At this time the application is deemed incomplete.

Very truly yours,  
Amanda Waters  
 Planning and Zoning Board Secretary  
 Township of Bloomfield

## 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:	
<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 checked="" type="checkbox"/> Planning Board			<input 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 checked="" 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 checked="" type="checkbox"/> Minor Site Plan		<input type="checkbox"/> Appeals from Decision of Admin. Officer			
<input type="checkbox"/> Minor Subdivision		(attach the denial/decision)			
<b>1. APPLICANT</b>					
Name 116 Thomas Street LLC			Address 116 Thomas Street		
City Bloomfield	State NJ	Zip 07003	Telephone 201-424-5664	Fax	
<b>2. PROPERTY OWNER (if other than applicant)</b>					
Name 116 Thomas Street LLC			Address 116 Thomas Street		
City Bloomfield	State NJ	Zip 07003	Telephone 201-424-5664	Fax	
<b>3. SUBJECT PROPERTY (attach additional sheets if necessary)</b>					
Street Address 116 Thomas Street			Block(s) and Lot(s) Numbers B: 217 and Lot 29		
Site Acreage and Square Footage 0.11 AC and 4,627.10 SQ. FT		Zone District(s) R-G		Tax Sheet Nos.	

frank@materialaw.com

Please print your email address \_\_\_\_\_

BLOOMFIELD CODE

<b>Present Use - how is the area currently being used?</b> Three Family Dwelling			
<b>Proposed Development Name and Nature of Use</b> 3rd Floor: Reframe part of existing roof to provide a Dormer and increase ceiling height in living space			
Number of New Buildings 0	Square Feet of New Building(s) 3,913 SF	Height 3 stories	% of Lot to be Covered by Buildings 27% no change
% of Lot to be Covered by Pavement no change	Number of Parking Spaces and Dimensions no change		Dimensions of Loading Area(s) N/A
Exterior Construction Material/Design TBD			
Total Cost of Building and Site Improvements TBD	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 N/A	Are Any Structures to be Removed? part of existing roof to be removed		Number of Proposed Signs and Dimensions N/A
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. No non required		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 non required			
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 Frank J. Materia, ESQ.		Address 900 Pompton Avenue, Suite A2	
City Cedar Grove	State NJ	Zip 07009	Telephone 973-337-2273
			Fax 973-337-2274

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name <b>No at the moment</b>		Address		
City	State	Zip	Telephone	License #
Surveyor's Name <b>Leeper Land Group LLC</b>		Address <b>767 Brunswick Pike</b>		
City <b>Lambertville</b>	State <b>NJ</b>	Zip <b>08536</b>	Telephone <b>609-571-3955</b>	License # <b>43340</b>
Landscape Architect or Architect's Name <b>Souleymane B. Dembele RA</b>		Address <b>24 Commerce Street</b>		
City <b>Newark</b>	State <b>NJ</b>	Zip <b>07102</b>	Telephone <b>862-367-3381</b>	License # <b>21A102142300</b>
8. FEES SUBMITTED				
<i>Application Fees</i>				
<i>Variance Fees</i>				
<i>Escrow Fees</i>				
<i>Total Fees</i>				
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> <p><i>116 Thomas Street LLC</i> Sworn to and subscribed before me this date  <i>John Walsh, member</i> <u>July 1, 2024</u></p> <p>Signature of Applicant</p> <p><i>JOHN WALSH</i></p> <p>Property Owner Authorizing Application if Other Than Applicant</p> <p>Notary Public <b>FRANK J. MATERIA</b> <b>ATTORNEY AT LAW STATE OF NEW JERSEY</b></p>				

**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 116 Thomas Street LLC , John Walsh member purchased the property located at  
116 Thomas Street, Bloomfield, New Jersey 07003  
(Property address)  
on June 19, 2020 from Portofino Investment Group 116 LLC  
(Date) (Name of the person you purchased the property from)

b. There is/are one existing dwelling(s), one 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.

116 Thomas Street LLC  
John Walsh, member 7/1/24  
Signature Date  
JOHN WALSH

BLQ: 217. 29.  
Owner Name: 116 THOMAS STREET LLC

Tax Year: 2025 to 2025  
Property Location: 116 THOMAS STREET

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original billed:	2,337.94	2,337.93	2,510.25	2,433.05	9,619.17
Payments:	2,337.94	2,337.93	2,510.25	2,433.05	9,619.17
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								9,619.17		9,619.17
		Original billed						4.82	0.00	9,614.35
02/04/25	1	Payment	001	8377056	CK	99271	18 TAX CON	2,333.12	0.00	7,281.23
02/04/25	1	Payment	001	8377053	CK	99271	19 TAX CON	4.82	0.00	7,276.41
02/04/25	2	Payment	001	8377053	CK	99271	20 TAX CON	2,266.29	113.23	5,010.12
10/02/25	2	Payment	001	8408372	CK	103172	8 LOUISETX	66.82	0.00	4,943.30
10/02/25	2	Payment	001	8408373	CK	103172	10 LOUISETX	0.00	76.56	4,943.30
10/02/25	3	Payment	001	8408372	CK	103172	9 LOUISETX	2,510.25	0.00	2,433.05
10/02/25	3	Payment	001	8408373	CK	103172	11 LOUISETX	56.15	0.00	2,376.90
10/02/25	4	Payment	001	8408373	CK	103172	12 LOUISETX	2,376.90	0.00	0.00
10/31/25	4	Payment	001	8411837	CK	103661	16 FDEX1031			
		LERETA								
		LERETA								
		LERETA								
		LERETA								

