

**Frank & Jacqueline Gabriele
125 Kenzel Avenue
Nutley, NJ 07110**

March 12, 2025

Township of Bloomfield Zoning Board
1 Municipal Plaza
Bloomfield, NJ 07003

Re: 321 Broughton Avenue
Block 911 Lot 1

Hello,

We are requesting a variance to turn our existing commercial space (store front) into a studio apartment. The store has changed hands multiple times and has had a hard time getting their business off the ground therefore becoming more and more difficult to keep a tenant in this space. Despite all efforts it just doesn't seem to work out. We are looking to turn this space into a studio apartment to try and maintain rent. The area is currently single family zoned so this renovation would align better with the neighborhood.

Thank you for your consideration,

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.

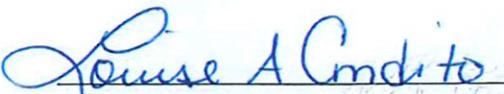
Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the 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:				
<input type="checkbox"/> Planning Board		<input checked="" 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 type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit		
<input checked="" 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 (attach the denial/decision)			
<input type="checkbox"/> Minor Subdivision				
1. APPLICANT				
Name (321 Broughton Ave LLC) FRANK + JACQUELINE GABRIELE			Address 125 Kenzel Avenue	
City MUTRY	State NJ	Zip 07110	Telephone 973-479-5545	Fax
2. PROPERTY OWNER (if other than applicant)				
Name JANE			Address	
City	State	Zip	Telephone	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address 321 Broughton Ave.			Block(s) and Lot(s) Numbers 911 1	
Site Acreage and Square Footage .05 2480		Zone District(s) R-1B		Tax Sheet Nos.

Please print your email address: JACKIE.GABRIELE@YAHOO.COM

BLOOMFIELD CODE

Present Use - how is the area currently being used? STORE (DELI)				
Proposed Development Name and Nature of Use STUDIO APARTMENT				
Number of New Buildings NONE	Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings	
% of Lot to be Covered by Pavement 0	Number of Parking Spaces and Dimensions		Dimensions of Loading Area(s)	
Exterior Construction Material/Design NONE				
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? NO	
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed 0	Are Any Structures to be Removed? NO		Number of Proposed Signs and Dimensions	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. 0		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.				
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none				
	APPROVED	DENIED	DATE	
Subdivision				
Site Plan	Yes		MAY 2019	
Variance(s)	Yes		MAY 2019	
Building Permit	Yes		2019	
6. APPLICANT'S ATTORNEY (if applicable)				
Name MARK MARYANSKI		Address 230 PASSAIC AVE.		
City Fairfield	State NJ	Zip 07001	Telephone 973-227-0844	Fax

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name (PLANNER) FRANK MILETO		Address 14 BEAVER BROOK DRIVE		
City LONG VALLEY	State NJ	Zip 07853	Telephone 908-876-9400	License #
Surveyor's Name BORRIS McDONALD WATSON		Address 130 WASHINGTON STREET		
City Bloomfield	State NJ	Zip 07003	Telephone	License # 10888
Landscape Architect or Architect's Name George AZRAK		Address 151 WASHINGTON STREET		
City Bloomfield	State NJ	Zip 07003	Telephone 973-566-0100	License # 21AC00065500
8. FEES SUBMITTED				
Application Fees				
Variance Fees				
Escrow Fees				
Total Fees				
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.				
 Signature of Applicant		Sworn to and subscribed before me this date March 12th 2025		
		 Notary Public		
Property Owner Authorizing Application if Other Than Applicant		<div style="border: 1px solid black; padding: 5px; width: fit-content;"> LOUISE A. CONDITO NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES MAY 27, 2027 COMMISSION: #2421248 </div>		

**RESOLUTION OF THE
TOWNSHIP OF BLOOMFIELD
BOARD OF ADJUSTMENT**

RESOLUTION IN THE MATTER OF THE APPLICATION OF FRANK GABRIELE AND JACQUELINE GABRIELE FOR AMENDED FINAL PLAN SITE PLAN APPROVAL, A USE VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1), A DENSITY VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(5), AND VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) FOR EXCESSIVE LOT COVERAGE, INSUFFICIENT PARKING, AND THE LACK OF A GARAGE, TO PERMIT THE CONVERSION OF ONE OF TWO COMMERCIAL UNITS IN A MIXED-USE BUILDING INTO A SECOND RESIDENTIAL UNIT IN THE R-1B, SINGLE-FAMILY RESIDENTIAL DISTRICT, WHICH DOES NOT PERMIT EITHER MIXED USES OR TWO-FAMILY DWELLINGS, AT PROPERTY LOCATED AT 321 BROUGHTON AVENUE, BLOCK 911, LOT 1.

