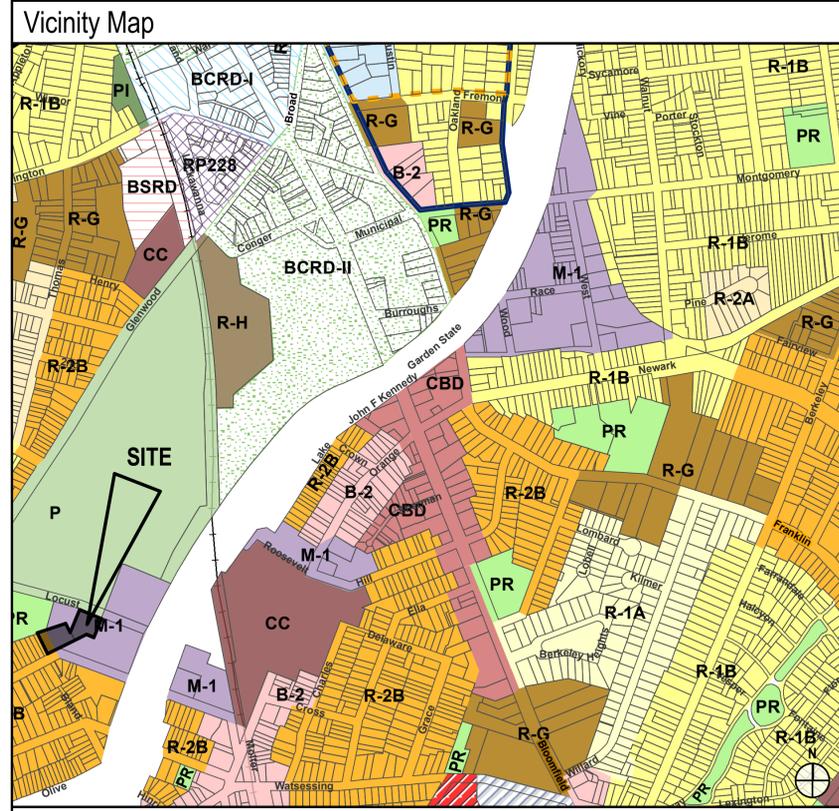
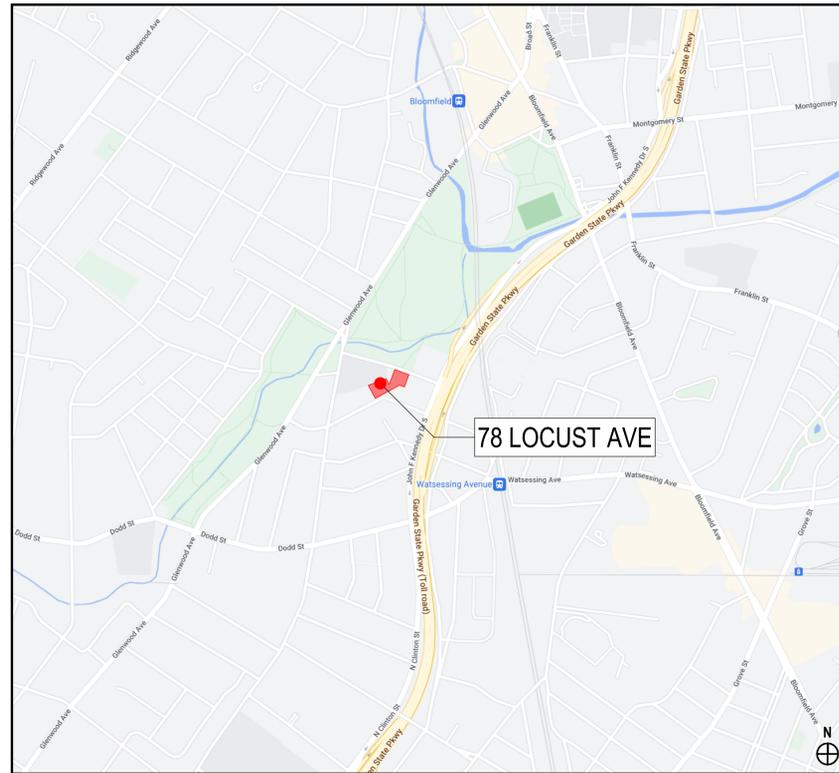