Total Principal Balance for Tax Years in Range: 0.00

JUAN M. RIVERA, JR  
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records  
465 Martin Luther King Jr Blvd  
Room 130  
Newark, NJ 07102  
(973) 621-4960

\*RETURN DOCUMENT TO:  
COUNSELLORS TITLE AGENCY INC  
504 HOOPER AVENUE  
TOMS RIVER, NJ 08753

Instrument Number - 2020060658  
Recorded On 7/2/2020 At 8:39:00 AM  
\* Instrument Type - DEED  
Invoice Number - 377266 User ID: FC  
\* Grantor - PORTOFINO INVESTMENT GROUP 116 LLC  
\* Grantee - 116 THOMAS STREET LLC  
\* PARCEL IDENTIFICATION NUMBER  
Block: 217 Lot: 29 - BLOOMFIELD

\*Total Pages 6

\* FEES

COUNTY REALTY TAX	\$250.00
COUNTY REALTY TAX -	\$125.00
PHPFA	
NJ PRESERVATION ACCOUNT	\$30.00
REGISTER RECORDING FEE	\$40.00
STATE REALTY TAX	\$625.00
STATE REALTY TAX - EAA	\$175.00
NJAHTF	\$150.00
HOMELESSNESS TRUST FUND	\$3.00
TOTAL PAID	\$1,398.00

I hereby CERTIFY that this document is  
Recorded in the Register of Deeds & Mortgages Office  
of Essex County, New Jersey

Juan M. Rivera, Jr  
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2020060658



<b>Essex County Recording Data Page</b> Honorable Dana Rone Essex County Register		<i>Official Use Only</i>	
			
<i>Official Use Only:</i>			
<b>Date of Document:</b> May 28, 2020		<b>Type of Document:</b> DEED	
<b>First Party Name:</b> PORTOFINO INVESTMENT GROUP 116 LLC		<b>Second Party Name:</b> 116 THOMAS STREET, LLC	
<b>Additional Parties:</b>			
<b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b>			
<b>Block:</b>  217		<b>Lot:</b>  28	<b>Qualifier:</b>
<b>Municipality:</b> Town of Bloomfield			
<b>Consideration:</b>  \$250,000.00			
<b>Mailing Address of Grantee:</b>  102 FIRST ST., HOBOKEN, NJ 07030			
<b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; FACING INFORMATION</b> <b>ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b>			
<b>Original Book:</b>		<b>Original Page:</b>	
<b>ESSEX COUNTY RECORDING DATA PAGE</b> Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.			

Not Certified Copy

Prepared by:

  
A.V. Macstrey, Esq.

## DEED

This Deed is made on May 28, 2020 and delivered on June 19, 2020

### **BETWEEN**

**PORTOFINO INVESTMENT GROUP 116 LLC**

whose address is 2 Marineview Plaza, Unit 6D, Hoboken, NJ 07030

referred to as the *Grantor*.

### **AND**

**116 THOMAS STREET, LLC**

whose address is 162 First Street, Hoboken, NJ 07030

referred to as the *Grantee*.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**TRANSFER OF TITLE.** The grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION** This transfer of ownership is made for the sum and consideration of \$250,000.00 (Two Hundred Fifty Thousand and 00/100 Dollars). The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 40:15-2.1) Municipality of Bloomfield  
Block 217, Lot 29, Account No.

No property tax identification number is available on the date of this deed. (Check box if applicable).

**PROPERTY.** The property consists of the land and all the buildings and structures on the land in Township of Bloomfield, County of Essex, and State of New Jersey.

Please see attached Legal Description annexed hereto and made a part hereof.

**COMMONLY KNOWN AS** 116 Thomas Street, Bloomfield, NJ 07003.

**BEING THE SAME LAND AND PREMISES** which became vested in PORTOFINO INVESTMENT GROUP 116 LLC by Deed from Jahedul I. Choudhury and Supon A. Choudhury, Tenants in Common, dated February 28, 2019 and recorded in the Essex County Clerk/Register's Office on March 28, 2019 as Instrument No. 2019028502.