WHEREAS, Frank Gabriele and Jacqueline Gabriele filed an application with the Township of Bloomfield Zoning Board of Adjustment with respect to property located at 321 Broughton Avenue in the Township of Bloomfield, Block 911, Lot 1, for amended final site plan approval, a use variance pursuant to N.J.S.A. 40:55D-70(d)(1), a density variance pursuant to N.J.S.A. 40:55D-70(d)(5), and variances pursuant to N.J.S.A. 40:55D-70(c) for number of parking spaces, the lack of garage parking, and excessive lot coverage, to permit the conversion of a mixed-use building with two commercial units and one residential unit into a mixed-use building with one commercial unit and two residential units; and

WHEREAS, the subject property is an undersized corner lot fronting on Broughton Avenue and Civic Avenue, with a two-story

mixed-use building built to the lot line along both street frontages, and an attached one-story garage accessible from Civic Avenue, which is a dead end street; and

WHEREAS, the ground floor of the building has historically been occupied by two separate commercial units, with a two-bedroom apartment on the second floor; and

WHEREAS, one of the commercial units has its entrance on the corner and fronts on both streets, and the other commercial unit fronts only on Civic Avenue; and

WHEREAS, the mixed-use building is a nonconforming use in the R-1B, Single-Family Residential District, where the subject property is located, and single-family dwellings on lots of no less than 4,000 square feet are the only permitted residential uses in the Zone; and

WHEREAS, Applicant proposed to convert the Civic Avenue commercial unit and the attached garage into a studio apartment, resulting in one commercial unit and two residential units on the property;

WHEREAS, a (d) (1) use variance was required because the R-1B Zone also does not permit mixed-use properties or more than one dwelling unit on a lot; and

WHEREAS, a (d) (5) density variance was needed because two residential units on a 2,480 square foot lot exceeds the

permitted density established by the permitted one-family dwelling on a 4,000 square foot lot; and

WHEREAS, although Applicant proposed to create a two vehicle parking area off of Civic Avenue adjacent to the new studio apartment, the total parking demand from the three uses is eight spaces, necessitating a (c) variance; and

WHEREAS, (c) variances were also required because the paved parking area would increase impervious coverage from 62% to 76.9%, when 60% is permitted, and there would be no garage parking, which is required for two-family dwellings;

WHEREAS, a hearing on this application was April 11, 2019; and

WHEREAS, the Applicants filed an affidavit with this Board showing compliance with the statutory requirements concerning notice to the affected property owners and of making proper and timely publication of the application in the official newspaper of the Township of Bloomfield.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Bloomfield as follows:

This is an application for amended final site plan approval and variances pursuant to N.J.S.A. 40:55D-70(d)(1), N.J.S.A. 40:55D-70(d)(5), and N.J.S.A. 40:55D-70(c) to permit the conversion of a two-story mixed-use building with two commercial

units and one residential unit into a mixed-use building with one commercial unit and two residential units at property located at 321 Broughton Avenue in the Township of Bloomfield, Block 911, Lot 1. The subject property is located in the R-1B, Single-Family Residential District, which does not permit mixed-uses and does not permit residential uses with more than one unit on a lot. A (d) (1) use variance was required for a change from one non-permitted use to another. The R-1B Zone establishes a minimum lot area of 4,000 square feet for a single-family dwelling, which equates with a density of 11 units per acre. Two dwelling units on the subject property, which measures 2,480 square feet in area, equates with a density of 35 units per acre. Thus, a (d) (5) density variance was also necessary. Since only two parking spaces were proposed and eight parking stalls were required for the three proposed uses on the site and none of those spaces were in a garage, (c) variances for parking were required. Another (c) variance was necessary because the two car parking area to be created as part of the modifications to the site would exacerbate an existing nonconforming lot coverage condition, with 60% permitted and impervious coverage increasing from the existing 62% to 76.9%. Amended final site plan approval was also required.

