

NOTICE TO PROPERTY OWNERS
THE TOWNSHIP OF BLOOMFIELD - PLANNING BOARD

PLEASE TAKE NOTICE that an application requesting development approval has been filed by S&S At Park Street, LLC (the "Applicant") with the Planning Board of the Township of Bloomfield (the "Planning Board") regarding the property commonly known and designated as 44-58 Park Street, in the Township of Bloomfield, County of Essex County and State of New Jersey, 07003, which property is also designated as Block 244, Lot 19 on the official tax maps of the Township of Bloomfield (the "Property") and which application, as such application has been or may be revised, amended or supplemented, is referred to as the "Application".

PLEASE TAKE FURTHER NOTICE that the Applicant requested and that the Planning Board granted a rehearing of the Application for, among other things, the consideration of new evidence including, but not limited to: (1) a more comprehensive traffic impact study; and (2) the presentation of plans and testimony with regard to the elimination of any and all waivers relating to driveway aisle width, parking spaces and compact parking spaces; and (3) the presentation of a roof plan which requires a height variance and the presentation of an alternative roof plan which conforms with applicable requirements and does not require a height variance and new testimony relating to the previously proposed and alternate roof plans.

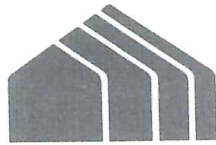
The Applicant seeks Preliminary Site Plan Approval and Final Site Plan Approval together with any and all other approvals, waivers, variances and/or exceptions that the Planning Board may deem necessary and/or appropriate, to develop the Property and to establish a mixed use project of residential uses and commercial uses as permitted by the applicable zoning and land use laws including the Central Business District (CBD) Zone and/or the applicable Redevelopment Plan and laws including, but not limited to, the Bloomfield Center Redevelopment District – Phase II and including, but not limited to, any and all other approvals, variances, waivers, and/or exceptions as may be set forth or delineated in the application, certain maps, plans and documents on file with the Planning Board which may include, if and as applicable, a variance or waiver or exception as to the maximum height of the proposed building and improvements pursuant to N.J.S.A. 40:55D-70 et seq. or any other applicable law. The Applicant proposes that the ground floor of the building is to include parking areas and commercial uses and the building is to include 50 residential units situated in the four floors above the ground floor.

The Planning Board has scheduled a meeting for a Public Hearing on this application to be held by the Planning Board on October 9, 2012 at 7:00 p.m. or as soon thereafter as the said matter may be reached by the Planning Board, in the Township Hall, 1 Municipal Plaza, Bloomfield, Essex County, New Jersey 07003. At the Public Hearing at the aforementioned time and place, all interested persons will be given the opportunity to be heard.

The Application with all plans, maps and related papers may be reviewed and inspected at the Planning Board's Secretary's office in the Township Hall, 1 Municipal Plaza, Bloomfield, Essex County, New Jersey 07003 during the ten (10) calendar days prior to the aforementioned Public Hearing or meeting during regular office hours, Monday through Friday.

This Notice is being published in accordance with the requirements of applicable laws and at the direction of the Planning Board. Interested persons may appear at the Public Hearing and be heard.

S&S At Park Street, LLC, Applicant
By: Paul G. Jemas, Esq., Attorney for Applicant
38 Roseland Avenue, Roseland, New Jersey 07068
September 27, 2012



FRANKLIN DEVELOPMENT GROUP, LLC

ARCHITECTURE ▲ PLANNING ▲ DEVELOPMENT ▲ CONSTRUCTION ▲ REAL ESTATE MANAGEMENT

October 1, 2012

TELEPHONE: 973-345-0800

FAX: 973-707-7910

Municipal Clerk
Borough of Glen Ridge
825 Bloomfield Avenue
Glen Ridge, New Jersey 07028

RE: Request for a Hardship Exception
Application submitted by: Franklin Development Group, LLC
46 Church Street
Montclair, New Jersey 07042