**SCHEDULE A**

(continued)

File No. CTA-20-34578

**LEGAL DESCRIPTION**

All that certain lot, parcel or tract of land, situate and lying in the Town of Bloomfield, County of Essex and State of New Jersey being more particularly described as follows:

**BEGINNING** at a point in the Westerly sideline of Thomas Street, said point being distant Southerly 173.24 feet from the Southerly sideline of Washington Street and from said beginning point; running thence

1. South 88 degrees 33 minutes 00 seconds West, a distance of 140.00 feet to a point; thence
2. South 00 degrees 33 minutes 00 seconds East, a distance of 30.05 feet to a point; thence
3. South 88 degrees 59 minutes 00 seconds East, a distance of 140.00 feet to a point in the Westerly sideline of Thomas Street; thence
4. Along the Westerly sideline of Thomas Street, North 00 degrees 33 minutes 00 seconds West, a distance of 36.08 feet to the point and place of **BEGINNING**.

**FOR INFORMATIONAL PURPOSES ONLY:** Also known as Lot 29 in Block 217 on the Town of Bloomfield Tax Map.

Not Certified Copy

**CONTINUED**

Counsellors Title Agency, Inc  
504 Hooper Avenue  
Toms River, New Jersey 08753  
Phone: (732) 914-1400 Fax: (732) 914-8898

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy, the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.*

GIT/REP-3  
(8-19)  
(Print or Type)

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
PORTOFINO INVESTMENT GROUP 116 LLC

Current Street Address  
2 MARINEVIEW PLAZA, UNIT 6D

City, Town, Post Office  
HOBOKEN NJ ZIP Code 07030

**Property Information**

Block(s) 217 Lot(s) 29 Quarter

Street Address  
116 THOMAS STREET

City, Town, Post Office  
BLOOMFIELD NJ ZIP Code 07003

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$250,000.00	\$250,000.00	

**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)**

1.  Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3.  Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6.  The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7.  The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8.  Seller did not receive non-like kind property.
9.  The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10.  The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11.  The deed is dated prior to August 1, 2004, and was not previously recorded.
12.  The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13.  The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14.  The property transferred is a mandatory plot.
15.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16.  The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17.  The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

05-28-2020

Date

*Cory Johnson*  
Signature (Seller)

Indicate if Power of Attorney or Attorney In Fact

Cory Johnson, Sole Member

Indicate if Power of Attorney or Attorney In Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney In Fact

**PROMISES BY GRANTOR.** The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of date first above written.

**PORTOFINO INVESTMENT GROUP 116 LLC**

Cory Johnson  
By: Cory Johnson, Sole Member

STATE OF NEW JERSEY  
COUNTY OF Ocean, SS:

I CERTIFY that on May 28, 2020, CORY JOHNSON, personally came before me and stated or acknowledged under oath, to my satisfaction, that this person:

- (a) was the maker of the attached document;
- (b) was authorized to and did execute this document as Sole Member of PORTOFINO INVESTMENT GROUP 116 LLC the entity named in this document;
- (c) made this Deed for \$250,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.); and
- (d) executed this document as the voluntary act of the entity named in this document in accordance with its Operating Agreement.

Lorraine J Ravallo  
Notarial Officer's Name and Title  
My Commission Expires: \_\_\_\_\_

Lorraine J Ravallo  
Notary Public  
New Jersey  
My Commission Expires 4-12-22  
No. 60058593

RECORD & RETURN TO:  
Counsellors Title Agency  
504 Hooper Avenue  
Toms River, NJ 08753

LAND DEVELOPMENT

315 Attachment 2

Township of Bloomfield

Minor Subdivision and Minor Site Plan Checklist  
(See § 315-19)

Application for Approval of Minor Subdivisions and Minor Site Plans		Submitted	Waiver Requested
	(Note: For details of all submissions, see Article III. 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, with permissible building envelopes shown.	✓	
2.	Scale: 1 inch = 30 feet or as approved by Board Engineer.	✓	
3.	Current survey upon which plat or plan is based.	✓	
4.	Map size: 8-1/2" x 13" 15" x 21" 24" x 36" 30" x 42"	✓	
5.	Key map: 1,000-foot radius, street names, zoning districts.		
6.	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, signed and sealed. g. Name and address of owner of record and applicant, if different from the owner.	✓	
7.	Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.	✓	
8.	A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.	N/A	
9.	The name and address, with block and lot, of all adjoining property owners within 200 feet, as disclosed by the most recent Township tax records.	✓	
10.	Names of adjoining municipalities within 200 feet.	✓	

