

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 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 type="checkbox"/> Minor Site Plan | | <input type="checkbox"/> Appeals from Decision of Adm'n. Officer | | | |
| <input type="checkbox"/> Minor Subdivision | | (attach the denial/decision) | | | |
| 1. APPLICANT | | | | | |
| Name | | | Address | | |
| FRANCOIS ROSEFORT | | | 185 THOMAS STREET | | |
| City | State | Zip | Telephone | Fax | |
| BLOOMFIELD | NJ | 07003 | 973 809 2084 | | |
| 2. PROPERTY OWNER (if other than applicant) | | | | | |
| Name | | | Address | | |
| SAME | | | | | |
| City | State | Zip | Telephone | Fax | |
| | | | | | |
| 3. SUBJECT PROPERTY (attach additional sheets if necessary) | | | | | |
| Street Address | | | Block(s) and Lot(s) Numbers | | |
| | | | 224 21 | | |
| Site Acreage and Square Footage | | Zone District(s) | | Tax Sheet Nos. | |
| | | R-1B | | | |

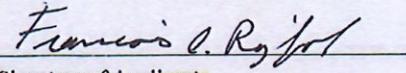
Setback
Height
Possible building
coverage
multiple
accessory
structures

Please print your email address: francoisrosefort@yahoo.com

BLOOMFIELD CODE

| | | | | |
|--|-----------------------------------|--|---|-------------------------------------|
| Present Use - how is the area currently being used? | | | | |
| 4 PARKING SPACES | | | | |
| Proposed Development Name and Nature of Use | | | | |
| 4 CAR STEEL SOLAR CARPORT | | | | |
| 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 | | | | |
| 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? | |
| Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed | Are Any Structures to be Removed? | | Number of Proposed Signs and Dimensions | |
| Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. | | Is the Property Within 200 feet of an Adjacent Municipality? If so, which. | | |
| 4. Are there any existing or proposed deed restrictions or covenants? Please detail. | | | | |
| 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 |

LAND DEVELOPMENT

| 7. NAMES OF PLAN PREPARERS | | | | |
|--|--------------------|---|----------------------------------|--------------------------------------|
| Engineer's Name PAUL J. PRZYBYLINSKI | | Address 552 CARDINAL COURT | | |
| City LEDGEWOOD | State NJ | Zip 07852 | Telephone 973 886 9664 | License # NJPE 29566 |
| Surveyor's Name BABATUNDE ADEWUNMI | | Address BABS ENGINEERING, PC 930 STUYVESANT AVE. SUITE 16 | | |
| City UNION | State NJ | Zip 07083 | Telephone 908 358 9057 | License # PE, PLS GB42563 |
| Landscape Architect or Architect's Name | | Address | | |
| City | State | Zip | Telephone | License # |
| 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. | | | | |
| FRANCOIS A. ROSEFORT | | Sworn to and subscribed before me this date | | |
|  | | <u>December 18th 2025</u> | | |
| Signature of Applicant | | Notary Public | | |
| Property Owner Authorizing Application if Other Than Applicant | | | | |

VIVIAN A COCUI
 Notary Public
 State of New Jersey
 My Commission Expires Dec. 29, 2029
 I.D.# 5228528

1 Municipal Plaza
 Room 105
 Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
 Fax: (973) 680-1652
 www.bloomfieldtwpnj.com

**Township of Bloomfield
 Community Development Department
 Construction, Planning and Zoning Divisions**

December 10 2025

Francois Rosefort
 185 Thomas St.
 Bloomfield NJ 07003

Re: 185 Thomas St.
 Zoning Permit: 25-0969

Dear Owner:

I have reviewed your permit to install a four-car carport. Understand that this was installed without any permits.

The plans show 5 accessory structures on the lot: a two-car garage, two sheds, a gazebo and this, the code only permits two.

It also shows that this structure is less than 5' from side property lines 4.6' but does not show the height.

Please note due to chapter 315:

315-35 Supplementary regulations.

