

MARUCCI ENGINEERING ASSOCIATES, LLC

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February 25, 2026

Honorable Chairman and
Members of the Zoning Board
Township of Bloomfield
One Municipal Plaza
Bloomfield, NJ 07003

Re: 87 Hoover Avenue
Map 28 Block 754 Lot 40
Donald R. Allen Jr. (owner/applicant)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief, to replace an oversized shed [16 ft by 12 ft] in the side yard of the existing dwelling, that was destroyed, resulting from a motor vehicle accident.

My office has reviewed the following documentation and plans for the preparation of this report.

- + Standard Development Application
- + Property Survey prepared by Schmidt Surveying, Andrew A. Schmidt, PLS,
dated January 14, 2026

This application is before the Zoning Board, due to the removal of the existing damaged shed resulting from a motor vehicle accident.

The existing oversized shed was virtually destroyed, and once it was removed, the nonconforming size and site location were technically abandoned.

Attachment #1

This photograph provided by the applicant shows the vehicle accident that damaged the existing shed.

Attachment #2

This is a portion of the property survey showing the location of the shed within the side yard. Note the elevated Garden State Parkway is adjacent and to the west of the subject property.

Attachment #3

This is a rendering, with structural details, of the proposed shed provided by the applicant. The shed height, to its roof peak, is not determined.

REQUIRED VARIANCE RELIEF

The application requires Class C Bulk and Setback variance relief, as follows:

- Schedule A: Bulk and Setback Regulations.
A side yard setback of 2.4 feet is proposed,
where a minimum five (5) feet side yard setback is required.
- Section 315-36(B)(2): The maximum permitted size of accessory buildings is 80 square feet.
The proposed shed has dimensions of [16 feet by 12 feet] or 192 square feet.
- Section 315-36(B)(3): The maximum permitted height of accessory buildings is eight (8) feet.
The proposed height is not shown on the submitted drawings.
The proposed height shall be provided by the applicant during the hearing process.
- Section 315-36(B)(5): Accessory buildings are permitted in the rear yard only.
The shed is proposed within the side yard.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicants' professionals in support of the required variance relief.
- It should be noted that the shed is a replacement due to its destruction by a motor vehicle accident and will be installed in a similar location.
- The shed will be situated near the elevated Garden State Parkway, with no adverse effect on any adjoining residential properties.

My office has no engineering issues with this application, and no further comments at this time.

However, my office reserves the opportunity for further comments/recommendations pending testimony received during the hearing process.

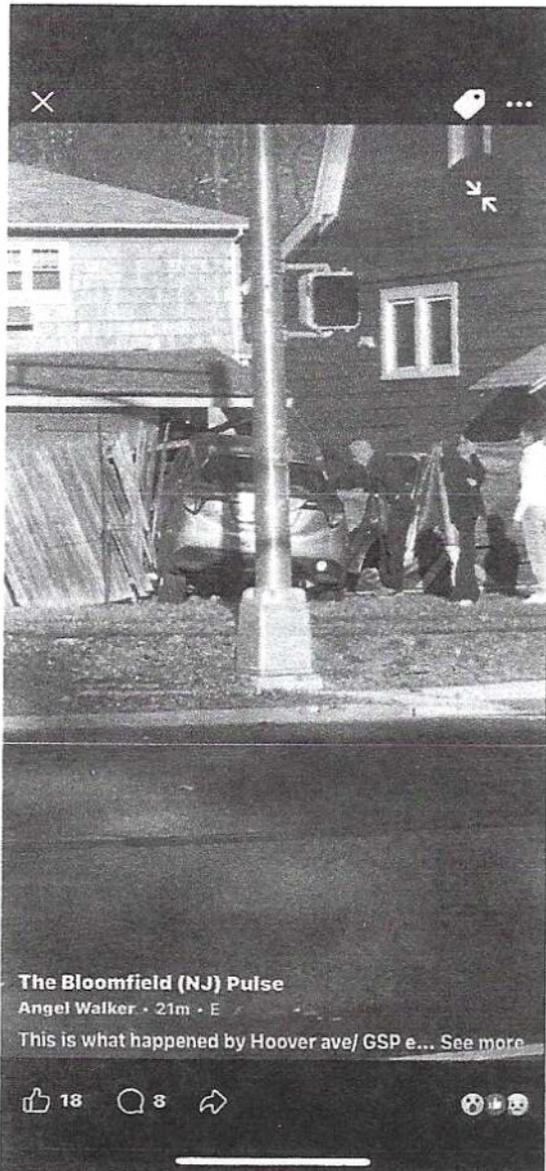
Respectfully submitted,



Anthony Marucci, PE-LS-PP
Zoning Board Engineer

January 13, 2026
87 Hoover Ave
Bloomfield, NJ 07003
Re: Shed Replacement

I am writing to request that the Zoning Board take into consideration my application to replace my EXISTING 12' x 16' shed with one of the same size. The current ordinance is stating it can only be 8' x 10'. The reason for this request is that my existing shed was destroyed by a motor vehicle coming off the GSP ramp at exit 150. The driver crashed into my shed, see picture below. The original shed has been on my property for well over 40 years. I have no garage on my property, so I use this shed to store all my yard equipment. During the winter, I also use it to store my outdoor table and chairs. This situation arose through no fault of my own and to be made whole, a shed of the same size is the only remedy. We're not asking for anything, but what is fair in a very unfair situation.





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