# 78-88 LOCUST AVE

Bloomfield, New Jersey

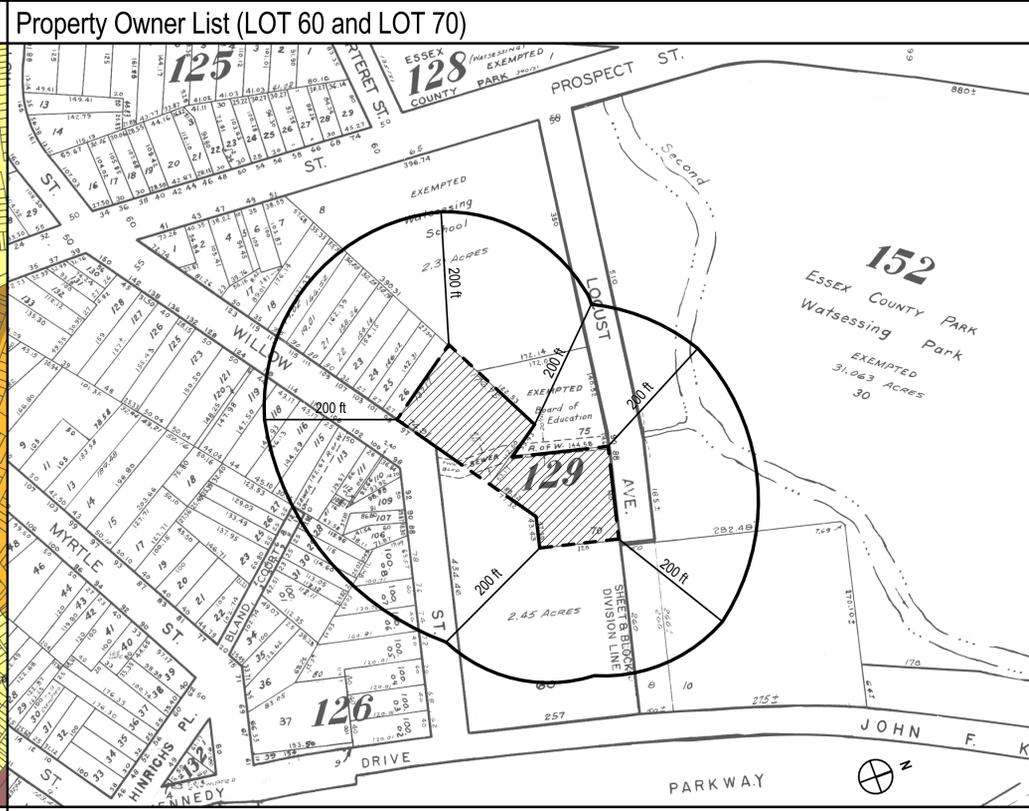
PROPOSED 6-STORY 44 UNIT MULTIFAMILY BUILDING W/ PARKING ON VACANT LOT



Vicinity Map  
Zoning Map  
SCALE: 1"=500'-0"

### RESIDENTIAL UNITS-78 LOCUST AVENUE 78-88 LOCUST AVENUE ~ BLOCK 129, LOT 70 PROPERTY OWNER

Owner Name	Owner Address	Block	Lot	Property Location
5-13 Bland Realty, LLC	PO Box 5060, Passaic, NJ 07055	126	28	5-13 Bland Court
Marin, Natalee Nelson	76 Willow Street, Bloomfield, NJ 07003	126	100.07	76 Willow Street
Georges, Richard F.	78 Willow Street, Bloomfield, NJ 07003	126	100.08	78 Willow Street
Peruki, Marcy A. C/O Perucki	68 Johnson Avenue, Bloomfield, NJ 07003	126	106	68 Johnson Avenue
Lewis, Donald & Stephanie Y.	90 Willow Street Bloomfield, NJ 07003	126	107	90 Willow Street
92 Willow Manor	92 Willow Street Bloomfield, NJ 07003	126	108	92 Willow Street
Wiseman, Jacqueline	92 Willow Street Unit 1, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 1
Simpson, Charles T.	92 Willow Street Unit 2, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 2
Colome Del Rio, Iris Nicol	92 Willow Street Unit 3, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 3
Alvarado, Jean R. + Ruiz, Stephanie	92 Willow Street Unit 4, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 4
Vega, Elizabeth	92 Willow Street Unit 5, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 5
Martes, Priscilla	92 Willow Street Unit 6, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 6
Henry, Nielah Nebulah	92 Willow Street Unit 7, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 7
Hinton, Robyn + Torres, Juan	92 Willow Street Unit 8, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 8
Kershaw, Selena R.	92 Willow Street Unit 9, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 9
Blakes, Monique	92 Willow Street Unit 10, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 10
Owens, Michael	92 Willow Street Unit 11, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 11
Mitchell, Keisha M.	92 Willow Street Unit 12, Bloomfield, NJ 07003	126	108	92 Willow Street Unit 12
Romaniello, Richard & Diane	106 Willow Street, Bloomfield, NJ 07003	126	115	106 Willow Street
Garrido, Gino & Gonzalez, Magaly M.	110 Willow Street, Bloomfield, NJ 07003	126	116	110 Willow Street
Sacato, Fernando + Calle, Norma J.	114 Willow Street, Bloomfield, NJ 07003	126	118	114 Willow Street
Gregg, Jordan	118 Willow Street, Bloomfield, NJ 07003	126	119	118 Willow Street
Bloomfield Board of Education	155 Broad Street, Bloomfield, NJ 07003	129	8	65 Prospect Street
Okolo Rita C. + Carter, Robin B.	115 Willow Street, Bloomfield, NJ 07003	129	19.01	115 Willow Street
Cheresnick, Michael L. & Janine M.	4533 Marine Parkway #203, Bloomfield, NJ 07003	129	21	111 Willow Street
Ortega, Yuridalva	109 Willow Street, Bloomfield, NJ 07003	129	22	109 Willow Street
Ulloa, Luis Navarro	107 Willow Street, Bloomfield, NJ 07003	129	23	107 Willow Street
Boudaher, George	10 Westerholt Avenue, Woodland Park, NJ 07424	129	24	103 Willow Street
Espinosa, Dolores M.	101 Willow Street, Bloomfield, NJ 07003	129	25	101 Willow Street
Garcia, Susan L. & Velasco Jamie E.	99 Willow Street, Bloomfield, NJ 07003	129	26	99 Willow Street
Amsdell Storage Vents, LLC	20445 Emerald Parkway #220, Cleveland, OH 44135	129	60	58-76 Locust Avenue
Bloomfield Board of Education	155 Broad Street, Bloomfield, NJ 07003	129	75	90 Locust Avenue
71 Locust Avenue, LLC, C/O Dutra	20 Orchard Street, Ramsey, NJ 07446	152	10	71 Locust Avenue
Essex County Park Commission	115 Clifton Avenue, Newark, NJ 07102	152	30	179 Glenwood Avenue