A. General.

(1) No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified among the uses listed as permitted, accessory or conditional in the district in which such building or land is located and in conformance with Schedule A, Bulk and Setback Regulations.¹¹

[1] Editor's Note: Schedule A is included as an attachment to this chapter.

| Zone | Lot Area | Lot Width (feet) | Front yard (feet) | Rear Yard (feet) | Side Yard | Accessory Building, Side, Rear Yards (feet) | Building/Lot Coverage/FAR | Height |
|--|-------------------|------------------|-------------------|------------------|-----------|---|---------------------------|------------------------|
| R-1B Single-Family Medium-Density Residential | 4,000 square feet | 40 | 20 | 25 | 6 | 5 | 25%/60%/0.5 | 2.5 Stories 40 feet |

315-36. Accessory buildings, structures and uses.

A. General requirements.

(4) No more than two accessory buildings shall be permitted on any one residential lot.

B. The following requirements shall be complied with in all residential zones:

(2) Except for garages, no accessory building shall exceed 80 square feet.

(3) Except for garages, which shall not exceed a height of 15 feet, or as specifically permitted elsewhere in this article, no accessory building shall exceed eight feet in height.

(5) Accessory buildings shall be located in the rear yard only, in accordance with Schedule A. ~~III~~ Except as permitted in § ~~315-~~
~~35B~~, accessory structures other than accessory buildings shall comply with the setback requirements for principal buildings set forth in Schedule A. However, no accessory buildings or structures shall be located closer than 10 feet to a rear lot line that serves as a front or side lot line of an adjoining property.

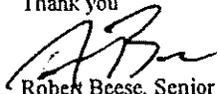
[1] *Editor's Note: Schedule A is included as an attachment to this chapter.*

Therefore I cannot approve this application as it would require:

- Bulk variance: exceeds 2 accessory structures
- Bulk variance: does not meet side yard setback
- Possible bulk variance: exceeds 8' in height
- Updated survey should be provided to show all current lot conditions.

Should you wish to seek variance relief, you may contact the Secretary to the Zoning Board, Ms. Amanda Waters, at the Municipal Building Room 203 or at 973-680-4012 or awaters@bloomfieldwpnj.com.

Thank you



Robert Beese, Senior Deputy Zoning Officer
Township of Bloomfield
1 Municipal Plaza, Room 105
Bloomfield, New Jersey 07003
E-mail: rbeese@bloomfieldwpnj.com

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 FRANCOIS ROSEFORT purchased the property located at
185 THOMAS STREET, BLOOMFIELD, NJ 07003
(Property address)

on FEBRUARY 1989 from CBS ASSOCIATION.
(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 224 Lot 21

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.

Francis L. Rozjok
Signature

12-18-2025
Date

December 1, 2025
10:14 AM

BLOOMFIELD TOWNSHIP
Tax Account Detail Inquiry

Page No: 1

BLQ: 224, 21. Tax Year: 2025 to 2025
Owner Name: ROSEFORT, FRANCOIS A & CARMENE Property Location: 185 THOMAS STREET

| Tax Year: 2025 | Qtr 1 | Qtr 2 | Qtr 3 | Qtr 4 | Total |
|------------------|----------|----------|----------|----------|-----------|
| Original Billed: | 3,926.24 | 3,926.24 | 4,215.62 | 4,085.97 | 16,154.07 |
| Payments: | 3,926.24 | 3,926.24 | 4,215.62 | 4,085.97 | 16,154.07 |
| 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 |
|----------|-----|-----------------|------|------------|------|-----------|-------------|-----------|----------|-------------------|
| | | | | | | | | 16,154.07 | | 16,154.07 |
| | | original Billed | | | | | | | | |
| 01/30/25 | 1 | Payment | 001 | 0000007369 | CK | 99153 | 47 TAXLC130 | 3,926.24 | 0.00 | 12,227.83 |
| 05/02/25 | 2 | Payment | 001 | 0000007370 | CK | 100685 | 9 KESH-TX | 3,926.24 | 0.00 | 8,301.59 |
| 08/04/25 | 3 | Payment | 001 | 0000007372 | CK | 102150 | 1 KE-TAX | 4,215.62 | 0.00 | 4,085.97 |
| 10/31/25 | 4 | Payment | 001 | 0000007374 | CK | 103719 | 13 TAXESLOU | 4,085.97 | 0.00 | 0.00 |

Total Principal balance for Tax Years in Range: 0.00

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

David Tax Assessor
\$10.00

1 Municipal Plaza
Room 106
Bloomfield, NJ 07003-3487
www.bloomfieldtwpnj.com



Township of Bloomfield
Tax Assessor

dlois@bloomfieldtwpnj.com
Telephone: (973) 680-4021

Tax: 973-680-4046

RECEIVED
ASSESSMENT DEPT.