BLOOMFIELD CODE

Application for Approval of Minor Subdivisions and Minor Site Plans		Submitted	Waiver Requested
11.	<p>The location of existing and proposed, including details:</p> <ul style="list-style-type: none"> <li>a. Property lines.</li> <li>b. Streets.</li> <li>c. Structures (with an indication as to whether existing structures will be retained or removed).</li> <li>d. Buildings within 200 feet of the site.</li> <li>e. Parking spaces and loading areas.</li> <li>f. Roadways, driveways and curbs.</li> <li>g. Watercourses.</li> <li>h. Railroads.</li> <li>i. Bridges.</li> <li>j. Drainage pipes and other improvements.</li> <li>k. Natural features and treed areas, both on the tract and within 50 feet of its boundary.</li> <li>l. Sewer, water and other utilities.</li> <li>m. Lighting including photometrics and landscaping.</li> <li>n. Signage including details.</li> <li>o. Refuse areas.</li> <li>p. Soil erosion and sediment control plan</li> <li>q. Compliance with soil removal and fill placement requirements.</li> <li>r. Subsurface structures demolition.</li> <li>s. Tree save plan.</li> </ul>	<p>Partially Applicable</p> <p>✓</p>	
12.	Area in square feet of all existing and proposed lots and all existing and proposed structures, except a new principal building on a lot created by a conforming minor subdivision may be represented by the permissible building envelope.	✓	
13.	Bearings and distances of all existing and proposed property lines.	✓	
14.	Sufficient elevations or contours at two-foot intervals, including finished grades and finished floor elevations.	N/A	
15.	The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements.	N/A	
16.	Front, side, and rear setback lines.	✓	
17.	Chart of the zoning requirements for the zone, including existing and proposed uses and conditions, with variances indicated.	✓	
18.	Delineation of floodplain and wetlands areas.	N/A	

LAND DEVELOPMENT

Application for Approval of Minor Subdivisions and Minor Site Plans		Submitted	Waiver Requested
19.	A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.	N/A	
20.	Tax payment certification.	✓	
21.	15 sets of folded plans.	✓	
22.	For subdivisions, if the applicant intends to file the approved subdivision with the County, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (N.J.S.A. 46.2309.9 et seq.) and bear the signature block noted in Item 23 below.	N/A	
23.	For subdivisions, if the applicant intends to file by deed(s), record of the approved subdivision with the County, the following signature block shall be provided on the deed(s):	N/A	
<p>Checklist prepared by: <u>FRANK J. MATERIA</u>  <b>ATTORNEY AT LAW STATE OF NEW JERSEY</b></p> <p>Checklist reviewed by: _____</p> <p>Application deemed complete on: _____</p> <p>Application deemed incomplete on: _____</p>			

