

**MARUCCI ENGINEERING ASSOCIATES, LLC**  
**ENGINEERS • SURVEYORS • PLANNERS**

~ Established 2001 ~

116 WHIPPANY ROAD  
WHIPPANY, NEW JERSEY 07981

PHONE (973) 887-3066  
FAX (973) 887-3066

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September 6, 2019

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

Rec. 9/9/19

Re: 103 Hazelwood Road  
Map 18 Block 460 Lot 1  
William Meade and Hazel House-Living Sober in NJ, LLC (applicant)  
Geraldine and William Meade (owners)  
Zone: R-1A, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This is a use variance application, proposing to utilize the above referenced premises as a sober living facility, in an R-1A single family residence zone.

My office defers the use variance criteria to the applicant's planning professionals, and to the Zoning Board's planning professionals.

The application requests waiver of site plan requirements.

As the Zoning Board's engineer, I am concerned with the proposed intensity of use, as it relates to parking.

The floor plans indicate a total of five (5) bedrooms, inclusive of the second floor and the attic level.

Utilizing two (2) occupants per bedroom, a total of ten (10) occupants can relate to a total of ten (10) required parking spaces.

In addition to the prospective ten (10) occupants, will there also be supervisory personnel assigned to the proposed facility?

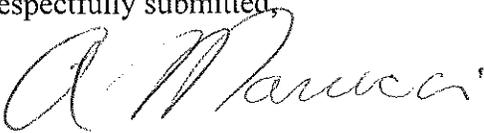
In the existing condition, the subject property cannot accommodate 10 vehicles to be parked on-site.

My office cannot comment further on engineering issues until more information is solicited through direct testimony of the applicant, and of the applicant's professionals.

Should the Zoning Board approve the proposed use, there will be an impact on parking, drainage, impervious coverage, lighting, etc. These issues will require site plan approval.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "A. Marucci".

Anthony Marucci, PE-LS-PP  
Zoning Board Engineer

## Nicole Cosenza

---

**From:** Anthony Marucci  
**Sent:** Wednesday, September 04, 2019 3:21 PM  
**To:** Nicole Cosenza  
**Subject:** FW: Emailing: 103 hazelwood info  
**Attachments:** 103 hazelwood info.pdf

Nicole,  
This is what I sent out to 103 Hazelwood attorney.  
It was also supposed to go to all Zoning Board members.

-----Original Message-----

**From:** Anthony Marucci  
**Sent:** Tuesday, May 21, 2019 11:57 AM  
**To:** Nicole Cosenza; Michael Rubin  
**Cc:** jlott@riker.com  
**Subject:** FW: Emailing: 103 hazelwood info

Pursuant to a request from the law firm of Riker Danzig (James L. Lott, Jr.) dated May 13, 2019, attached please find all information on the subject property contained in my files.

1. Certificate of Continued occupancy as Single Family Dwelling dated June 1, 2018.
2. OPRA Request on subject property dated January 17, 2019 ( I responded that subject property is in R-1A Single Family Residence zone)
3. Letter from NJ Dept. of Community Affairs dated January 14, 2019.
4. Stop Work Order dated April 17, 2019 for not obtaining construction permits.
5. January 24, 2019 correspondence to Mr. and Mrs. Meade. Gave Ms. Meade copy at counter on April 17, 2019 due to claim that she did not receive original.
6. Copy of Zoning Permit Application dated April 17, 2019.
7. Email from Bernard Raywood, Chief, Bureau of Rooming and Boarding House Standards.(NJDCA). Note:Page 2, states " Zoning and Land Use requirements remain under the jurisdiction of the municipality.
8. Email to township officials with respect to the subject matter.
9. April 25, 2019 correspondence to Mr. and Mrs. Meade sent certified and regular mail. Note: Sent to two address locations, as Tax assessor's office has one address and the zoning application has different address.
10. May 13, 2019 correspondence from the law firm of Riker Danzig, James L. Lott, Jr., Esq.
11. Bloomfield police Department Investigation report for occurrence at subject property on May 19, 2019, self-explanatory.

-----Original Message-----

**From:** Robert Beese  
**Sent:** Tuesday, May 21, 2019 11:32 AM  
**To:** Anthony Marucci  
**Subject:** Emailing: 103 hazelwood info

Your message is ready to be sent with the following file or link attachments:

103 hazelwood info

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Township of Bloomfield  
Building & Inspections Department  
1 Municipal Plaza, Room 105  
Bloomfield, New Jersey 07003  
Phone: (973) 680-4648

Certificate #: 18-0696  
Date: 6-1-18  
Block: 460 Lot: 1 Unit: \_\_\_\_\_

### CERTIFICATE OF CONTINUED OCCUPANCY FOR A TRANSFER OF TITLE

Owner: VGA BERARDELLI ESTATE Agent: CHRISTINE REA-BRISKIN  
Address: 9 LAFAYETTE DR. Contact #: 917 449-3502  
CENTRAL GROVE  
Contact #: 973 571-7147 Closing Date: EST. 6/28/18  
Property Address: 103 HAZELWOODS RD, Bloomfield