The granting of a (d) (1) use variance requires that the Applicants demonstrate "special reasons" for the granting of the

application. "Special Reasons" may be demonstrated by proof that the use promotes the general welfare because the site is particularly suited for the proposed use, or by proof of undue hardship, i.e., that the property cannot be adapted to a conforming use. A (d) (5) density variance requires proof that the site and the surrounding neighborhood can accommodate the increase in density. The granting of (c) variances requires the Applicants to demonstrate that due to unique circumstances affecting his property, he would suffer some hardship without the variances, or that the variances would benefit the community and advance the purposes of the Municipal Land Use Law. For both (d) and (c) variances, the Applicants must additionally demonstrate that the granting of the application would not impose a substantial detriment to the public good or substantially impair the intent and purpose of the municipal master plan or zoning ordinance. Applicants must also demonstrate compliance with the requirements of the Township Land Development Ordinance governing review and approval of site plans.

Applicants were represented by Mark Maryanski, Esq. Mr. Maryanski presented the testimony of George Azrak, a New Jersey professional architect with GA Architecture, and Frank D. Mileto, a New Jersey licensed professional planner. Mr. Azrak and Mr. Mileto were accepted by the Board as an expert in their respective fields. The Board also received reports and heard

testimony from Anthony Marucci, the Board's consulting engineer, and George Wheatle Williams, from the firm Nishuane Group, the Board's consulting planner. No members of the public participated in the hearing.

Based on the evidence presented at the hearing, the Board made the following findings of fact:

1. Applicants purchased the subject property in October, 2018, which is improved with a two-story mixed-use building with two commercial units on the ground floor and a two-bedroom apartment on the second floor;

2. The property is a corner lot with 25 feet of frontage on Broughton Avenue to the west and 100 feet of frontage on Civic Place to the south, which is a dead-end street. The lot is nearly rectangular in shape, with an easterly lot line measuring 25.05 feet and a northerly lot line measuring 98.44 feet. The total lot area is 2,480 square feet;

3. The property is located in the R-1B Zone, which establishes a minimum lot area of 4,000 square feet and a minimum width of 40 feet. Thus, the subject property is an undersized lot;

4. The building essentially abuts the front lot line along both streets, with a 0.09' setback along Broughton Avenue and a 0.16' setback along Civic Place. The entrance to one commercial unit is at the corner of the block, and is recessed from the

southwest corner of the lot. This larger commercial unit has storefront windows along both street frontages. The entrance to the second commercial unit is on Civic Place;

5. The larger commercial unit is 536 square feet, including a powder room, and was formerly occupied by a convenience store but is now vacant. The smaller unit is 306 square feet, including a full bathroom with stall shower, which was vacant when the property was purchased by the Applicant and apparently has been vacant for years;

6. The entrance to the second floor residential unit is along the Civic Avenue frontage, in between the two commercial units. The existing floor plans reflect that the second floor is used as a three-bedroom apartment, including one 73 square foot room off the living room that is apparently used as a bedroom. The revised floor plan for the second floor shows that the small room will be a den, resulting in a two-bedroom unit;

7. A 231 square foot, one-story, one-car garage fronts on Civic Avenue and abuts the exterior wall of the smaller commercial unit. There is a curb cut providing access to the garage. To the east of the garage is an unimproved, pervious yard;

8. The R-1B Zone does not permit commercial uses and mixed-use buildings, and thus the historic use of the property is a legal, nonconforming use;

9. Applicant proposed to convert the vacant commercial unit fronting on Civic Avenue and the adjacent garage into a single studio apartment, which would include a renovated full bathroom, a new kitchen area, and a sleeping area and closet where the garage is presently. The unit would measure 528 square feet;

10. The studio apartment would use the existing entrance into the commercial unit, but the storefront window would be replaced with two double-hung windows and the garage door would be replaced with two additional double-hung windows. A new window will also be added in the bathroom. All existing windows on both the ground floor and the second floor, including the storefront windows for the remaining commercial space, would be replaced;

11. The sloped roof of the garage would be replaced by a pitched roof which would match the roof of the two-story structure, with an new asphalt shingle roof installed across the entire building. All existing siding, including the brick veneer along the ground floor, will be removed. A cultured stone veneer would be installed along the base of the ground floor along both street frontages, and new vinyl siding would cover the remainder of the building;