Property Owner List (LOT 60 and LOT 70)  
Properties within 200'  
SCALE: 1"=128'-0"

## Sheet Index

- T-Sheets, General
  - T.01 PROJECT DATA SHEET INDEX
- Photo Sheets
  - G.01 PHOTO CONTEXT SHEETS
- Site
  - A0.00 SURVEY
  - A0.01 FEMA FIRM MAP
  - A0.11 PROPOSED SITE PLAN
  - A0.21 ZONING ANALYSIS
- Plans
  - A1.00 1ST FLOOR PLAN - PARKING
  - A1.10 2ND FLOOR PLAN - RESIDENTIAL LOBBY
  - A1.20 3RD-6TH TYPICAL FLOOR PLAN
  - A1.30 ROOF-DECK FLOOR PLAN
- Elevations
  - A2.00 NORTH ELEVATION
  - A2.01 EAST ELEVATION
  - A2.02 SOUTH ELEVATION
  - A2.03 WEST ELEVATION
- Material Board
  - A7.01 MATERIALS BOARD
- 3D Renderings
  - A8.01 3D RENDERINGS
  - A8.02 3D RENDERINGS
  - A8.03 3D RENDERINGS

## Project Description

PROPOSED 6-STORY MULTI-FAMILY RESIDENTIAL BUILDING WITH 44 APARTMENT UNITS OVER PARKING STRUCTURE WITH ADJACENT SURFACE PARKING AND LANDSCAPE IMPROVEMENTS

### Project Data

APPLICANT: Golemis Realty LLC  
8701 Churchill Rd. Apt. PH01, North Bergen New Jersey, 07047

LOT 70 OWNER: Golemis Realty LLC  
8701 Churchill Rd. Apt. PH01, North Bergen New Jersey, 07047

LOT 60 OWNER: Amsdell Storage Ventures, VIII, LLC  
20445 Emerald Parkway Drive, SW - Suite 220, Cleveland, Ohio 44135

PROJECT ADDRESS: 78-88 Locust Avenue  
Bloomfield, New Jersey, 07003

BLOCK/LOT: Block 129, Lot 70

LEGAL JURISDICTION: Township of Bloomfield

FLOOD ZONE: Yes

ZONING DESIGNATION: M-1R2-B  
(R2-B Zone line crosses into property)

## Code + Zoning Information

APPLICABLE CODES & ORDINANCES:  
2021 IBC - NJ ED, 2021 NSPC - NJ ED, 2020 NFPA 70, 2021 - IMC - NJ ED, ASHRAE 90.1 (2019), 2021 - IFC, 2021 IFGC, ICC A117.1 - 2017, ESSEX COUNTY, TOWNSHIP OF BLOOMFIELD ZONING ORDINANCES

OCCUPANCY CLASSIFICATION: R-2S-2

TYPE OF CONSTRUCTION: TYPE 5A OVER TYPE 1

EXISTING USE: N/A VACANT LOT

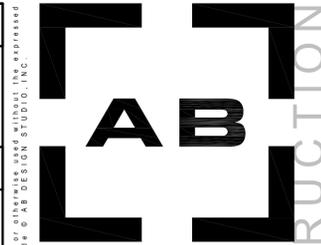
PROPOSED USE: MULTI-FAMILY RESIDENTIAL BUILDING

PROJECT VALUATION: \$12,500,000

EXISTING SQ FT: N/A

NUMBER OF STORIES: 6 STORIES: 4 STORY RESIDENTIAL BUILDING OVER 2 STORIES PARKING STRUCTURE

\*REFER TO SITE PLAN FOR FULL ZONING ANALYSIS



architecture | interior design | urban planning  
420 E HALEY STREET  
SANTA BARBARA, CA 93101