Fees Remitted \$ 125.00  
Check # \_\_\_\_\_  
Other AMEX  
Collected By CA

- SINGLE FAMILY/ CONDO    TWO FAMILY    THREE FAMILY    COMMERCIAL/MIXED USE; SQ.FT. \_\_\_\_\_

**APPLICATION MUST BE SUBMITTED 30 DAYS PRIOR TO THE CLOSING DATE**  
**THIS CERTIFICATE IS VALID FOR A PERIOD OF (6) MONTHS**  
**PLEASE NOTE: THE CCO INSPECTOR WILL CALL YOU TO SCHEDULE AN APPOINTMENT**

This Certificate of Continued Occupancy shall evidence only that a general inspection of the visible parts of the building has been made; and that no violations of the current codes (or regulations) have been determined to have occurred and no unsafe conditions have been found.

- FORECLOSURE    SHORT SALE    PURCHASED AS IS

A Temporary CCO requires a signed letter of intent from buyer's attorney. The buyer is responsible to bring the above mentioned property up to the current Township codes within (6) six months of closing. This includes all compliance with subcode inspections for past and present alterations, and approvals from both the Zoning and Building Department. Buyers that fail to comply will be prosecuted for violations of the appropriate code.

INSPECTOR'S COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Raymond Ramos  
Raymond Ramos, CCO Inspector

6/21/18  
Date Issued

## Anthony Marucci

---

**From:** Joann Bruno  
**Sent:** Thursday, January 17, 2019 9:30 AM  
**To:** Victor Defilippo; Nicole Cosenza; Joe Pisauro; Anthony Marucci  
**Cc:** Jacqueline Cardona; Anyela Lopez; Eileen Colby  
**Subject:** OPRA Request 2019-01-63 - Petillo - 103 Hazelwood Road  
**Attachments:** 2019-01-63 - Petillo - 103 Hazelwood Road.pdf

Attached please find a copy of the above referenced OPRA request. The Township's response is due on or before January 25, 2019.

Victor – please provide a permit log for this location going back as far as possible.

Nicole – this is the request I called you about today – zoning/planning board resolutions from 1/1/18 to today – you said there were no applications – just confirm that information via email.

Joe – please provide the historical property card for this location.

Anthony – kindly provide copies of any applications filed with your office by the owners of 103 Hazelwood from 1/1/18 to today.

Thank you.

JoAnn Bruno  
Assistant to the Municipal Clerk  
OPRA/Licensing Clerk  
Municipal Clerk's Office  
Township of Bloomfield  
973-680-4014  
[jbruno@bloomfieldwpnj.com](mailto:jbruno@bloomfieldwpnj.com)



STATE OF NEW JERSEY - TOWNSHIP OF BLOOMFIELD  
**OPEN PUBLIC RECORDS ACT REQUEST FORM**  
 1 Municipal Plaza - Room 214 - Bloomfield, New Jersey 07003  
 Telephone (973) 680-4014 - Facsimile (973) 680-0048  
 jbruno@bloomfieldwpnj.com



**Important Notice**

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

**Requestor Information - Please Print**

First Name DAVID MI \_\_\_\_\_ Last Name PETILLO  
 E-mail Address DAVID.PETILLO JR @ GMAIL.COM  
 Mailing Address 72 HAZELWOOD RD  
 City Bloomfield State N.J. Zip 07003  
 Telephone 973-429-2696 FAX \_\_\_\_\_  
 Preferred Delivery: Pick Up \_\_\_\_\_ US Mail \_\_\_\_\_ On-Site Inspect \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
 If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.  
 Signature David Petillo Jr Date 1/10/19

**Payment Information**

Maximum Authorization Cost \$ \_\_\_\_\_  
 Select Payment Method  
 Cash \_\_\_\_\_ Check \_\_\_\_\_ Money-Order \_\_\_\_\_  
 Fees: Letter size pages - \$0.05 per page  
 Legal size pages - \$0.07 per page  
 Other materials (CD, DVD, etc) - actual cost of material  
 Delivery: Delivery / postage fees additional depending upon delivery type.  
 Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Property Land 103 Hazelwood?  
 Zoning / Planning Resolutions  
 Ann-11/18 to present  
 Permit Log

AGENCY USE ONLY		AGENCY USE ONLY		AGENCY USE ONLY		
Est. Document Cost	_____	Disposition Notes Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.  <u>2019-01-63</u>  <u>Due 1/25/19</u>	Tracking Information		Final Cost	
Est. Delivery Cost	_____		Tracking #	_____	Total	_____
Est. Extras Cost	_____		Rec'd Date	_____	Deposit	_____
Total Est. Cost	_____		Ready Date	_____	Balance Due	_____
Deposit Amount	_____		Total Pages	_____	Balance Paid	_____
Estimated Balance	_____		Records Provided			
Deposit Date	_____	In Progress	_____	Open	_____	



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO Box 804  
TRENTON, NJ 08625-0804