DEC. 01 2020

BLOOMFIELD, NJ

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: 185 THOMAS ST, BLOOMFIELD, NJ 07003

OWNER: FRANCOIS ROSEFORT

BLOCK(S): 224 LOT(S): 21

REQUESTER'S NAME: FRANCOIS ROSEFORT

ADDRESS: 185 THOMAS ST, BLOOMFIELD, NJ 07003

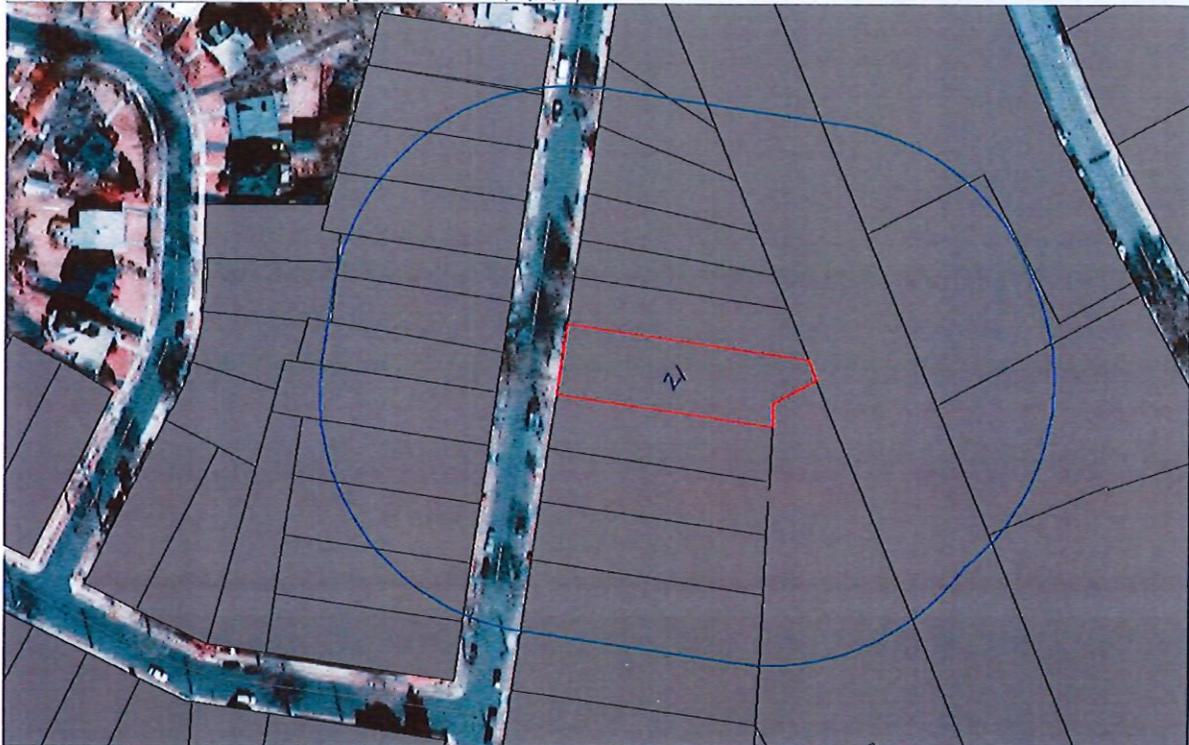
EMAIL: francoisrosefort@valco.com TELEPHONE: 973 809 2084

Signature of Requester: *Francois Rosefort* Date: 12-1-2020

FOR OFFICE USE ONLY:

Received: 12/1/20

Completed: _____



| Block Lot Qual | Property Location Additional Lot Additional Lot | Property Class | Owner Address City, State | Zip Code |
|----------------------|---|-------------------|---|----------|
| 223 5 | 162 THOMAS STREET | 2 | KASSIM, AHMED & BRANDENBURG, ELISE 162 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 223 6 | 166 THOMAS STREET | 2 | HENRY, VINCENT 166 THOMAS ST. BLOOMFIELD, NJ | 07003 |
| 223 7 | 170 THOMAS STREET | 2 | TRAVIS SEMINARA & MONACO, MEGAN 170 THOMAS ST BLOOMFIELD NJ | 07003 |
| 223 8 | 174 THOMAS STREET | 2 | STARCHMAN, BRYAN & FINE, GERALDINE 174 THOMAS ST BLOOMFIELD, NJ | 07003 |
| 223 9 | 176 THOMAS STREET | 2 | GUERRA, JAMES & HAYDEN, MELISSA 176 THOMAS ST BLOOMFIELD, NJ | 07003 |
| 223 10 | 178 THOMAS STREET | 2 | PENBERTHY, WM & MC HUGH, KATHLEEN 178 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 223 11 | 180 THOMAS STREET | 2 | MEYER, JOHN G. 180 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 223 12 | 184 THOMAS STREET | 2 | MATUTE, LEONARDO & GUADALUPE 184 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 223 13 | 188 THOMAS STREET | 2 | BERNARD, MERVYN A. & DONNA A. 188 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 223 14 | 190 THOMAS STREET | 2 | HARRIDCO, JEROME & FOORANDAYE 190 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 223 15 | THOMAS ST | 15F | UNKNOWN UNKNOWN GLEN RIDGE, NJ | 07028 |
| 223 16 | APPLETON RD | 15F | UNKNOWN UNKNOWN GLEN RIDGE, NJ | 07028 |
| 223 17 | 12 APPLETON ROAD | 2 | MACLEAN, DEBORAH 12 APPLETON ROAD GLEN RIDGE, NJ | 07028 |

| Block Lot Qual | Property Location Additional Lot Additional Lot | Property Class | Owner Address City, State | Zip Code |
|----------------------|---|-------------------|---|-----------|
| 224 11 | 113 WASHINGTON STREET | 4A | PSEG SERVICES CORP./ FIERRRO 6TH FL. 80 PARK PLAZA NEWARK, NJ | 071024194 |
| 224 14 | 205 THOMAS STREET | 4A | 205 THOMAS STREET LLC 205 THOMAS ST BLOOMFIELD, NJ | 07003 |
| 224 15 | 199 THOMAS STREET | 2 | IANNUZZI, JOSHUA & HANNAH 199 THOMAS ST BLOOMFIELD, NJ | 07003 |
| 224 17 | 195 THOMAS STREET | 2 | THOMAS, MORGAN & CARL 195 THOMAS ST BLOOMFIELD, NJ | 07003 |
| 224 18 | 193 THOMAS STREET | 2 | AHMED, JABBER & MIRZA, NAOMI F 193 THOMAS ST BLOOMFIELD, NJ | 07003 |
| 224 19 | 191 THOMAS STREET | 2 | FLANNERY, WILLIAM + MARILYN 191 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 224 20 | 189 THOMAS STREET | 2 | CORDOVA, DAVID + HEGETE, NIKOLETTA 189 THOMAS ST BLOOMFIELD, NJ | 07003 |
| 224 23 | 183 THOMAS STREET | 2 | MUNACIU, JEREMIA & MONICA 183 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 224 24 | 179 THOMAS STREET | 2 | DRISLANE, DAVID C. + TOLEDO, L., JR. 179 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 224 25 | 169 THOMAS STREET | 2 | STOPKA, TADEUSZ 22 MARTIN RD VERONA, NJ | 07044 |
| 224 26 | 163 THOMAS STREET | 2 | CLAUDIO, JACKSON & ULLRICH, TAYLOR 163 THOMAS STREET BLOOMFIELD, NJ | 07003 |
| 224 28 | 161 THOMAS STREET | 2 | 161 THOMAS LLC 161 THOMAS ST BLOOMFIELD, NJ | 07003 |
| 225 15 | 50 FARRAND STREET GR 63/15 | 4B | FARRAND STREET ASSOCIATES LLC 46 FARRAND ST BLOOMFIELD, NJ | 07003 |

Essex County

VARIANCE REPORT (200 Ft)