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: 116 THOMAS ST

OWNER: AMBER INVESTMENT GROUP

BLOCK(S): 217 LOT(S): 29

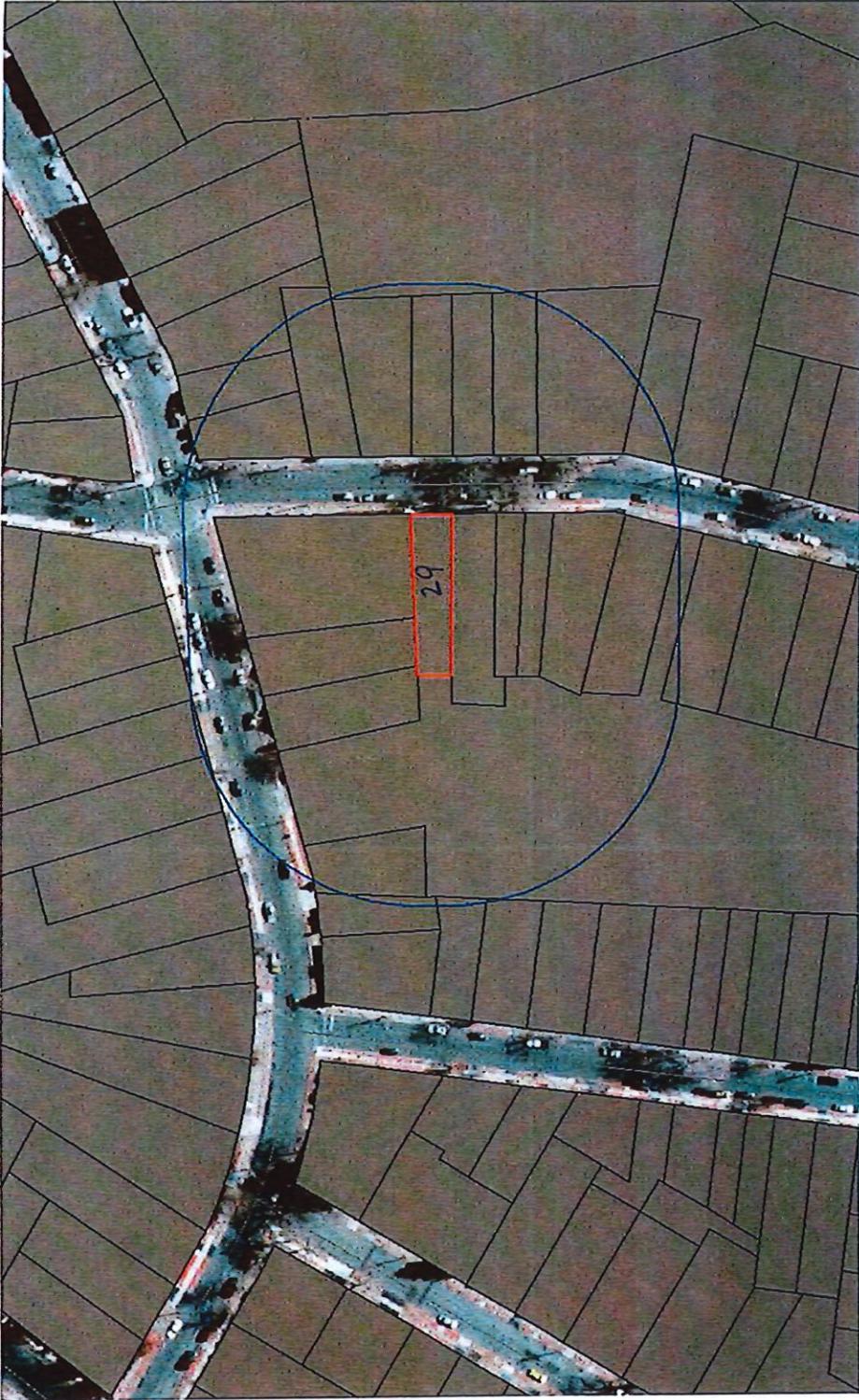
REQUESTER'S NAME: JOHN WALSH

ADDRESS: 21 JONATHAN DR. BAYVILLE NJ

EMAIL: JOHNWALSH@ELECTROCKERS TELEPHONE: 201-424-5664

uc.com John Walsh  
Signature of Requester Date

**FOR OFFICE USE ONLY:**  
Received: Completed  
11/20/20  
Completed: \_\_\_\_\_



VARIANCE REPORT (200 FT)

Essex County

Block Lot Orig	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zoning Code
217 20	98 THOMAS STREET	2	YUNG, HO & YIP, KIT MEI 69 BELLEVILLE AVENUE BLOOMFIELD, NJ	07003
217 22	104 THOMAS STREET	2	IELIMO, NICHOLAS 104 THOMAS STREET BLOOMFIELD, NJ	07003
217 24	108 THOMAS STREET	2	THOMAS STREET ASSOCIATES, LLC 54 SCHOOLHOUSE LANE MORRISTOWN, NJ	07960
217 25	110 THOMAS STREET	2	WALTON, COREY D. 110 THOMAS ST BLOOMFIELD, NJ	07003
217 26	112 THOMAS STREET	2	SIMPSON, DAMIAN & SHELLY ANN J 6-10 4TH STREET FAIR LAWN, NJ	07410
217 27	114 THOMAS STREET	2	BRYAN, KEISHA & ELLIOT, YANNICK 114 THOMAS ST BLOOMFIELD, NJ	07003
217 30	155 WASHINGTON STREET	4A	KJS REALTY, LLC 155 WASHINGTON STREET BLOOMFIELD, NJ	07003
217 33	160 WASHINGTON STREET	2	SHIAO, ANTHONY ROSELYNE 15 VICTORIA TERRACE MONTCLAIR, NJ	07943
217 35	164 WASHINGTON STREET	2	FRANCO, STEPHANIE 164 WASHINGTON ST BLOOMFIELD, NJ	07003
217 37	168-174 WASHINGTON STREET 39	4C	WASHINGTON HEIGHTS ASSOCIATES, LLC 1945 MORRIS AVE. ST.10 UNION, NJ	07063
217 40	176 WASHINGTON STREET	2	PROPERTY THREE LLC 37 CRIST MILL LANE UPPER SADDLE RIVER, NJ	07458
217 41	178-180 WASHINGTON STREET	2	JAMESON, TAWONE & CHERYL 178-180 WASHINGTON STREET BLOOMFIELD, NJ	07003
217 42	89 CLINTON STREET	2	BATTAGLIA, GIOVANNI & DORIS 256 BUTTONWOOD DR PARAMUS, NJ	07652

VARIANCE REPORT (2010 FJ)

Essex County

Block Lot Own	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
217 43	87 CLINTON STREET	2	PAVARO, RUBEN A & HAGGERTY, ZZ MAE 87 CLINTON ST BLOOMFIELD, NJ	07003
220 5	13-15 HENRY STREET	4C	GLENWOOD GARDENS APTS, L.L.C. 447 NORTHFIELD AVE-STE200 WEST ORANGE, NJ	07052
220 10	99-101 THOMAS STREET	2	LA MANNA, MARK E. 4 CARYN PLACE FAIRFIELD, NJ	07004
220 11	103 THOMAS STREET	2	KELLINGHUSEN, JULIUS RAMON & SAKSHI 103 THOMAS ST BLOOMFIELD, NJ	07003
220 12	109 THOMAS STREET	2	MADDALENA, MARISA A & GINA M. 109 THOMAS STREET BLOOMFIELD, NJ	07003
220 13	115 THOMAS STREET	2	MESSINEO, STEVEN & THERESA 115 THOMAS STREET BLOOMFIELD, NJ	07003
220 14	117 THOMAS STREET	2	CLEARSTREAM RILTY HOLD, PART.TWO,LLC 115 THOMAS STREET BLOOMFIELD, NJ	07003
220 15	119 THOMAS STREET	2	THOMAS ST BLOOMFIELD LLC 119 THOMAS ST BLOOMFIELD, NJ	07003
220 16	121 THOMAS STREET	2	RENTA, MOISES III 121 THOMAS STREET BLOOMFIELD, NJ	07003
220 17	123 THOMAS STREET	2	ADOMAKO, EUNICE + MENSAH, DAVID 123 THOMAS STREET BLOOMFIELD, NJ	07003
220 18	148 WASHINGTON STREET	2	BRAY, TIMOTHY 179 LODI ST. HACKENSACK, NJ	07601
220 19	146 WASHINGTON STREET	2	BRAY,TIMOTHY 179 LODI STREET HACKENSACK, NJ	07601
220 20	144 WASHINGTON STREET	2	ABDI, DARYOUSH & HORA 19 MYRTLE AVE CALDWELL, NJ	07006