PHILIP D. MURPHY  
Governor

LT. GOVERNOR SHEILA Y. OLIVER  
Commissioner

January 14, 2019

Via Regular Mail

Mr. Victor A. De Filippo  
Construction Official  
Town of Bloomfield  
1 Municipal Plaza – Room 105  
Bloomfield, New Jersey 07003

Re: 103 Hazelwood Rd  
Bloomfield, NJ

Control No: 0702-0016

Dear Construction Official:

Please be advised the Department of Community Affairs, Bureau of Rooming and Boarding House Standards (DCA) has received an application from the Owner in Fee, of the above captioned premises seeking to obtain a License to Own/Operate a Class F Rooming House expressly for Cooperative Sober Living Residences in accordance with the Regulations Governing Rooming and Boarding Houses (NJAC 5:27-1 et seq).

Pursuant to NJAC 5:23-3.11(k) of the Uniform Construction Code (as amended), DCA is the sole enforcing agency of the subject premises regarding the Uniform Construction Code and Regulations Governing Rooming and Boarding Houses. The Office of Regulatory Affairs, NJ Department of Community Affairs will visit your office to retrieve the municipal property file.

In the event you have any questions, concerns, and/or comments regarding this matter please feel free to call me at (609) 984-1704 or contact me via email at [bernard.raywood@dca.nj.gov](mailto:bernard.raywood@dca.nj.gov).

Very truly yours,

Bernard A. Raywood, Chief  
Bureau of Rooming and  
Boarding House Standards

Cc: Terence Luckie, Construction Official, Office of Regulatory Affairs



JAY RAYWOOD  
 DCA  
 103 HAZELWOOD  
 RD.  
 609-984-1704  
 - 5460  
 4/25/19

7018 3090 0001 9916 1012

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
103 HAZELWOOD RD	
Sent To WILL & GYMNASIUM MANSION	
Street and Apt. No., or PO Box No.	
27 ROSALIND AVE	
City, State, ZIP+4®	
CALDWELL, NJ 07006	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



# STOP CONSTRUCTION ORDER

Permit/Control #: \_\_\_\_\_  
Date Issued: 4/17/2019  
Violation #: V-19-00023

## IDENTIFICATION

Work Site Location: 103 HAZELWOOD ROAD Bloomfield Township, NJ  
Block: 460 Lot: 1 Qualification Code: \_\_\_\_\_  
Owner in Fee: MEADE, WILLIAM & GERALDINE  
Owner Address: 37 ROSELAND AVE CALDWELL NJ 07006  
Agent/Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_

To:  Owner  Other:  
 Agent/Contractor

DATE OF INSPECTION: 4/17/2019 DATE OF THIS NOTICE: 4/17/2019

## ACTION

You are hereby **ORDERED** to **STOP**

Building  Electrical  Plumbing  Fire Protection  Mechanical  Elevator  All Construction  
at the above Location as of 4/17/2019 until further notice from this enforcing agency.

This **ORDER** is entered pursuant to N.J.A.C. 5:23-2.31(d) for violation of  
**YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VIOLATION OF NJAC5:23- 2.14(a)**  
which provides:  
Renovations of a third floor bathroom without issued permits.

Permission to resume construction may be obtained from this enforcing agency after the following conditions are met:

Further, take **NOTICE** that failure to comply with this **ORDER** may result in the assessment of penalties of up to \$2,000.00  
per day per violation, and a certificate of occupancy will *not* be issued until such penalty has been paid.

If necessary, the enforcing agency will concurrently seek the Order of a court of competent jurisdiction restraining further work  
at the above location.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of  
the COUNTY OF ESSEX within 15 days of receipt of this **ORDER**  
as provided by N.J.A.C. 5:23A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in  
question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief  
sought by you. You may append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction  
Board of Appeals Office at: ESSEX COUNTY CONSTRUCTION BOARD OF APPEALS  
900 Bloomfield Avenue  
Verona, NJ 07044

If you have any questions concerning this matter, please call: (973) 680-4053

By Order of

Subcode Official

Date:

4/26/19



**NOTICE AND ORDER OF PENALTY**

Permit/Control #: \_\_\_\_\_  
Date Issued: 4/17/2019  
Violation #: V-19-00024

**IDENTIFICATION**

Work Site Location: 103 HAZELWOOD ROAD Bloomfield Township, NJ  
Block: 460 Lot: 1 Qualification Code: \_\_\_\_\_  
Owner in Fee: MEADE, WILLIAM & GERALDINE  
Owner Address: 37 ROSELAND AVE CALDWELL NJ 07006  
Agent/Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
To:  Owner  Other:  
 Agent/Contractor

**ACTION**

- On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A  Notice of Violation and Order to Terminate,  Notice of Unsafe Structure,  Notice of Imminent Hazard was issued. Reinspection of the work site on \_\_\_\_\_ revealed the following violation(s) remain:  
YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VIOLATION OF NJAC5:23- 2.14(a)  
Renovations of a third floor bathroom without issued permits.
- On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you  made a false or misleading written statement, or omitted required required information in an application or request for approval; or  failed to obtain a construction permit; or  failed to request required inspections; or  allowed occupancy prior to receiving a certificate of occupancy.
- On 4/17/2019, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on \_\_\_\_\_ revealed a failure to comply with that **Stop Construction Order**.