0702 Bloomfield Twp
12/02/25 Page: 3

| <u>Block Lot Qual</u> | <u>Property Location Additional Lot Additional Lot</u> | <u>Property Class</u> | <u>Owner Address City, State</u> | <u>Zip Code</u> |
|-------------------------------|--|---------------------------|--|-----------------|
| 225 30 | 109 GLENWOOD AVE | 5A | NORFOLK SOUTHERN RR CORP. 3 COMMERCIAL PLACE NORFOLK, VA | 23510 |

TOWNSHIP OF
BLOOMFIELD PUBLIC
UTILITY LIST

Township of Bloomfield
Municipal Clerk
1 Municipal Plaza
Bloomfield, NJ 07103

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

New Jersey Turnpike Authority
PO Box 5042, 561 Main Street
Woodbridge, NJ 07095

Pascack Valley Water Commission
1525 Main Avenue
PO Box 230
Clifton, NJ 07015

City of Newark Water Bureau
1234 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
810 Railway Avenue
Union, NJ 07083

TOWNSHIP OF
BLOOMFIELD PUBLIC
UTILITY LIST

Ventzen
PO Box 152205
Irving, TX 75015

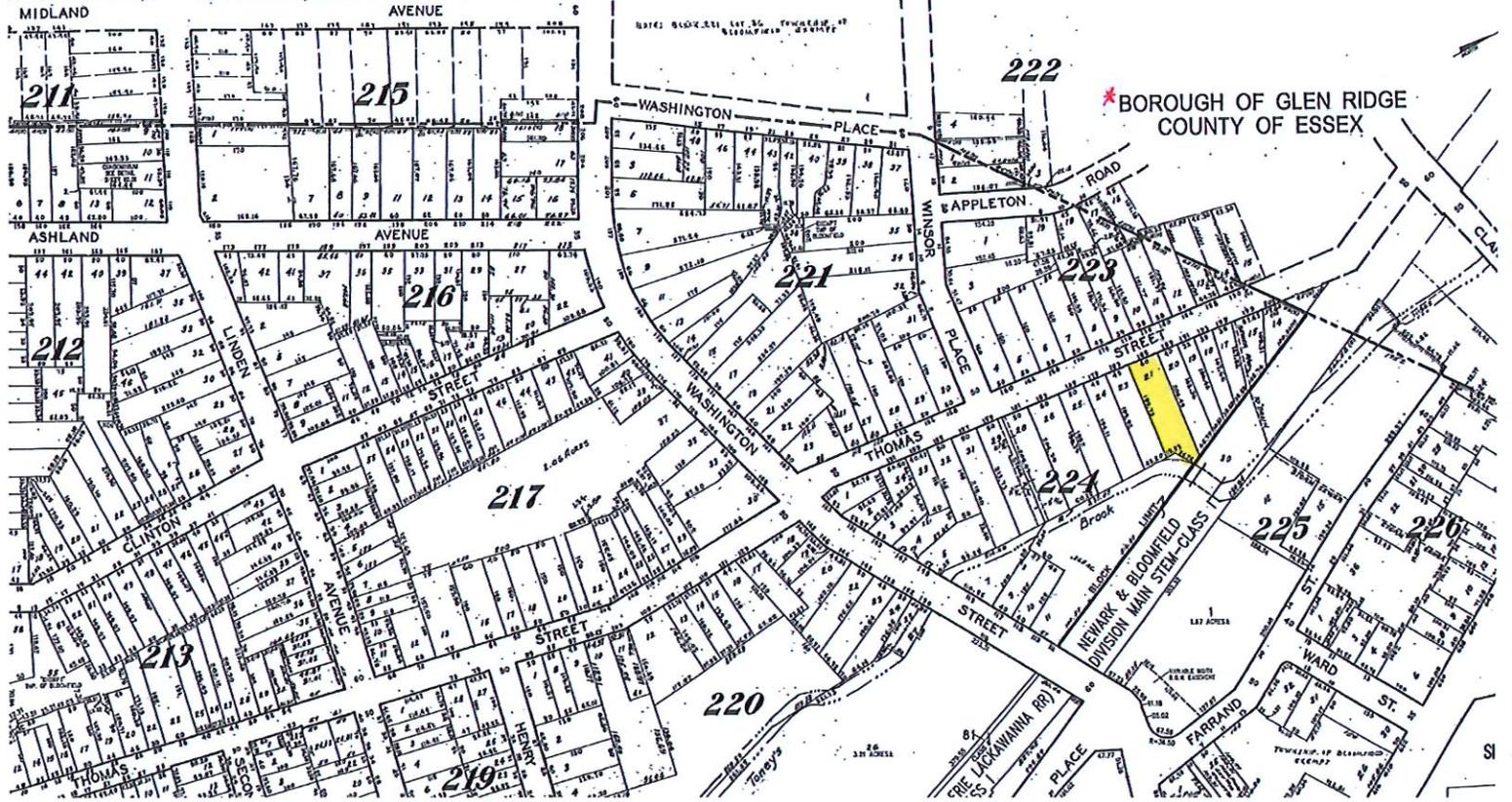
Pascack Valley Sewage Commission
610 Wilson Avenue
Newark, NJ 07105