VARIANCE REPORT (200 Ft)

Essex County

Block Lot Cuml	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
221 17	171 WASHINGTON STREET	2	TOWNSEND, TODD & SALAS, IVIS 171 WASHINGTON ST BLOOMFIELD, NJ	07003
221 19	167 WASHINGTON STREET	2	CRUZ, IVONNE E. 167 WASHINGTON ST BLOOMFIELD, NJ	07003
221 21	165 WASHINGTON STREET	2	KRAFT, RACHAEL LEIGH & DENNIS ALDEN 165 WASHINGTON ST 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  
129 1/2 McBride Avenue  
Little Falls, NJ 07424

North Jersey Dist. Water Supply Comm.  
741 Ringwood Avenue  
Warren, NJ 07065

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 75016

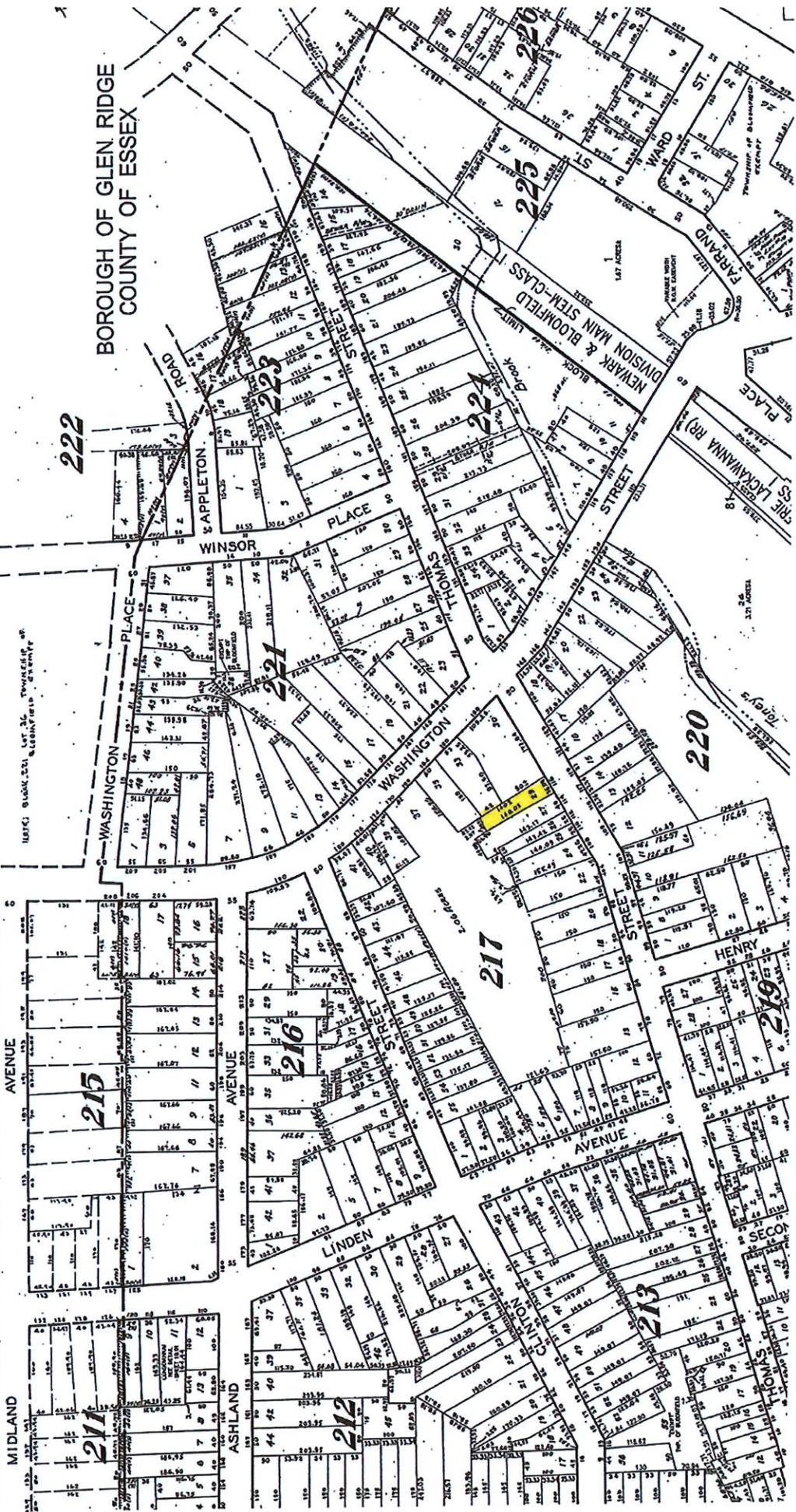
Passaic Valley Sewage Commission  
600 Wilson Avenue  
Newark, NJ 07105