Regarding property at: 92-102 Willow Street
Block 126; Lots 108-113
Township of Bloomfield, New Jersey

Dear Interested Party:

This letter is to notify you that an application for a flood hazard area verification has been submitted to the State of New Jersey Department of Environmental Protection (Department) for the property described on the attached application form. The Department regulates construction within flood hazard areas and riparian zones adjacent to certain waters. This application is a request for the Department to verify the extent of these areas on the subject property. In addition, an application for a flood hazard area permit will also be submitted to the Department for the project described on the attached application form. A flood hazard area permit is required for this project because some or all of the work is proposed in a flood hazard area or in a riparian zone. In addition, a hardship exception is being requested. The Applicant is requesting a hardship exception of the rules under N.J.A.C 7:13-11.5 (h) 2 for the construction of a new building in a fluvial flood hazard area to be served by at least one roadway at least one-foot above the flood hazard area design flood elevation and under N.J.A.C. 7:13-11.6 (e) 2 to construct a parking area at least one-foot above the flood hazard area design elevation. If you have any comments or questions regarding this application, please write to the Department at the following address and include a copy of the first page of the attached application form:

Attn: Engineering Supervisor for Essex County
State of New Jersey Department of Environmental Protection
Division of Land Use Regulation
P.O. Box 439
Trenton, New Jersey 08625-0439

Your comments must be sent within 15 calendar days of your receipt of this letter to ensure that the Department will be able to consider your concerns during its review of this application. You

REPLY TO:

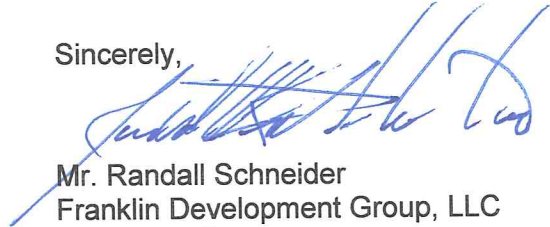
- 46 CHURCH STREET ▲ THE HALL BUILDING ▲ MONTCLAIR ▲ NEW JERSEY 07042
- 1201 SUMMIT AVENUE ▲ JERSEY CITY ▲ NEW JERSEY 07307
- 136 TIFFANY BOULEVARD ▲ NEWARK ▲ NEW JERSEY 07104

can submit comments after this date but the Department may not be able to address your concerns. You can also contact the Department by telephone at (609) 292-0060 and can obtain general information about the flood hazard area program at the following website:
www.nj.gov/dep/landuse.

Please keep one copy of this notice for public inspection and distribute one copy of the public notice to the Planning Board and one copy to the Environmental Commission.

If you have any questions about my application, you can contact me or my agent, address(es) below.