12. The existing curb cut serving the garage would be removed and replaced with curbing, but a new curb cut 20-feet

wide was proposed to access a two-car surface parking area which would be constructed in the yard area on the easterly portion of the property. The driveway would be set back approximately three feet from the easterly wall of the converted garage, separated by a concrete walkway and shrubbery, and five feet from the northerly lot line. A lawn area will abut the parking area to the north and east, with shrubs and a shade tree planted near the easterly lot line;

13. Under existing conditions, the lot is 62% impervious, which exceeds the permitted 60% in the R-2 Zone. With the proposed parking area, lot coverage will increase to 76.9%, necessitating a (c) variance;

14. Under the Township's parking ratios, which require one parking space for each 150 square feet of retail space and two spaces per residential unit, the existing two ground floor commercial units and the three-bedroom apartment on the second floor required eight on-site parking spaces, four for the larger commercial space, two for the smaller unit and two for the apartment. Converting the Civic Avenue commercial unit to a studio apartment does not alter the parking demand of eight spaces, as four spaces would be needed for the remaining commercial space, and two stalls each for the two residential units;

15. Although the proposed improvements would add one on-site parking space to the existing one-car garage, there would remain insufficient parking to meet Township requirements, necessitating a second (c) variance;

16. The Township parking requirements also mandate that for one and two-family dwellings at least one parking space per unit must be in a garage. Under existing conditions this is complied with because there is one residential unit and one garage space. However, eliminating the garage and adding a residential unit implicated a (c) variance because neither residential unit would have a garage parking space;

17. The two surface parking spaces would be reserved for the residential tenants;

18. Under the Municipal Land Use Law, density requirements are inapplicable to one and two-family detached dwellings on undersized lots or lots created through a minor subdivision. Density requirements are, however, applicable to all other residential developments;

19. A single-family dwelling on a 4,000 square foot lot, the minimum area permitted in the R-1B Zone, equates with a density of 11 dwelling units per acre. Two residential units on a lot measuring 2,480 square feet, as proposed by Applicant, would result in a density of 35 dwelling units per acre, necessitating a (d) (5) density variance;

20. The surrounding area is almost exclusively one and two-family homes, with 11 two-families within a 200-foot radius. Thus, the conversion of one commercial unit to residential is more compatible with a residential zone and with the surrounding neighborhood;

21. Existing fencing along the Civic Avenue frontage and the northerly and westerly lot lines will be repaired or replaced to the extent necessary to make it conforming with Township requirements and aesthetically pleasing; and

22. Applicant will submit a lighting plan and a drainage plan for the new parking area.

On the basis of these findings of fact, the Board made the following conclusions of law:

1. The proposed conversion of a mixed-use building with two commercial units and one residential unit to a building with one commercial unit and two residential units would promote the general welfare because residential uses are more compatible with the neighboring community, and the conversion will eliminate a vacant commercial storefront that is not viable and is deleterious to the Civic Avenue streetscape; and

2. A two-family dwelling at this site is an appropriate density given the prevalence of two-family dwellings in the neighborhood and the benefits arising from eliminating the Civic Avenue commercial space;

3. The size of the site and the configuration of the building are unique, making bringing the uses into conformity with the R-2 Zone impractical, and the proposed change of use will be a better mix of commercial and residential uses than presently exists;

4. The improvements to the building will create a more residential appearance and will therefore improve the aesthetics of the site and its compatibility with the neighborhood;

5. The need for additional small rental units in the Township is greater than the demand for small retail space;

6. Creating two off-street parking spaces justifies the increase in impervious coverage;

7. Elimination of a nonconforming commercial use will bring the property into greater conformity with the R-1B Zone, where no commercial uses are permitted;

8. There would be no substantial detriments to the zoning ordinance or Master Plan if the application was approved because the elimination of the commercial use in the R-1B brings the property into greater conformity with the intent of both enactments;