**PENALTY**

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$2,000.00 for each violation for a total penalty of \$2,000.00.

Further, take **NOTICE** that for each  week  day that any of the said violations remain outstanding after 5/1/2019 an additional penalty of \$2,000.00 per  week  day shall result

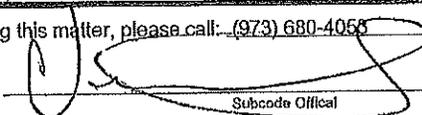
If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY OF ESSEX within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23 A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: **ESSEX COUNTY CONSTRUCTION BOARD OF APPEALS**  
900 Bloomfield Avenue  
Verona, NJ 07044

If you have any questions concerning this matter, please call: (973) 680-4055

NOTICE and ORDER of PENALTY:

  
Subcode Official

Date: 4/20/19



Bloomfield Township  
 1 MUNICIPAL PLAZA - ROOM 105  
 BLOOMFIELD, NEW JERSEY 07003

## Construction Violation

### Identification

Work Site Location: 103 HAZELWOOD ROAD Bloomfield Township, NJ

Block: 460

Lot: 1

Owner: MEADE, WILLIAM & GERALDINE

Owner Address: 37 ROSELAND AVE CALDWELL NJ 07006

Telephone:

Agent:

Agent Address:

Telephone:

### Infraction Details

Tracking: V-19-00024

Subcode: Administrative

Issuing Officer: Raymond Ramos

Telephone:

Issue Date: 4/17/2019

Infraction: Notice and Order of Penalty

Statute: N.J. UNIFORM CONSTRUCTION CODE YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VIOLATION OF NJAC5:23- 2.14(a)

Infraction Summary: Renovations of a third floor bathroom without issued permits.

Certified Mail Number:

### Enforcement Details

Inspection Date: 4/17/2019

Notice Date: 4/17/2019

Compliance Date: 4/27/2019

Compliance Inspection Date:

Compliance Summary:

### Fines Details

Total Due: \$2,000.00

Total Paid: \$0.00

Total Owed: \$2,000.00





Michael J. Parlavecchio  
Director of Law



Telephone  
(973) 680-4067  
Fax  
(973) 680-9726

## TOWNSHIP OF BLOOMFIELD

One Municipal Plaza  
Bloomfield, New Jersey 07003-3487  
[law@bloomfieldtwpnj.com](mailto:law@bloomfieldtwpnj.com)

January 24, 2019

William & Geraldine Meade  
37 Roseland Avenue  
Caldwell, NJ 07006

Re: 103 Hazelwood Road, Bloomfield, NJ

Dear Mr. and Ms. Meade:

Please be advised I represent the Township of Bloomfield. The Township is in receipt of correspondence from the State of New Jersey Department of Community Affairs regarding an application for a License to Own/Operate a Class F Rooming House at the above referenced address. Prior to permitting occupancy in the building, please submit an application to the Township of Bloomfield for a Zoning Permit. I have enclosed a Zoning Permit Application for your convenience.

Please do not hesitate to contact the Bloomfield Law Department with any questions.

Very truly yours,

Michael J. Parlavecchio

cc: Anthony Marucci, Zoning Officer  
Bernard A. Raywood, Chief, Bureau of Rooming and Boarding House Standards

Enc

Gave copy to  
owner at  
counter on  
4-17-19  
Hand-delivered  
Construction  
stopped.  
on



# ZONING PERMIT APPLICATION

Township of Bloomfield  
 Anthony Marucci - Zoning Officer  
 1 Municipal Plaza - Room 105  
 Bloomfield, New Jersey 07003  
[www.bloomfieldtwpnj.com](http://www.bloomfieldtwpnj.com)  
 Phone: (973) 259 - 3089  
 Fax: (973) 680 - 1652

- A Zoning Permit is required for a fence, deck, shed, driveway (new/pave/expand), walkway, patio, porch/portico, retaining wall, handicap ramp, pool (above ground/ In ground), hot tub/spa, generator, condenser, detached garage, addition, temporary use and new principal structures.
- (1) Copy of the original survey must be submitted with the permit application. The survey must show all existing structures and all proposed structures with distances to property lines, drawn to scale. It shall contain all property lines, easements and lot restrictions.
- For additions and new principal structures please provide (2) sets of signed and sealed New Jersey architect plans.
- This Zoning Permit is valid for (1) year from the date of issuance.