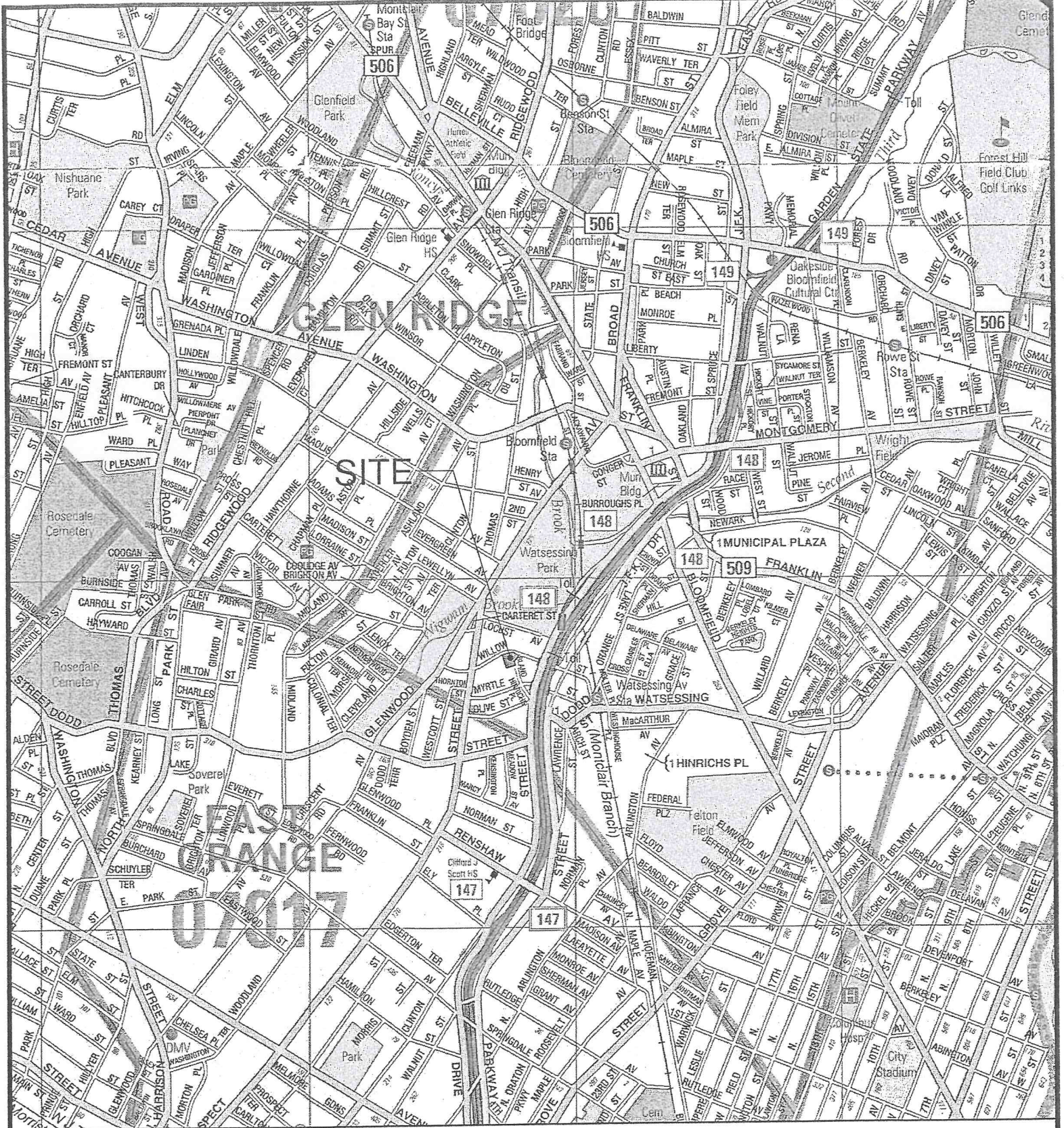
Sincerely,



Mr. Randall Schneider
Franklin Development Group, LLC
46 Church Street
Montclair, New Jersey 07042

Applicant's Agent:

Petry Engineering, LLC
155 Passaic Avenue
Fairfield, New Jersey 07004
(973) 227-7004



PROJECT COUNTY ROAD MAP

WILLOW STREET CONDOMINIUMS

LOTS 108-113 BLOCK 126
 TOWNSHIP OF BLOOMFIELD
 ESSEX COUNTY NEW JERSEY

MAP REFERENCE: HAGSTROM, ESSEX COUNTY,
 NEW JERSEY, STREET MAP

NJSPC: E (X): 574,478
 N (Y): 710,965

PETRY
 ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24G2020000
 156 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
 TEL. (973) 227-7034 FAX (973) 227-7074

Designer: MPR
 Draftsman: MPR
 Checked By: JMP
 Project No.: 12-0027
 Scale: 1"=1,500'
 Sheet:



State of New Jersey
Department of Environmental Protection
 Division of Land Use Regulation Application Form (LURP-2)
 Division of Land Use Regulation
 501 E. State Street Mail Code 501-02A P.O. Box 420
 Trenton, NJ 08625-0420
 www.nj.gov/dep/landuse