12421 VENICE BLVD.  
LOS ANGELES, CA 90095

project team

CLAY AURELL  
NJ ARCHITECT LICENSE #: 21A102285300

AUGUSTIN PEYTCHEV  
NJ ARCHITECT LICENSE # 21A102205400

NEGLIA ENGINEERING ASSOC.  
34 PARK AVE.  
LYNDHURST, NJ 07071  
TEL. (201) 939-8805  
EMAIL: nea@negliaengineering.com



submittals / revisions

PRINT DATE: 2/7/2024

10.18.2023 PLANNING / ZONING SUBMISSION #1

02.07.2024 RE-ISSUED FOR PLANNING / ZONING APPROVAL #1

project info

PROJECT: 23023.00

78-88 LOCUST AVE

PROJECT ADDRESS: 78 Locust Avenue  
Bloomfield New Jersey

OWNER CONTACT: Vernon Construction + Development  
(212) 421-2000

Approvals - Township of Bloomfield

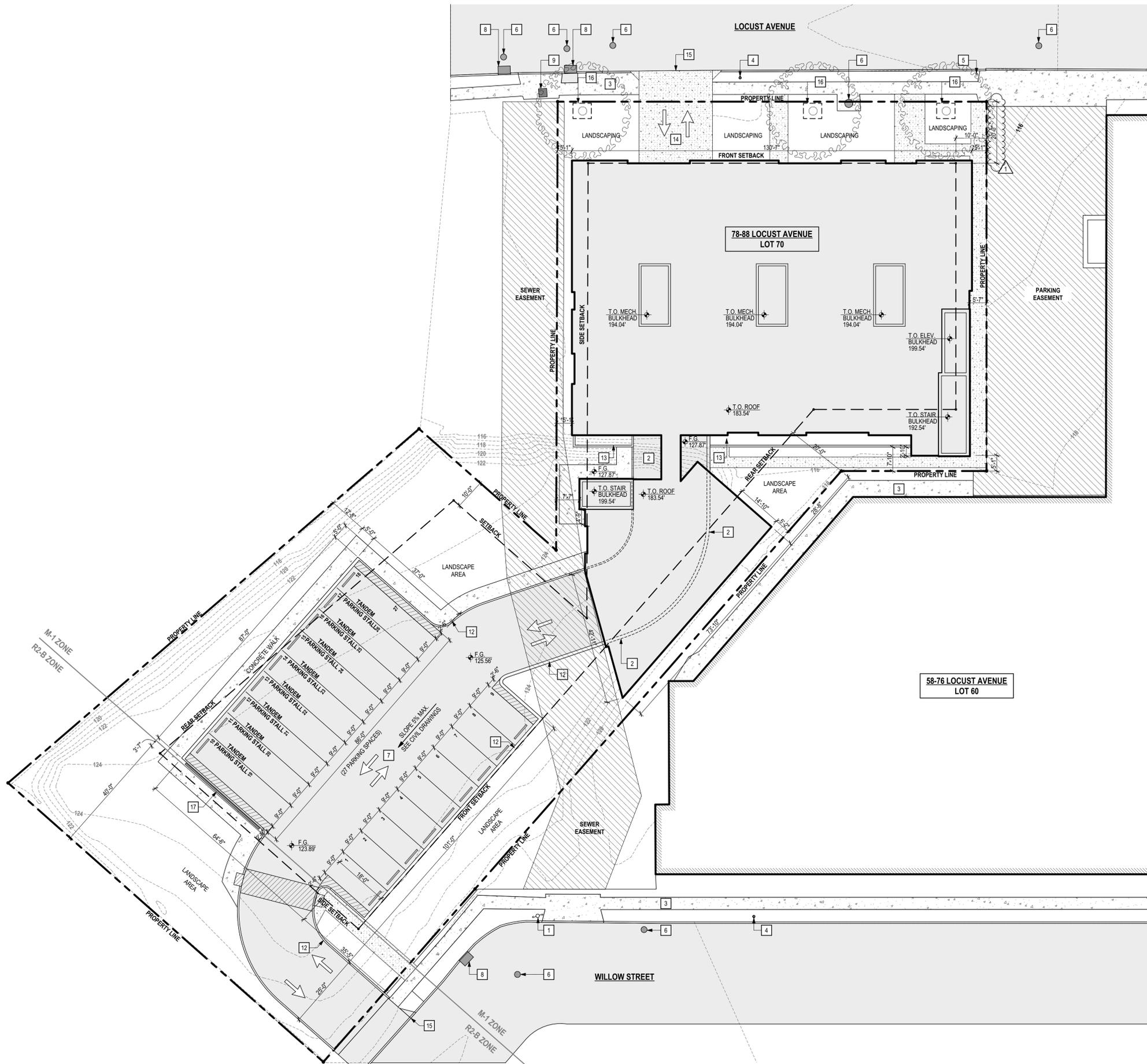
TOWNSHIP OF BLOOMFIELD BOARD CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

TOWNSHIP OF BLOOMFIELD BOARD SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

TOWNSHIP OF BLOOMFIELD BOARD ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