ZONING PERMIT #:	ZP -		
DATE:			
APPLICATION FEE:	\$ 40.00 NON-REFUNDABLE		
CHECK #	(Payable to The Township of Bloomfield)		
CREDIT CARD:	<input type="checkbox"/> VISA	<input type="checkbox"/> MASTER CARD	<input type="checkbox"/> AMERICAN EXPRESS
COLLECTED BY:			

PROPERTY INFORMATION:		
BLOCK:	LOT:	ZONE:
WORKSITE ADDRESS:		
IS THE PREMISE LISTED AS A HISTORIC PROPERTY OR LOCATED IN A HISTORIC DISTRICT? <input type="checkbox"/> NO <input type="checkbox"/> YES		

APPLICANT INFORMATION:		
NAME:		
PERSONAL MAILING ADDRESS:		
CITY:	STATE:	ZIP CODE:
CONTACT #	EMAIL ADDRESS:	

PLEASE PROVIDE A DETAILED DESCRIPTION OF PROPOSED WORK (INCLUDE SPECIFICATIONS AND DIMENSIONS)

OFFICIAL USE ONLY:
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONSTRUCTION PERMIT REQUIRED

COMMENTS:

ZONING OFFICER: \_\_\_\_\_

DATE: \_\_\_\_\_



# ZONING PERMIT APPLICATION

Township of Bloomfield  
 Anthony Marucci - Zoning Officer  
 1 Municipal Plaza - Room 105  
 Bloomfield, New Jersey 07003  
[www.bloomfieldtwpnj.com](http://www.bloomfieldtwpnj.com)  
 Phone: (973) 259 - 3089  
 Fax: (973) 680 - 1652

- A Zoning Permit is required for a fence, deck, shed, driveway (new/pave/expand), walkway, patio, porch/portico, retaining wall, handicap ramp, pool (above ground/ in ground), hot tub/spa, generator, condenser, detached garage, addition, temporary use and new principal structures.
- (1) Copy of the original survey must be submitted with the permit application. The survey must show all existing structures and all proposed structures with distances to property lines, drawn to scale. It shall contain all property lines, easements and lot restrictions.
- For additions and new principal structures please provide (2) sets of signed and sealed New Jersey architect plans.
- This Zoning Permit is valid for (1) year from the date of issuance.

ZONING PERMIT #:	ZP - 19-0376		
DATE:	4-17-19		
APPLICATION FEE:	\$ 40.00 NON-REFUNDABLE		
CHECK #	(Payable to The Township of Bloomfield)		
CREDIT CARD:	<input checked="" type="checkbox"/> VISA	<input type="checkbox"/> MASTER CARD	<input type="checkbox"/> AMERICAN EXPRESS
COLLECTED BY:	AM		

PROPERTY INFORMATION				
BLOCK:	103 460	LOT:	1	
WORKSITE ADDRESS:	103 Hazelwood Rd		ZONE:	R-10
IS THE PREMISE LISTED AS A HISTORIC PROPERTY OR LOCATED IN A HISTORIC DISTRICT?			<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	

APPLICANT INFORMATION			
NAME: Geraldine Meade			
PERSONAL MAILING ADDRESS: 52 Derwent Ave			
CITY:	Verona	STATE:	NJ
CONTACT #	973-865-2511	ZIP CODE:	07044
EMAIL ADDRESS:		ammeade344@gmail.com	

PLEASE PROVIDE A DETAILED DESCRIPTION OF PROPOSED WORK (INCLUDE SPECIFICATIONS AND DIMENSIONS)
f-class certification - boarding for sober living

OFFICIAL USE ONLY
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONSTRUCTION PERMIT REQUIRED

COMMENTS

ZONING OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

## Anthony Marucci

---

**From:** Raywood, Bernard <Bernard.Raywood@dca.nj.gov>  
**Sent:** Thursday, April 25, 2019 12:33 PM  
**To:** Anthony Marucci  
**Cc:** Ertingu, Tom; Brandecker, Stefan  
**Subject:** 103 Hazelwood Ave, Bloomfield, NJ Control No: 0702-0016

Officer Marucci,

The Department of Community Affairs, proposed an amendment to the Regulations Governing Rooming and Boarding Houses (N.J.A.C. 5:27-1 et seq) and the Uniform Construction Code (N.J.A.C. 5:23-1 et seq) to create a "Class F" rooming house license expressly for a Cooperative Sober Living Residence (CSLR). This proposed amendment was adopted on 12/20/17 and became effective on 1/16/18 with an expiration date of 3/25/2022. From this point forward the Department of Community Affairs, Bureau of Rooming and Boarding House Standards (DCA) began accepting applications from individuals and entities seeking to obtain License to Own/Operate a CSLR.

The Rooming and Boarding House Act of 1979 (N.J.S.A. 55:13b-1et seq) statutorily requires that ANY person or entity shall apply for and obtain a License to Own/Operate a rooming/boarding house issued by the Department of Community Affairs, Bureau of Rooming and Boarding House Standards (DCA), before owning/operating a rooming/boarding house in the State. DCA is the regulatory agency appointed to enforce the Act and the corresponding Regulations regarding the licensure and inspection requirements for rooming/boarding houses.