PLEASE PRINT OR TYPE THE FOLLOWING: (Complete all sections unless otherwise noted)

1. **Applicant Name:** Franklin Development Group, LLC Email: rschneider@fdgroup.com

Address: 46 Church Street City: Montclair

State: NJ Zip: 07042 Daytime Phone: 973-345-0800 Ext.: _____ Cell Phone: _____

2. **Agent Name:** J.Michael Petry Firm: Petry Engineering, LLC Email: mikepetry@petryengineering.com

Address: 155 Passaic Avenue City: Fairfield

State: NJ Zip: 07004 Daytime Phone: 973-227-7004 Ext.: 11 Cell Phone: 973-303-8873

3. **Property Owner Name:** Bloomfield Properties Special II, LLC Email: rgross@g-holdings.com

Address: 214 West 39th Street City: New York

State: NY Zip: 10018 Daytime Phone: _____

4. **Project Name:** Willow Street Condominiums Site Location (Street Address): 92-102 Willow Street

Zip: 07003 Municipality: Bloomfield Township County: Essex

Block(s): 126 Lot(s): 108-113

N.A.D. 1983 State Plane Coordinates (feet) 6 digits only: E (x): 574478 N (y): 710965

Wigwam Brook/Second R.Trib Passaic River, Lower Second River

Nearest Waterway: _____ Watershed: _____ Subwatershed: _____

5. **Fees:** Total Fee: \$4500.00 Project Cost: N/A Check No: 1412

6. **Project Description:** Application for a Flood Hazard Area Verification and Individual Flood Hazard Area Permit for
redevelopment of a disturbed urban property for residential condominiums

7. **Application(s) for:** Check all that apply (Please follow directions on page 5)

	Application Type	Fee Amt	Amt Paid
	Flood Hazard Area		
<input checked="" type="checkbox"/>	FHA Verification	\$500	\$500
<input checked="" type="checkbox"/>	FHA Individual Permit	\$4000	\$4000
<input type="checkbox"/>	FHAGP1 / Chan Clean w/o Sed Removal	No Fee	No Fee
<input type="checkbox"/>	FHAGP1 / Chan Clean w/Sed Removal	No Fee	No Fee
<input type="checkbox"/>	FHAGP2A / Ag - Bank Restoration		
<input type="checkbox"/>	FHAGP2B / Ag - Channel Cleaning		
<input type="checkbox"/>	FHAGP2C / Ag - Road Crossing		
<input type="checkbox"/>	FHAGP2D / Ag - Wetlands Restoration		
<input type="checkbox"/>	FHAGP2E / Ag - Livestock Ford		
<input type="checkbox"/>	FHAGP2F / Ag - Livestock Fence		
<input type="checkbox"/>	FHAGP2G / Ag - Livestock Water Intake		
<input type="checkbox"/>	FHAGP3 / Bridge/Culvert Scour Protection		

	Application Type	Fee Amt	Amt Paid
	Flood Hazard Area		
<input type="checkbox"/>	FHAGP4 / Stormwater Maintenance		
<input type="checkbox"/>	FHAGP5 / Building Relocation		
<input type="checkbox"/>	FHAGP6 / Rebuild Damaged Home	No Fee	No Fee
<input type="checkbox"/>	FHAGP7 / Residential in Tidal FHA		
<input type="checkbox"/>	FHAGP8 / Utility Crossing <50acres		
<input type="checkbox"/>	FHAGP9 / Road Crossing <50acres		
<input type="checkbox"/>	FHAGP10 / Stormwater Outfall <50acres		
<input type="checkbox"/>	Revision of a GP, IP or Verification		
<input type="checkbox"/>	Transfer of an Approval		
<input type="checkbox"/>	FHA Ind Permit Equivalency/CERCLA		
	Stormwater Review Fees		
<input type="checkbox"/>	Fee for all Stormwater Reviews		