T.01  
PROJECT DATA SHEET INDEX

FOR REGULATORY APPROVAL ONLY. NOT FOR CONSTRUCTION



site plan keynotes

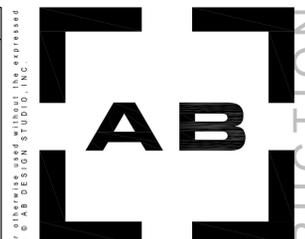
1	(E) POWER POLE
2	PARKING DRIVEWAY BELOW
3	(E) CONCRETE WALKWAY / SIDEWALK
4	(E) FIRE HYDRANT
5	(E) BOLLARD
6	(E) SAN. MAN HOLE
7	(N) ASPHALT
8	INLET
9	UTILITY LID
10	(E) WATER MANHOLE
11	NOT USED
12	RETAINING/SITE WALL; SEE CIVIL
13	PLANTER
14	SLOPED CONCRETE DRIVEWAY. SEE CIVIL DRAWINGS
15	(N) CURB CUT. SEE CIVIL DRAWINGS
16	TREE PIT
17	MOTORIZED SLIDING GATE

site plan legend

---100---	(E) CONTOUR LINE
[Pattern]	CONCRETE
[Pattern]	ASPHALT
[Pattern]	EASEMENT

general notes

- 
- 
- 



**AB design studio, inc.**  
 architecture | interior design | urban planning  
 420 E HALEY STREET SANTA BARBARA, CA 93101  
 12421 VENICE BLVD. LOS ANGELES, CA 90066  
 project team

CLAY AURELL  
 NJ ARCHITECT LICENSE #: 21A102285300  
 AUGUSTIN PEYCHINOV  
 NJ ARCHITECT LICENSE #: 21A102205400  
 SITE / CIVIL / LAND SURVEYOR:  
 NEGLIA ENGINEERING ASSOC.  
 34 PARK AVE. LYNDHURST, NJ 07071  
 TEL. (201) 939-8805  
 EMAIL: nea@negliaengineering.com



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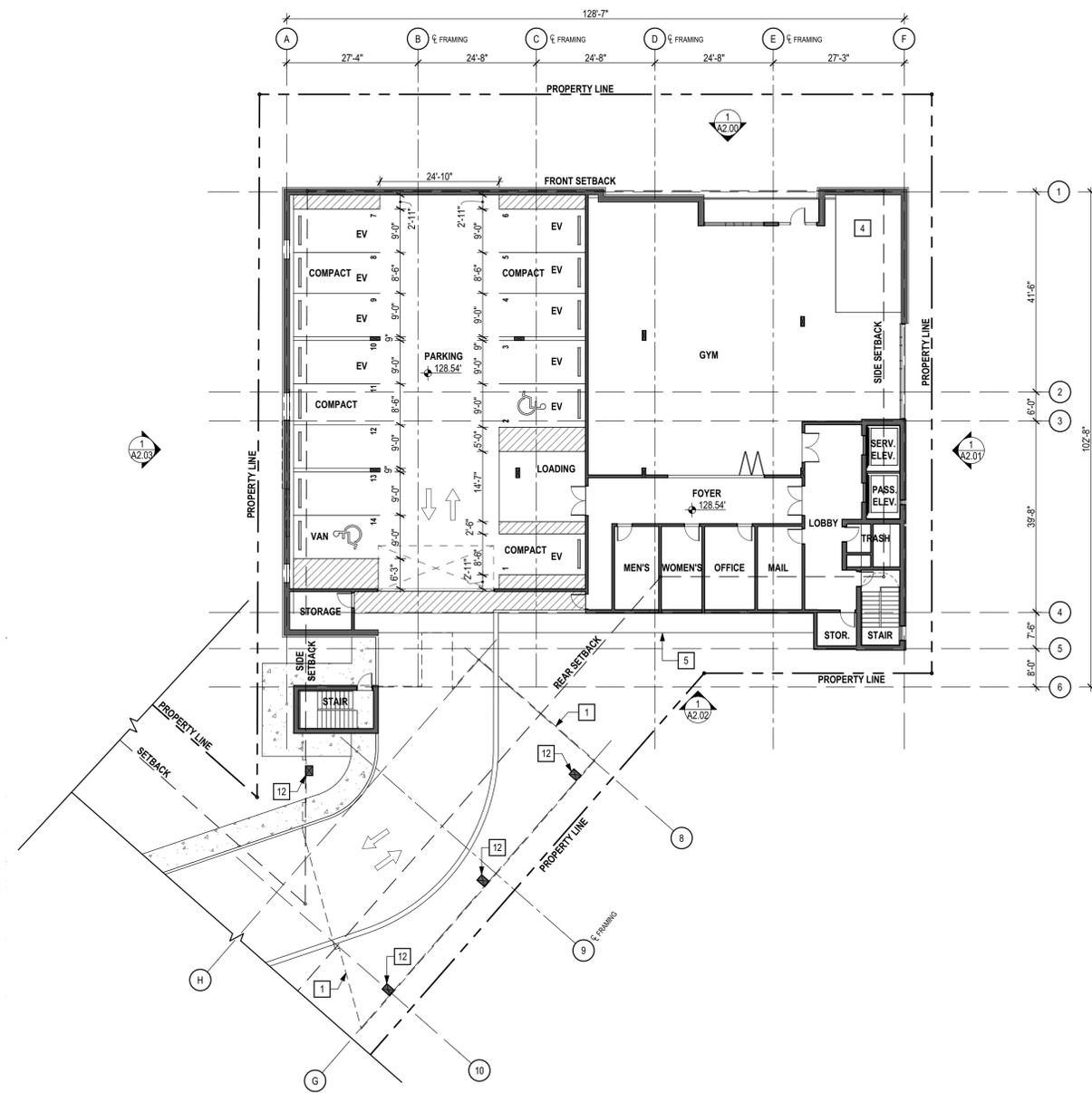
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project info  
 PROJECT: 23023.00  
 78-88 LOCUST AVE  
 PROJECT ADDRESS: 78 Locust Avenue, Bloomfield New Jersey  
 OWNER CONTACT: Vernon Construction + Development (212) 421-2000