Because a CSLR is a change in the character of use of a single family home, there is no requirement to obtain a new Certificate of Occupancy. The amendment to the Uniform Construction Code (UCC) designate a CSLR as a R-5 Use, group occupancy, and may only be located in one or two family dwellings, and are to be constructed under the International Residential Code.

The intent of a CSLR is to provide a home where up to ten (10) individuals, exclusive of the owner, licensed operator and bona fide employees, recovering from drug or alcohol addiction can live together and support each other during their recovery.

Pursuant to NJAC 5:23.11(k) of the Uniform Construction Code, as amended, the Department is the sole enforcing agency for a CSLR with respect to the State Construction Codes and Regulations Governing Rooming and Boarding Houses. From this point on, the Owner in Fee will submit an application for work requiring a UCC permit to the designated

Office of Local Code Enforcement. **Zoning and land use requirements remain under the jurisdiction of the municipality. DCA does not require proof of prior zoning or land use approval to allow a CSLR.**

Upon receipt of an application for a License to Own/Operate a CSLR, DCA will refer the property to the Office of Regulatory Affairs (ORA). Since DCA is now the sole enforcing agency for a CSLR as stated previously, the ORA will retrieve the municipal property file from the Construction Office. In addition, the Bureau will provide the Owner in Fee with a Building Technical Section which will be submitted by the Owner in Fee to either the Northern or Southern Office of Local Code Enforcement (OLCE). The OLCE will schedule an inspection of the premises with the Owner in Fee to confirm compliance with the Uniform Construction Code (N.J.A.C. 5:23-6.31(q)) which states;

**Subchapter 6. Rehabilitation Subcode (as amended)**

**5:23-6.31 Change in Use**

*(a) – (p) (No change)*

***(q) A change in the character of use of a single-family home to a cooperative sober living residence shall comply with this subchapter except as modified below,***

***1. Single-family dwelling of Group R-3 or R-5 that are being converted to a cooperative sober living residence shall meet the requirements of this section,***

***i. There shall not be more than 10 occupants, excluding staff; each occupant, including staff, shall be capable of prompt self-evacuation;***

***ii. Each home shall have smoke alarms that comply with the Uniform Fire Code (NJAC 5:70-4.19). Fire alarm systems installed in accordance with the One-and Two-Family Dwelling Sub-Code shall also be deemed to comply. Smoke alarms shall be located in each sleeping room, in the area outside separate sleeping rooms, and on each additional story of the dwelling, including basements and habitable attics;***

***iii. In the vicinity of each sleeping area, each home with a fuel burning appliance or with an attached garage shall have carbon-monoxide alarms that comply with the Uniform Fire Code (NJAC 5:70-4.19) or with NJAC 5:27-14.1; and***

***iv. Each bedroom shall have an operable egress window that complies with the Uniform Construction Code (NJAC 5:23)***

Upon verification the building complies with the amended UCC, the OLCE will issue a Certificate of Approval (CA) to the Owner in Fee. After the Bureau receives a copy of the CA from the Owner in Fee, or OLCE, DCA will issue a License to Own/Operate to the parties.

DCA will conduct evaluations at a CSLR to confirm compliance with the habitability and occupancy code standards in the Regulations Governing Rooming and Boarding Houses at least annually, as well as unannounced spot checks. The License to Own/Operate must be renewed annually.

I trust we have been of service to you. Feel free to contact the Bureau if you have further questions or concerns.

Bernard A. Raywood, Chief  
*New Jersey Department of Community Affairs*  
*Bureau of Rooming and Boarding House Standards*  
*101 S. Broad St. - P.O. Box 804*  
*Trenton, New Jersey 08625-0804*  
*609-984-1704 Office*

## Anthony Marucci

---

**From:** Anthony Marucci  
**Sent:** Thursday, April 18, 2019 12:25 PM  
**To:** Michael Venezia; Matthew Watkins; Michael J. Parlavecchio, Esq.  
**Cc:** Michael Rubin; Bonnie N. Flynn  
**Subject:** FW: Emailing: 103 hazelwood documents  
**Attachments:** 103 hazelwood documents.pdf

Attached are the documents related to 103 Hazelwood Road.

The property is zoned R-1A, Single Family Residence.

The home was purchased by William and Geraldine Meade and they received a, C of O, on June 21, 2018 as a single family dwelling.

The township received a letter from the NJ Department of Community Affairs dated January 14, 2019 stating that the property owners applied for a license to own/operate a Class F Rooming House at this location, expressly for Cooperative Sober Living Residences.

Around the same time, we received an OPRA request from the owner of 72 Hazelwood Road (David Petillo) about #103 and my response was that it is a single family dwelling by zone.

We also received concerns from another resident of Hazelwood Road, Mr. Ralph Salerno, at #83, regarding the use of the property at 103 Hazelwood Road.

Mr. Parlavecchio wrote the attached letter, dated January 24, 2019, to the property owners of #103.

The letter requested that the owners submit a Zoning Permit Application prior to occupancy of the building.

The township did not receive a response to Mr. Parlavecchio's letter of January 24, 2019, nor did my office receive a zoning permit request.