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.**

BOROUGH OF GLEN RIDGE  
COUNTY OF ESSEX



222

BOROUGH OF GLEN RIDGE  
COUNTY OF ESSEX

MIDLAND AVENUE

215

211

216

ASHLAND AVENUE

212

217

LINDEN AVENUE

217

223

224

220

225

226

220

213

219

218

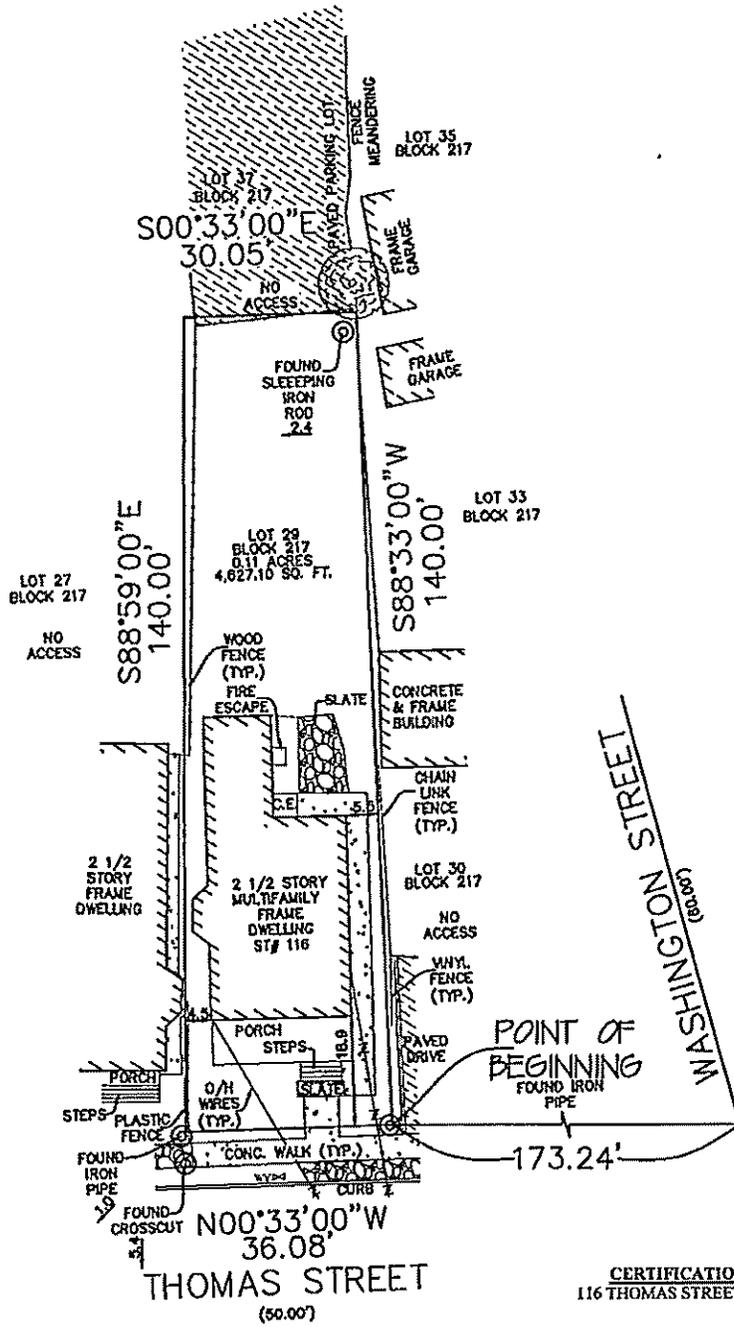
NEWARK & BOOMFIELD  
DIVISION MAIN STEEL-CLASS

FERRAND ST.

WARD ST.

ST. JACQUES

DEED NORTH



**DEED REFERENCE:**  
INSTRUMENT # 2020060658

**CERTIFICATION:**  
116 THOMAS STREET, LLC

- NOTE:**
1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
  2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
  3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
  4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
  5. CALL BEFORE YOU DIG #11 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
  6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
  7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
  8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

**NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:46-5.2**

<b>Leeper Land Group, LLC</b>  Professional Land Surveyors 767 Brunswick Pike Lambertville N.J. 08530  <b>LLG</b>  p. 609 571 3955 f. 609 571 9490 www.leepergroup.com	Scale:	Date:	Drawn By:	Job Number:
	1" = 20'	04-11-2024	G.S.	24-1231
<b>PLAN OF SURVEY</b> TAX LOT 29 BLOCK 217 116 THOMAS STREET TOWNSHIP OF BLOOMFIELD COUNTY OF ESSEX STATE OF NEW JERSEY				
CERTIFICATE OF AUTHORIZATION 24GA28232100				
Revision	Date	By		
			04-11-2024	
<b>DAREN C. LEEPER</b> N.J. Professional Land Surveyor			DATE GS 43340	