9. The benefits of granting the (c) variances outweigh any detriments; and

10. Applicant's plans conform with the Township's site plan review requirements.

On the basis of these findings of fact and conclusions of law, and the discussion of the Members of the Board present at the hearing, the Zoning Board of Adjustment of the Township of Bloomfield, by a vote of seven (7) in favor and none opposed, determined that the Applicant had satisfied the standards governing site plan review, and that a (d) (1) use variance, a (d) (5) density variance and (c) variances should be granted, permitting the conversion of the ground floor commercial unit and attached garage which front on Civic Avenue into a studio apartment, resulting in a mixed-use building containing one ground floor commercial unit, one ground floor residential unit and a two-bedroom unit on the second floor. In support of its decision, the Board concluded that a residential apartment on the ground floor was a more appropriate use in the R-2, Single-Family Residential District than a commercial use, particularly given the apparent obsolescence of the Civic Avenue commercial space, and that the site can only accommodate two surface parking spaces, which should be sufficient for the two residential units. Thus, the Applicant had met the necessary criteria for the approval of the (d) (1), (d) (5) and (c) variances and was entitled to site plan approval.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Bloomfield that the application for

a d(1) use variance, a (d) (5) density variance and (c) variances for lot coverage, number of parking spaces and the lack of garage parking, to permit the conversion of a ground floor commercial unit in a mixed-use building into a studio apartment, resulting in one commercial unit and two residential units at property located at 321 Broughton Avenue in the Township of Bloomfield, Block 911, Lot 1, be and hereby is GRANTED, subject to the following:

1. Conformance with the plans submitted to the Board prepared by GA Architecture, dated December 6, 2018, as modified hereby;
2. Adding a window for the studio apartment bathroom;
3. Compliance with the comments in the February 4, 2019, letter report prepared by the Board's consulting engineer;
4. Submission of a lighting plan for the new parking area on Civic Avenue to the Board's consulting engineer for his review and approval;
5. Submission of a drainage plan for the new parking area on Civic Avenue to the Board's consulting engineer for his review and approval;
6. Repairing or replacing existing fencing along the Civic Avenue frontage and the northerly and westerly lot lines to the extent necessary to make it conforming with Township fencing regulations and aesthetically pleasing;

7. Reserving the two off-street parking spaces for the residential tenants;

8. Conformance with all building and fire codes; and

9. Any other necessary governmental approvals.

IN FAVOR OF GRANTING THE APPLICATION:

Mr. Balnicki	Yes
Chairman Michalski	Yes
Mr. Moorman	Yes
Mr. Prince	Yes
Mr. Sceurman	Yes
Mr. Stivers	Yes
Ms. Tolliver	Yes

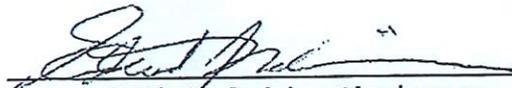
(7) Yes

OPPOSED TO GRANTING THE APPLICATION:

None

(0) No

The undersigned, a member of the Township of Bloomfield Zoning Board of Adjustment, certifies that the foregoing is a true copy of the Resolution adopted on the 9th day of May, 2019, to reflect the action taken by said Board on the 11th day of April, 2019.


Edward Michalski, Chairman

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 Frank + Jacqueline Gabriel purchased the property located at
321 Brewster Avenue Bloomfield NJ 07003
(Property address)
on OCTOBER 2018 from TIGWESH MODI
(Date) (Name of the person you purchased the property from)

b. There is/are 1 existing dwelling(s), 0 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.

Jacqueline Gabriel
Signature

3/12/25
Date

BLQ: 911. 1.
Owner Name: 321 BROUGHTON AVE LLC

Tax Year: 2024 to 2025
Property Location: 321 BROUGHTON AVE

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,476.33	2,476.33	2,647.58	2,680.91	10,281.15
Payments:	2,476.33	2,476.33	2,647.58	2,680.91	10,281.15
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
								10,281.15		10,281.15
		Original Billed								
03/25/24	1	Payment	001	3870324069	CK	94218	14 WIPT0325	0.00	66.86	10,281.15
		WIPP								
06/24/24	1	Payment	001	3876590278	CK	95704	10 WIPT0624	2,297.61	110.20	7,983.54
		WIPP								
06/24/24	2	Payment	001	3876590278	CK	95704	11 WIPT0624	0.00	65.62	7,983.54
		WIPP								
10/03/24	1	Payment	001	3882895972	CK	97309	15 WIPT1003	178.72	8.85	7,804.82
		WIPP								
10/03/24	2	Payment	001	3882895972	CK	97309	16 WIPT1003	2,262.83	122.58	5,541.99
		WIPP								
10/03/24	3	Payment	001	3882895972	CK	97309	17 WIPT1003	0.00	82.07	5,541.99
		WIPP								
11/14/24	2	Payment	001	3885988970	CK	98045	22 WIPT1114	213.50	4.38	5,328.49
		WIPP								
11/14/24	3	Payment	001	3885988970	CK	98045	23 WIPT1114	2,647.58	54.28	2,680.91
		WIPP								
11/14/24	4	Payment	001	3885988970	CK	98045	24 WIPT1114	0.00	17.43	2,680.91
		WIPP								
12/06/24	4	Payment	001	3887621971	CK	98431	9 WIPT1206	2,680.91	29.49	0.00
		WIPP								