On Wednesday April 17, 2019 I received information that construction work was being performed on the top floor at 103 Hazelwood Road.

I asked Ray Ramos, Building Inspector, to check it out, and, indeed, they were performing work without permits.

Mr. Ramos issued a stop work order.

Approximately 20 minutes later, Ms. Geraldine Meade and her daughter, came to the Construction Office, Room 105.

Mr. Ramos and I, both, spoke to Ms. Meade and her daughter. At times, the conversation became quite heated.

Ms. Meade claimed that she never received Mr. Parlavecchio's letter of January 24, 2019.

I gave her a copy of the letter, and she then filled out a zoning permit which is also attached.

This is all of the information to date.

Everyone knows that there are two (2) residences, similar to this one, on Hazelwood Road presently, and it is a very sensitive matter of concern to the neighborhood.

I apologize for the lengthy email, but everyone needs to be on the same page.

I await direction, and I am available for any discussions.

-----Original Message-----

**From:** Robert Beese  
**Sent:** Thursday, April 18, 2019 11:14 AM  
**To:** Anthony Marucci  
**Subject:** Emailing: 103 hazelwood documents

Your message is ready to be sent with the following file or link attachments:



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

101 SOUTH BROAD STREET

PO Box 804

TRENTON, NJ 08625-0804

PHILIP D. MURPHY  
Governor

LT. GOVERNOR SHEILA Y. OLIVER  
Commissioner

January 14, 2019

Via Regular Mail

Mr. Victor A. De Filippo  
Construction Official  
Town of Bloomfield  
1 Municipal Plaza – Room 105  
Bloomfield, New Jersey 07003

Re: 103 Hazelwood Rd  
Bloomfield, NJ

Control No: 0702-0016

Dear Construction Official:

Please be advised the Department of Community Affairs, Bureau of Rooming and Boarding House Standards (DCA) has received an application from the Owner in Fee, of the above captioned premises seeking to obtain a License to Own/Operate a Class F Rooming House expressly for Cooperative Sober Living Residences in accordance with the Regulations Governing Rooming and Boarding Houses (NJAC 5:27-1 et seq).

Pursuant to NJAC 5:23-3.11(k) of the Uniform Construction Code (as amended), DCA is the sole enforcing agency of the subject premises regarding the Uniform Construction Code and Regulations Governing Rooming and Boarding Houses. The Office of Regulatory Affairs, NJ Department of Community Affairs will visit your office to retrieve the municipal property file.

In the event you have any questions, concerns, and/or comments regarding this matter please feel free to call me at (609) 984-1704 or contact me via email at [bernard.raywood@dca.nj.gov](mailto:bernard.raywood@dca.nj.gov).

Very truly yours,

Bernard A. Raywood, Chief  
Bureau of Rooming and  
Boarding House Standards

Cc: Terence Luckie, Construction Official, Office of Regulatory Affairs





# ZONING PERMIT APPLICATION

Township of Bloomfield  
 Anthony Marucci - Zoning Officer  
 1 Municipal Plaza - Room 105  
 Bloomfield, New Jersey 07003  
[www.bloomfieldtwnj.com](http://www.bloomfieldtwnj.com)  
 Phone: (973) 259 - 3089  
 Fax: (973) 680 - 1652

- A Zoning Permit is required for a fence, deck, shed, driveway (new/pave/expand), walkway, patio, porch/portico, retaining wall, handicap ramp, pool (above ground/ In ground), hot tub/spa, generator, condenser, detached garage, addition, temporary use and new principal structures.
- (1) Copy of the original survey must be submitted with the permit application. The survey must show all existing structures and all proposed structures with distances to property lines, drawn to scale. It shall contain all property lines, easements and lot restrictions.
- For additions and new principal structures please provide (2) sets of signed and sealed New Jersey architect plans.
- This Zoning Permit is valid for (1) year from the date of issuance.

ZONING PERMIT #:	ZP-19-0376		
DATE:	4/17/19	4-17-19	
APPLICATION FEE:	\$ 40.00 NON-REFUNDABLE		
CHECK #	(Payable to The Township of Bloomfield)		
CREDIT CARD:	<input checked="" type="checkbox"/> VISA	<input type="checkbox"/> MASTER CARD	<input type="checkbox"/> AMERICAN EXPRESS
COLLECTED BY:	[Signature]		

PROPERTY INFORMATION:		
BLOCK:	103	LOT: 1
WORKSITE ADDRESS:	103 Hazelwood Rd	
IS THE PREMISE LISTED AS A HISTORIC PROPERTY OR LOCATED IN A HISTORIC DISTRICT? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

APPLICANT INFORMATION:		
NAME:	Geraldine Meade	
PERSONAL MAILING ADDRESS:	52 Berwent Ave	
CITY:	VERONA	STATE: NJ
CONTACT #	973-865-2511	ZIP CODE: 07044
EMAIL ADDRESS:		avmeade344@gmail.com