FOR REGULATORY APPROVAL ONLY. NOT FOR CONSTRUCTION





floor plan keynotes

- 1 LINE OF BUILDING ABOVE
- 2 GAS METERS
- 3 RETAINING WALL; SEE CIVIL DRAWINGS
- 4 LID OF TRANSFORMER ROOM
- 5 PLANTER
- 6 6' TALL FENCE DOOR TO MATCH ADJACENT FENCE. PROVIDE PANIC HARDWARE
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symbol legend

- 0" DATUM
- 0" ELEVATION

general notes

1. ALL DIMENSIONS ARE TO FACE OF SHEATHING, UNLESS OTHERWISE NOTED
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**AB**

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SEAL:

*Augustin Peychinov*

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**A1.10**

2ND FLOOR PLAN - RESIDENTIAL LOBBY

**2ND FLOOR PLAN - RESIDENTIAL LOBBY**

SCALE: 1/16" = 1'-0" **1**

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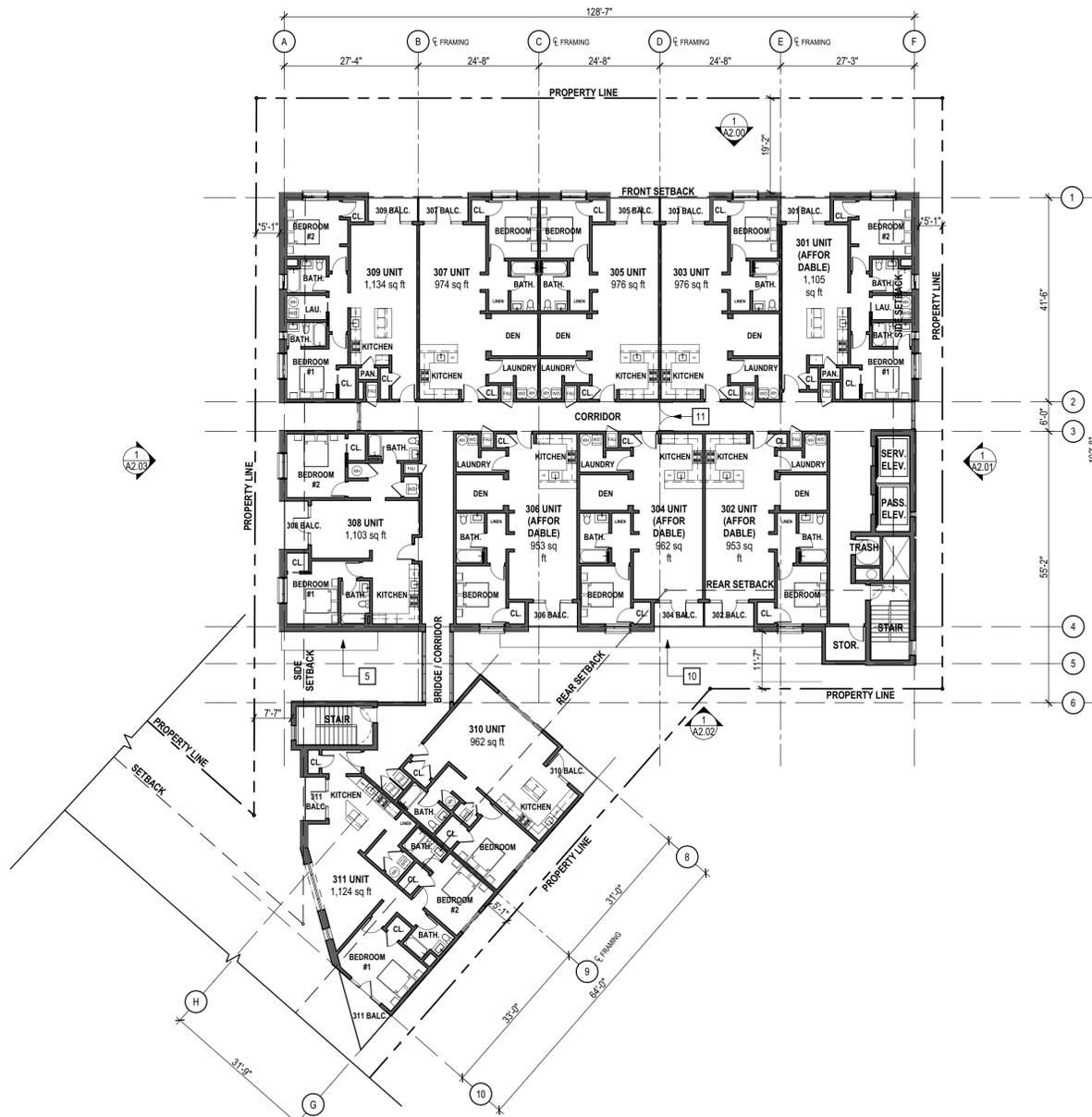
CONSTRUCTION: ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMFIELD ZONING ORDINANCE AND THE CITY OF BLOOMFIELD SUBDIVISION MAP ACT. THE ARCHITECT HAS REVIEWED THE SUBMITTALS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF BLOOMFIELD ZONING ORDINANCE AND THE CITY OF BLOOMFIELD SUBDIVISION MAP ACT. THE ARCHITECT HAS REVIEWED THE SUBMITTALS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF BLOOMFIELD ZONING ORDINANCE AND THE CITY OF BLOOMFIELD SUBDIVISION MAP ACT.