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,570.29	2,570.29	0.00	0.00	5,140.58
Payments:	2,570.29	0.00	0.00	0.00	2,570.29
Balance:	0.00	2,570.29	0.00	0.00	2,570.29

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								5,140.58		5,140.58
		Original Billed								
02/12/25	1	Payment	001	3891907435	CK	99424	12 WIPT0212	2,570.29	9.56	2,570.29
		WIPP								

Total Principal Balance for Tax Years in Range: 2,570.29

**TAX COLLECTOR
TOWNSHIP OF BLOOMFIELD
1 MUNICIPAL PLAZA
BLOOMFIELD, NJ 07003**

Notes Exist

Block:

Lot:

Owner:

Prop Loc: Account Id:

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2025	2		2,570.29	2,570.29	.00	2,570.29
2025	1		2,570.29	.00	.00	.00
2025		Total	5,140.58	2,570.29	.00	2,570.29
2024	4		2,680.91	.00	.00	.00
2024	3		2,647.58	.00	.00	.00
2024	2		2,476.33	.00	.00	.00

Other Delinquent Balances: Interest Date:

Other APR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

Principal: Penalty:
 Misc. Charges: Interest: Total:

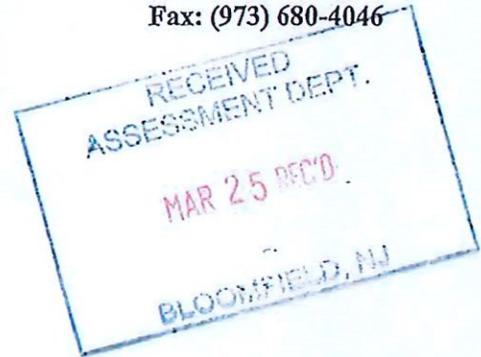
* Indicates Admitted Billing in a Tax Quarter

TAX COLLECTOR
 TOWNSHIP OF BLOOMFIELD
 1 MUNICIPAL PLAZA
 BLOOMFIELD, NJ 07003

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: 321 BROUGHTON AVE BLOOMFIELD, NJ 07003

OWNER: FRANK + JACQUELINE GABRIELE (321 BROUGHTON AVE LLC)

