

Department of Inspections  
Room 105  
Municipal Building



ZONING DIVISION  
Anthony Marucci  
Zoning Official  
(973) 259-3088  
Fax: (973) 680-1652

## TOWNSHIP OF BLOOMFIELD

Bloomfield, New Jersey 07003-3487

April 25, 2019

Mr. and Mrs. William and Geraldine Meade  
37 Roseland Avenue  
Caldwell, New Jersey 07006

Re: Zoning Application 19-0376  
103 Hazelwood Road  
Block 460 Lot 1  
Zone: R-1A, Single Family Residence District  
(ZONING LETTER OF DENIAL)

Dear Mr. and Mrs. Meade,

My office is in receipt of your zoning application to use the above referenced property and dwelling as a Class F Rooming House for Cooperative Sober Living Residence, (CSLR), in accordance with regulations promulgated by the New Jersey Department of Community Affairs.

I have reviewed your application, and I have also conferred with Mr. Bernard A. Raywood, Chief, Bureau of Rooming and Boarding House Standards, NJ Department of Community Affairs.

According to Mr. Raywood, NJDCA is the sole enforcing agency of the subject premises regarding the Uniform Construction Code and regulations governing rooming and boarding houses.

However, also according to Mr. Raywood, the local municipality retains sole jurisdiction with respect to zoning and land use.

Therefore, with respect to zoning, the subject property is located in the R-1A, Single Family Residence District, and the R-1A zone only permits single family residential uses.

Rooming and boarding homes are not permitted uses in the R-1A zone.

Based on the fact, that the proposed use is not permitted, your zoning application is hereby denied.

Should you be aggrieved by my decision, you may seek relief through the Zoning Board of Adjustment.

You may request an interpretation of the current ordinance, or in the alternative, you may apply for a use variance. The choice is yours.

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The Secretary to the Zoning Board, Ms. Nicole Cosenza, can be reached at the Municipal Building, Room 203 or at 973-680-4012.

Please understand that this dwelling cannot be occupied, other than a single family dwelling, until this matter is resolved.

Should you have any questions, please do not hesitate to call my office.

Very truly yours,

Anthony Marucci  
Zoning Officer

Cc: Mr. and Mrs. William and Geraldine Meade (Note: This is the address on the zoning application)  
52 Derwent Avenue, Verona, New Jersey 07044

Emailed: avmeade344@gmail.com

Mr. Bernard A. Raywood, Chief  
Bureau of Rooming and Boarding House Standards  
New Jersey Department of Community Affairs

SENT CERTIFIED RETURN RECEIPT, REGULAR MAIL & POSTED ON SUBJECT PROPERTY