GROSS SQUARE FOOTAGE			GROSS SQUARE FOOTAGE			
FLOOR	ROOM NAME	AREA	FLOOR	ROOM NAME	AREA	
PARKING	AIR LOCK	274	5TH FLOOR	501 BALC.	51	
	BIKE STORAGE (44 BIKES)	295		501 UNIT (AFFORDABLE)	1,122	
	E. MTR	103		502 BALC.	43	
	ELEV. CONTROL RM.	95		502 UNIT	953	
	HALL	75		503 BALC.	48	
	LOADING	71		503 UNIT	976	
	PARKING	8,555		504 BALC.	43	
	SPRINKLER RM.	310		504 UNIT	962	
	STORAGE	136		505 BALC.	48	
	TRANSFORMER	308		505 UNIT	976	
	TRASH	99		506 BALC.	44	
	VESTIBULE	457		506 UNIT	953	
	WATER METER RM.	127		507 BALC.	48	
				507 UNIT	976	
	10,905 sq ft					
RESIDENTIAL LOBBY	FOYER	530	508 BALC.	41		
	GYM	3,207	508 UNIT	1,103		
	LOBBY	497	509 BALC.	51		
	MAIL	161	509 UNIT	1,134		
	MENS	159	510 BALC.	33		
	OFFICE	181	510 UNIT	962		
	PARKING	5,159	511 BALC.	64		
	STOR.	57	511 UNIT	1,124		
	STORAGE	102	CORRIDOR	1,769		
	TRASH	54	STORAGE	57		
	WOMEN'S	146	TRASH	54		
		10,253 sq ft			13,635 sq ft	
	3RD FLOOR	301 BALC.	51	6TH FLOOR	601 BALC.	51
		301 UNIT (AFFORDABLE)	1,105		601 UNIT (AFFORDABLE)	1,121
302 BALC.		43	602 BALC.		43	
302 UNIT (AFFORDABLE)		953	602 UNIT		953	
303 BALC.		48	603 BALC.		48	
303 UNIT		976	603 UNIT		976	
304 BALC.		43	604 BALC.		43	
304 UNIT (AFFORDABLE)		962	604 UNIT		962	
305 BALC.		48	605 BALC.		48	
305 UNIT		976	605 UNIT		976	
306 BALC.		44	606 BALC.		44	
306 UNIT (AFFORDABLE)		953	606 UNIT		953	
307 BALC.		49	607 BALC.		48	
307 UNIT		974	607 UNIT		976	
308 BALC.	41	608 BALC.	41			
308 UNIT	1,103	608 UNIT	1,103			
309 BALC.	49	609 BALC.	51			
309 UNIT	1,134	609 UNIT	1,134			
310 BALC.	33	610 BALC.	33			
310 UNIT	962	610 UNIT	962			
311 BALC.	101	611 BALC.	64			
311 UNIT	1,124	611 UNIT	1,124			
CORRIDOR	1,737	CORRIDOR	1,769			
STOR.	57	STORAGE	57			
TRASH	30	TRASH	54			
	13,596 sq ft			13,634 sq ft		
4TH FLOOR	401 BALC.	51	ROOF	GREEN SPACE	3,351	
	401 UNIT (AFFORDABLE)	1,122		ROOF DECK	4,680	
	402 BALC.	43		TRASH	72	
	402 UNIT (AFFORDABLE)	953			8,103 sq ft	
	403 BALC.	48			83,613 sq ft	
	403 UNIT	976				
	404 BALC.	43				
	404 UNIT (AFFORDABLE)	962				
	405 BALC.	48				
	405 UNIT	976				
	406 BALC.	44				
	406 UNIT	953				
	407 BALC.	49				
	407 UNIT	976				
408 BALC.	41					
408 UNIT	1,103					
409 BALC.	49					
409 UNIT	1,134					
410 BALC.	33					
410 UNIT	962					
411 BALC.	64					
411 UNIT	1,124					
CORRIDOR	1,769					
STORAGE	57					
TRASH	54					
	13,634 sq ft					