County of Essex
County Clerk
Hall of Records
445 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

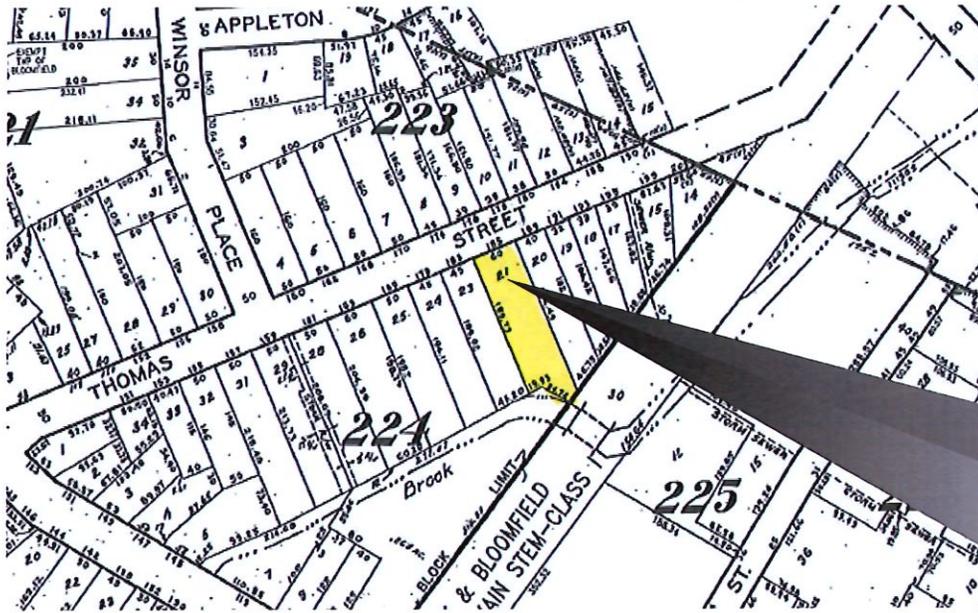


* BOROUGH OF GLEN RIDGE
COUNTY OF ESSEX

4 CAR CARPORT INSTALLATION

AT

185 THOMAS STREET, BLOOMFIELD, NEW JERSEY



ADDRESS LOCATION:
185 THOMAS STREET
BLOOMFIELD, NEW JERSEY 07003



1

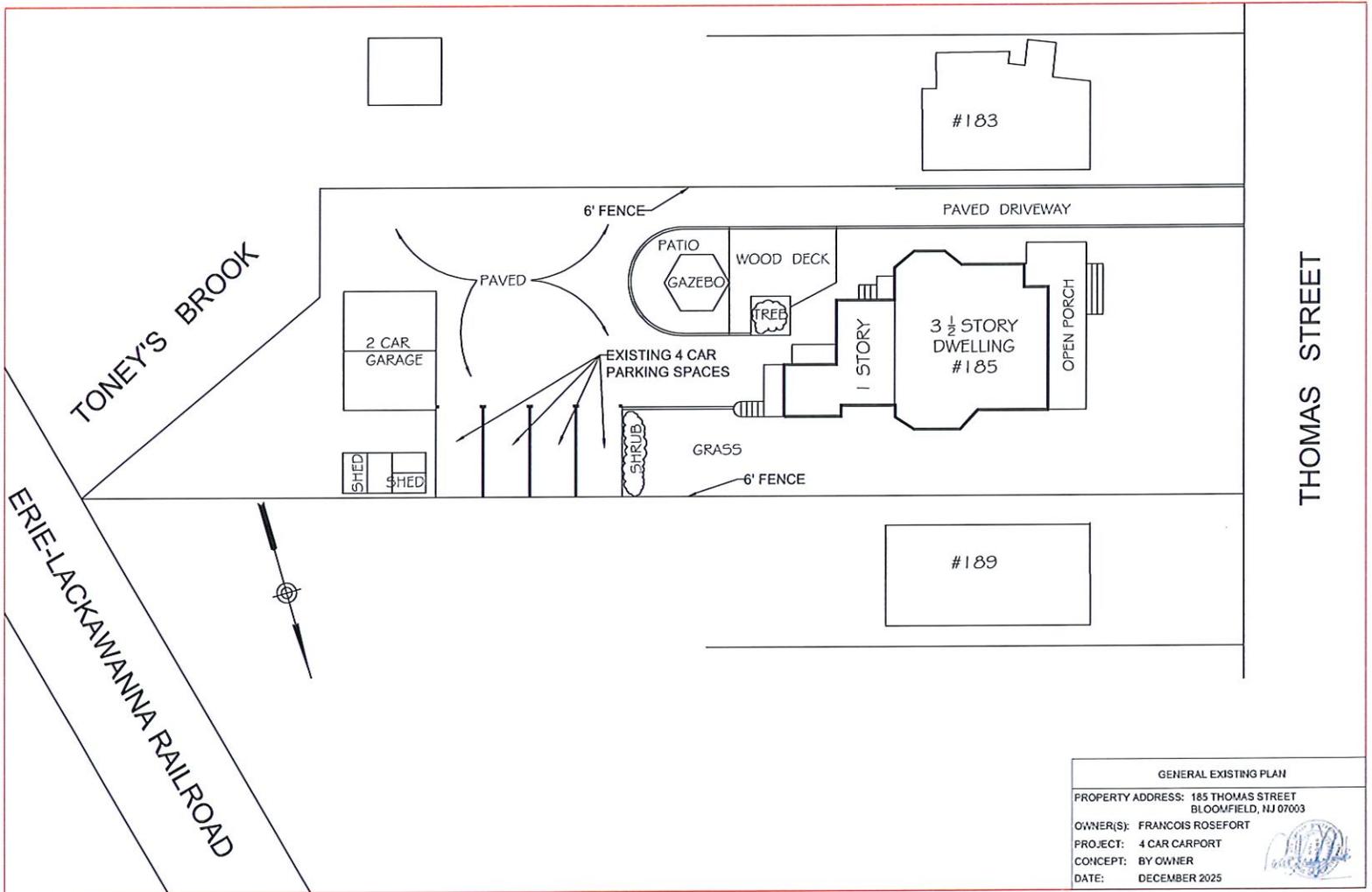
LOCATION MAP

SCALE: N.T.S.

AREA MAP

PROPERTY ADDRESS: 185 THOMAS STREET
BLOOMFIELD, NJ 07003
OWNER(S): FRANCOIS ROSEFORT
PROJECT: 4 CAR CARPORT
CONCEPT: BY OWNER
DATE: DECEMBER 2025