BLOCK(S): 911 LOT(S): 1

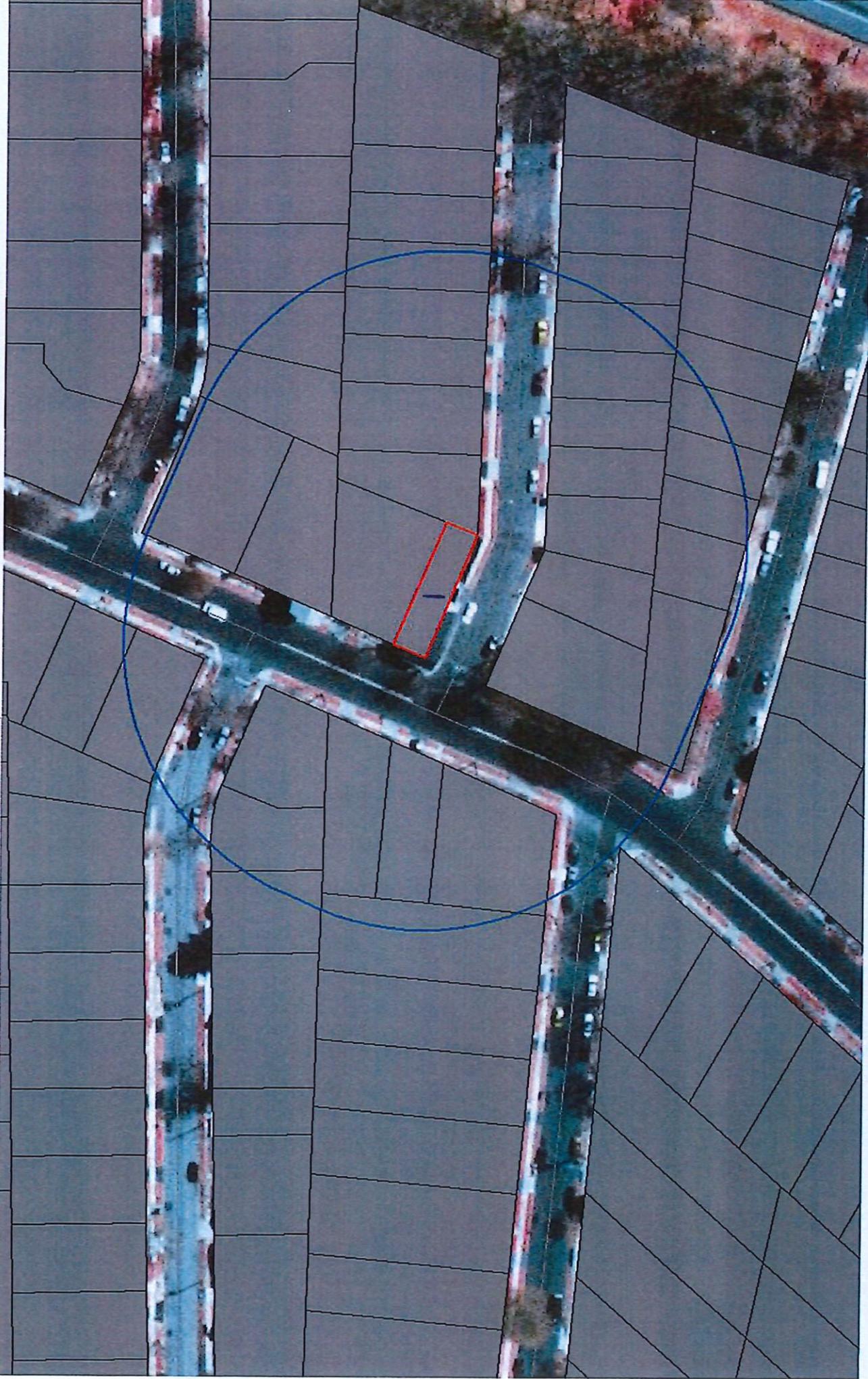
REQUESTER'S NAME: JACQUELINE GABRIELE

ADDRESS: 125 KENZEL AVE. MIREY, NJ 07110

EMAIL: JACKIE.GABRIELE@YAHOO.COM TELEPHONE: 973-479-5545

J. Gabriele 3/12/25
Signature of Requester Date

FOR OFFICE USE ONLY:
ASSESSOR
MUNICIPALITY OF BLOOMFIELD, NJ 07003-3487
Received: 3/26/25
Completed: _____



Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
903 15	296 BROUGHTON AVENUE	2	296 BROUGHTON AVE % OWNER BLOOMFIELD, NJ	07003
905 1	7 FITZHERBERT STREET	2	THORNE, ROSALYN D.+ WASHINGTON, A. 7 FITZHERBERT STREET BLOOMFIELD, NJ	07003
905 2	318 BROUGHTON AVENUE	2	AGIRBASER, EDIP 318 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
905 3	11 FITZHERBERT STREET	2	TARGELIA-MAYORGA, G.+JACOME, C.& G. 11 FITZHERBERT STREET BLOOMFIELD, NJ	07003
905 42	14 ACKERMAN STREET	2	VARGAS, CHRISTIAN J. & MARILUZ 14 ACKERMAN STREET BLOOMFIELD, NJ	07003
905 43	10 ACKERMAN STREET 44	2	BROWN, GAIL C. & DARRYL 10 ACKERMAN ST BLOOMFIELD, NJ	07003
905 44	336 BROUGHTON AVENUE 43	2	BROWN, GAIL C. & DARRYL 10 ACKERMAN STREET BLOOMFIELD, NJ	07003
905 45	322 BROUGHTON AVENUE	2	RODRIGUEZ, OLIVIA & JONES, KYLE F 322 BROUGHTON AVE BLOOMFIELD, NJ	07003
906 1	344 BROUGHTON AVENUE	2	ABPLANALP, EDWARD F III 344 BROUGHTON AVE BLOOMFIELD, NJ	07003
906 2	348 BROUGHTON AVENUE	2	AUSTIN, RITA E. 348 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
911 2	10 CIVIC PLACE	2	CABAN, JOSE A.JR. 10 CIVIC PLACE BLOOMFIELD, NJ	07003
911 3	14 CIVIC PLACE	2	BUDHU, BISSOONDIAL & TAWANNA 14 CIVIC PLACE BLOOMFIELD, NJ	07003
911 5	18 CIVIC PLACE	2	CERQUEIRA, LISA MARIA 9 GREENTREE DRIVE ANDOVER, NJ	07821