GROSS SQUARE FOOTAGE		
FLOOR	ROOM NAME	AREA
PARKING	GROSS AREA	11,991
		11,991 sq ft
RESIDENTIAL LOBBY	GROSS AREA	12,222
		12,222 sq ft
3RD FLOOR	GROSS AREA	14,280
		14,280 sq ft
4TH FLOOR	GROSS AREA	14,280
		14,280 sq ft
5TH FLOOR	GROSS AREA	14,280
		14,280 sq ft
6TH FLOOR	GROSS AREA	14,280
		14,280 sq ft
		81,333 sq ft

GROSS SQUARE FOOTAGE (ROOF ONLY)		
FLOOR	ROOM NAME	AREA
ROOF	ROOF	14,280
		14,280 sq ft

ROOM MATRIX			
FLOOR	ROOM NUMBER	ROOM TYPE	AFFORDABLE?
3RD FLOOR	310 UNIT	1 Bedroom	NO
	307 UNIT	1 Bedroom	NO
	303 UNIT	1 Bedroom	NO
	305 UNIT	1 Bedroom	NO
	306 UNIT (AFFORDABLE)	1 Bedroom	YES
	304 UNIT (AFFORDABLE)	1 Bedroom	YES
	302 UNIT (AFFORDABLE)	1 Bedroom	YES
	308 UNIT	2 Bedroom	NO
	309 UNIT	2 Bedroom	NO
	311 UNIT	2 Bedroom	NO
	301 UNIT (AFFORDABLE)	2 Bedroom	YES
	(7) 1 BED (4) 2 BED (4) AFFORDABLE		
4TH FLOOR	405 UNIT	1 Bedroom	NO
	403 UNIT	1 Bedroom	NO
	407 UNIT	1 Bedroom	NO
	410 UNIT	1 Bedroom	NO
	406 UNIT	1 Bedroom	NO
	402 UNIT (AFFORDABLE)	1 Bedroom	YES
	404 UNIT (AFFORDABLE)	1 Bedroom	YES
	411 UNIT	2 Bedroom	NO
	409 UNIT	2 Bedroom	NO
	408 UNIT	2 Bedroom	NO
	401 UNIT (AFFORDABLE)	2 Bedroom	YES
	(7) 1 BED (4) 2 BED (3) AFFORDABLE		
5TH FLOOR	502 UNIT	1 Bedroom	NO
	510 UNIT	1 Bedroom	NO
	505 UNIT	1 Bedroom	NO
	506 UNIT	1 Bedroom	NO
	503 UNIT	1 Bedroom	NO
	507 UNIT	1 Bedroom	NO
	504 UNIT	1 Bedroom	NO
	511 UNIT	2 Bedroom	NO
	508 UNIT	2 Bedroom	NO
	509 UNIT	2 Bedroom	NO
	501 UNIT (AFFORDABLE)	2 Bedroom	YES
	(7) 1 BED (4) 2 BED (1) AFFORDABLE		
6TH FLOOR	605 UNIT	1 Bedroom	NO
	603 UNIT	1 Bedroom	NO
	607 UNIT	1 Bedroom	NO
	602 UNIT	1 Bedroom	NO
	604 UNIT	1 Bedroom	NO
	610 UNIT	1 Bedroom	NO
	606 UNIT	1 Bedroom	NO
	611 UNIT	2 Bedroom	NO
	609 UNIT	2 Bedroom	NO
	608 UNIT	2 Bedroom	NO
	601 UNIT (AFFORDABLE)	2 Bedroom	YES
	(7) 1 BED (4) 2 BED (1) AFFORDABLE		
	TOTAL: (28) 1 BED (16) 2 BED		
	(9) TOTAL AFFORDABLE		
	1 BEDROOM		
	(5) AFFORDABLE		
	2 BEDROOM		
	(4) AFFORDABLE		



floor plan keynotes

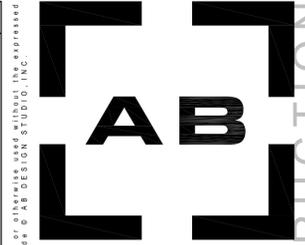
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symbol legend

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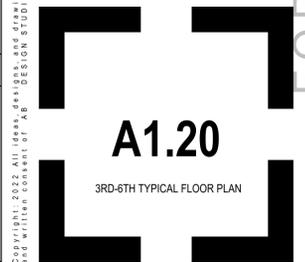
Seal signature: Augustin Peytchev

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