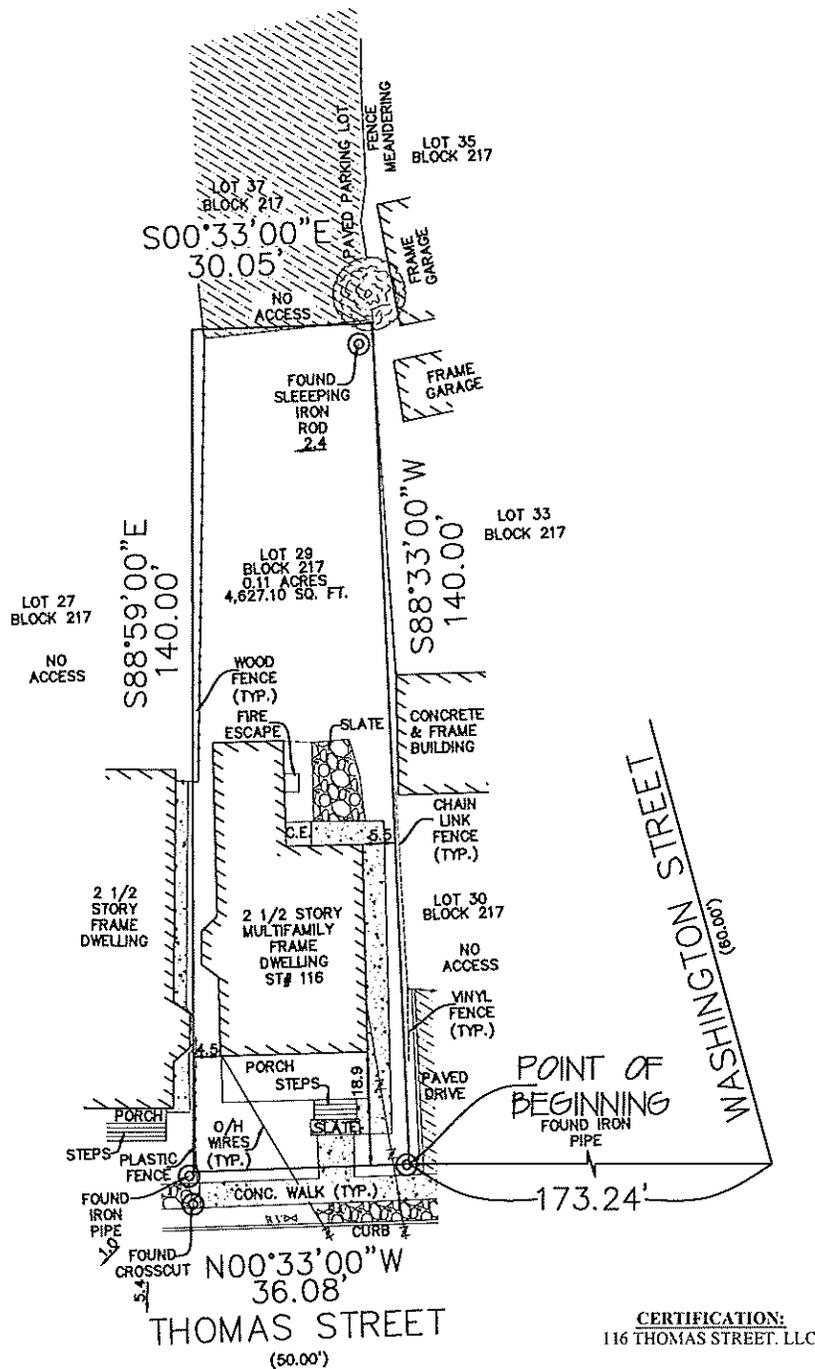








DEED NORTH



**DEED REFERENCE:**  
INSTRUMENT # 2020060658

**CERTIFICATION:**  
116 THOMAS STREET, LLC

**NOTE:**

1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

**NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2**

<b>Leeper Land Group, LLC</b>  Professional Land Surveyors 767 Brunswick Pike Lambertville N.J. 08530  <span style="font-size: 2em; font-weight: bold;">LLG</span>  p. 609 571 3955 f. 609 571 9490 www.leepergroup.com	Scale:	Date:	Drawn By:	Job Number:
	1" = 20'	04-11-2024	G.S.	24-1231
<b>PLAN OF SURVEY</b> TAX LOT 29 BLOCK 217 116 THOMAS STREET TOWNSHIP OF BLOOMFIELD COUNTY OF ESSEX STATE OF NEW JERSEY				
CERTIFICATE OF AUTHORIZATION	24GA28232100			
Revision	Date	By		
			04-11-2024	
<b>DAREN C. LEEPER</b> N.J. Professional Land Surveyor			DATE GS 43340	