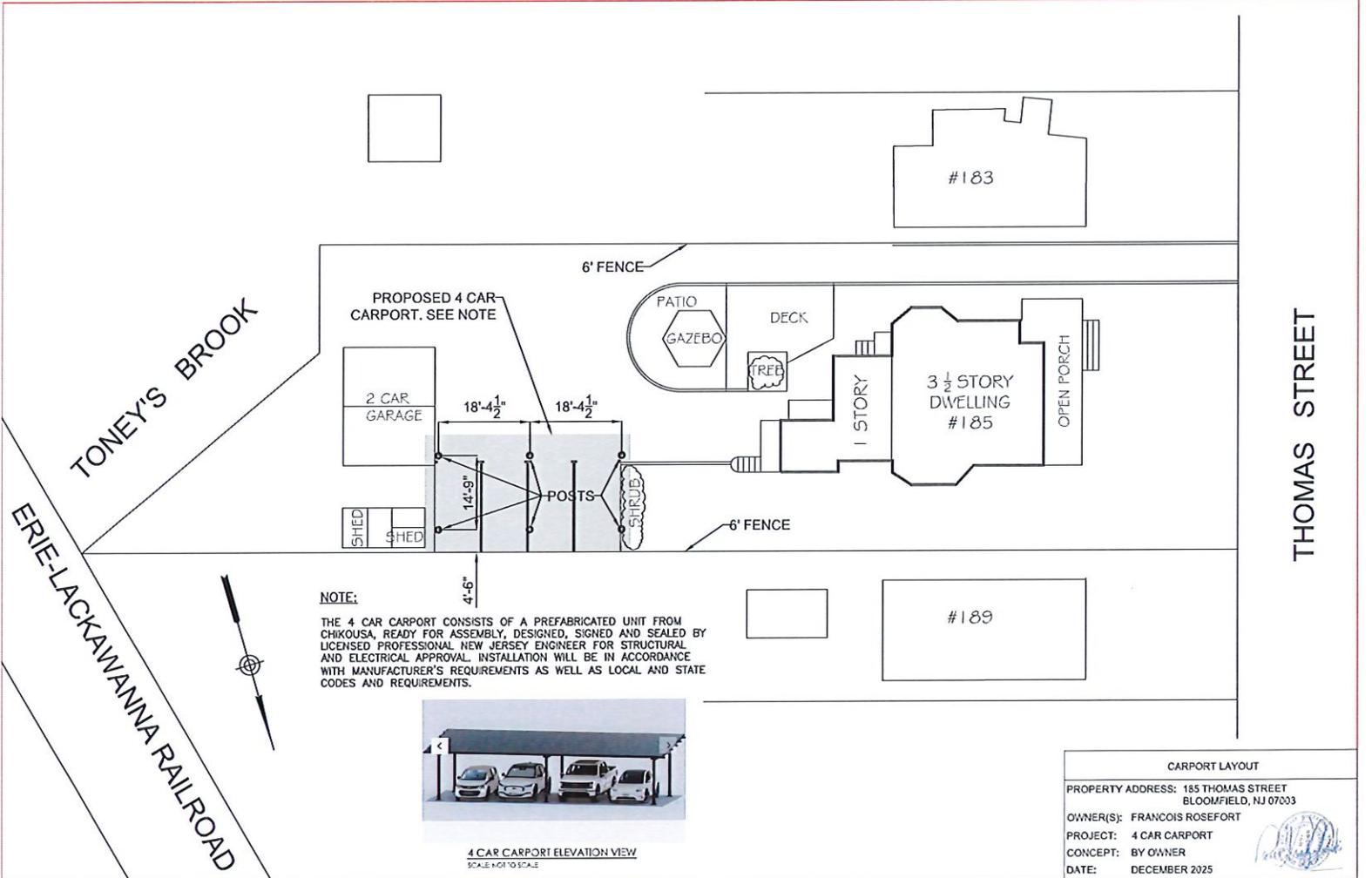




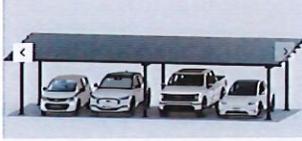
THOMAS STREET

GENERAL EXISTING PLAN
 PROPERTY ADDRESS: 185 THOMAS STREET
 BLOOMFIELD, NJ 07003
 OWNER(S): FRANCOIS ROSEFORT
 PROJECT: 4 CAR CARPORT
 CONCEPT: BY OWNER
 DATE: DECEMBER 2025





NOTE:
 THE 4 CAR CARPORT CONSISTS OF A PREFABRICATED UNIT FROM CHIKOUSA, READY FOR ASSEMBLY, DESIGNED, SIGNED AND SEALED BY LICENSED PROFESSIONAL NEW JERSEY ENGINEER FOR STRUCTURAL AND ELECTRICAL APPROVAL. INSTALLATION WILL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AS WELL AS LOCAL AND STATE CODES AND REQUIREMENTS.



4 CAR CARPORT ELEVATION VIEW
 SCALE: NOT TO SCALE

| | |
|---|---------------|
| CARPORT LAYOUT | |
| PROPERTY ADDRESS: 185 THOMAS STREET BLOOMFIELD, NJ 07003 | |
| OWNER(S): FRANCOIS ROSEFORT | |
| PROJECT: 4 CAR CARPORT | |
| CONCEPT: BY OWNER | |
| DATE: | DECEMBER 2025 |