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
911 6	20 CIVIC PLACE	2	AYBAR, JOSE CHECO & GOMEZ, SALMA 20 CIVIC PL BLOOMFIELD NJ	07003
911 7	24 CIVIC PLACE	2	FETHERMAN, ERIC A. 24 CIVIC PLACE BLOOMFIELD, NJ	07003
911 22	15 SAMPSON STREET	2	AYE, MARIA + PARKIN, CHERYL L. 15 SAMPSON STREET BLOOMFIELD, NJ	07003
911 24	11 SAMPSON STREET	2	JORDAN, MARILYN K 11 SAMPSON STREET BLOOMFIELD, NJ	07003
911 26	9 SAMPSON STREET	2	JOHNSON, NATHAN & CHRISTIA 9 SAMPSON STREET BLOOMFIELD, NJ	07003
911 27	345 BROUGHTON AVENUE	2	KASSEM, MOHAMED AL & MASON, JALEESA 345 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
911 30	339 BROUGHTON AVENUE	2	LOO, SOU & MARIA 339 BROUGHTON AVENUE BLOOMFIELD, NJ	07003
911 31	329 BROUGHTON AVENUE	2	GOMEZ, JOSEFA & HERRERA, LEOPOLDO 329 BROUGHTON AVE BLOOMFIELD, NJ	07003
912 1	6 STONE STREET (2)	2	HWANG, JAMES 6 STONE ST BLOOMFIELD, NJ	07003
912 3	16 STONE STREET	2	RODRIGUES DASILVA, VITOR & GRETTEL 16 STONE STREET BLOOMFIELD, NJ	07003
912 6	18 STONE STREET	2	MASSANET, JULIO HERNANDEZ 18 STONE ST BLOOMFIELD, NJ	07003
912 7	20 STONE STREET	2	INCE, WANDA 20 STONE STREET BLOOMFIELD, NJ	07003
912 8	22 STONE STREET	2	ITALIANO, PHILLIP & LISA 22 STONE STREET 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
912 9	24 STONE STREET	2	PIPKINS, SHANTALE 24 STONE STREET BLOOMFIELD, NJ	07003
912 16	25 CIVIC PLACE (21)	2	LAYCOCK, ROBYN L. 25 CIVIC PLACE BLOOMFIELD, NJ	07003
912 17	21 CIVIC PLACE (19)	2	COLON, JESUS R. 19 CIVIC PLACE BLOOMFIELD, NJ	07003
912 18	17 CIVIC PLACE	2	PAVLOVSKI, TOMISLAV 17 CIVIC PL. BLOOMFIELD, NJ	07003
912 19	15 CIVIC PLACE	2	BROWN, MARCIA 15 CIVIC PLACE BLOOMFIELD, NJ	07003
912 20	11 CIVIC PLACE	2	CALLEJAS-CHUN, CESAR E & BRAM, KARE 11 CIVIC PLACE BLOOMFIELD, NJ	07003
912 21	1 CIVIC PLACE	2	MARTINEZ, MARIBEL 466 WATCHUNG AVENUE BLOOMFIELD, NJ	07003
912 22	9 CIVIC PLACE	2	NGUYEN, DO 9 CIVIC PLACE BLOOMFIELD, NJ	07003
912 23	5 CIVIC PLACE	2	LANGENFELD, SCOTT L. & MAVOURNEEN 5 CIVIC PLACE 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
1294 McBride Avenue
Little Falls, NJ 07424

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

TOWNSHIP OF
BLOOMFIELD PUBLIC
UTILITY LIST

Verizon
PO Box 152206
Irving, TX 75015

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.**

LOT 1 - BLOCK 91, BLOOMFIELD TAX MAP

AREA = 2480 SQ. FT. or 0.05 ACRES

BROUGHTON 66' WIDE AVENUE

FORMERLY MYRTLE AVENUE

CIVIC 50' WIDE **PLACE**
FORMERLY BAY PLACE