**PLEASE PROVIDE A DETAILED DESCRIPTION OF PROPOSED WORK (INCLUDE SPECIFICATIONS AND DIMENSIONS)**

P-class certification - boarding for sober living

OFFICIAL USE ONLY:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	<input type="checkbox"/> CONSTRUCTION PERMIT REQUIRED

**COMMENTS:**

ZONING OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

**U.S. Postal Service<sup>®</sup>**  
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7018 3090 0001 9918 4132

Certified Mail Fee  
 \$ \_\_\_\_\_  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
 Postage  
 \$ \_\_\_\_\_  
 Total Postage and Fees  
 \$ \_\_\_\_\_

Postmark  
 Here

Sent To William & Geraldine Meade  
 Street and Apt. No. or PO Box No. 52 Derwent Avenue  
 City, State, ZIP+4<sup>®</sup> Verona NJ 07044  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
William & Geraldine Meade  
52 Derwent Avenue  
Verona NJ 07044



9590 9402 4730 8344 3653 11

2. Article Number (Transfer from service label)  
7018 3090 0001 9918 4132

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 [Signature]  Agent  
 Addressee  
 B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery 4/29/19  
 D. Is delivery address different from item 1?  Yes  
 if YES, enter delivery address below:  No



3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail<sup>®</sup>  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Restricted Delivery (over \$500)  
 Priority Mail Express<sup>®</sup>  
 Registered Mail<sup>™</sup>  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation<sup>™</sup>  
 Signature Confirmation Restricted Delivery

7018 1830 0001 8760 8332

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**OFFICIAL USE**

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent To  
 William & Geraldine Mende  
 Street and Apt. No. or PO Box No.  
 37 Roseland Avenue  
 City, State, ZIP+4  
 Cabivell, NJ 07006

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 William & Geraldine  
 Mende  
 37 Roseland Avenue  
 Cabivell, NJ 07006

9590 9402 4730 8344 3653 28

2. Article Number (Transfer from service label)  
 7018 1830 0001 8760 8332

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *[Signature]*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

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 07003-8487

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.

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

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



**RIKER  
DANZIG  
SCHERER  
HYLAND  
PERRETTI LLP**

**James L. Lott, Jr.**  
Partner

Direct:  
t: 973.451.8460  
f: 973.451.8684  
jlott@riker.com  
Reply to: Morristown

ATTORNEYS AT LAW

May 13, 2019

**VIA FEDERAL EXPRESS and E-MAIL**

Anthony Marucci  
Zoning Official – Division of Zoning  
Township of Bloomfield  
Department of Inspections  
1 Municipal Plaza, Room 105  
Bloomfield, NJ 07003

Re: Zoning Permit Application 19-0376  
103 Hazelwood Road  
Block 460, Lot 1  
Zone: R-1A, Single Family Residence District

Dear Mr. Marucci:

This firm represents Mr. and Mrs. William and Geraldine Meade (the "Applicant") in the above-captioned matter. The Applicant is the owner of Hazel House - Living Sober in NJ LLC. Pursuant to N.J.S.A. 40:55D-72, the Applicant hereby appeals your April 25, 2019 denial of the zoning permit application in the above-captioned matter. In accordance with N.J.S.A. 40:55D-72, please transmit to the Zoning Board of Adjustment ("Zoning Board") all papers constituting the record upon which this appeal is taken. Kindly send me a copy of the record transmitted to the Zoning Board. Appeal is taken as the dwelling is used for single family purposes as permitted under R-1A Single Family Residence District regulations and as recognized by federal and state law. Should this appeal require submission of an appellate application and fee to the Zoning Board, please send same to my attention and it will be submitted forthwith.

Notwithstanding the foregoing and in the alternative, the Applicant may elect to seek a use variance before the Zoning Board. By copy of this letter, I am requesting that the Zoning Board Secretary forward to me the application forms and checklists for the use variance application. Pending an adjudication of the appeal and/or the use variance application, request for the stay of any enforcement proceeding under N.J.S.A. 40:55D-75 is hereby made.

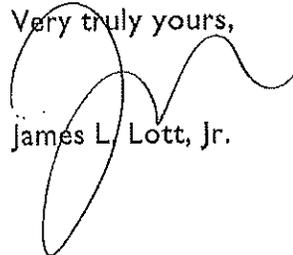
Headquarters Plaza, One Speedwell Avenue, Morristown, NJ 07962-1981 • t: 973.538.0800 f: 973.538.1984  
50 West State Street, Suite 1010, Trenton, NJ 08608-1220 • t: 609.396.2121 f: 609.396.4578  
500 Fifth Avenue, New York, NY 10110 • t: 212.302.6574 f: 212.302.6628

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Anthony Marucci  
May 13, 2019  
Page 2

Should you have additional questions, please feel free to contact me.

Very truly yours,



James L. Lott, Jr.

cc: Mr. and Mrs. William and Geraldine Meade  
Michael Parlavecchio, Esq., Township Attorney  
Ms. Nicole Consenza, Zoning Board Secretary

504560lv1



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0301

**E2 JPJA**

NJ-US 07003  
EWR

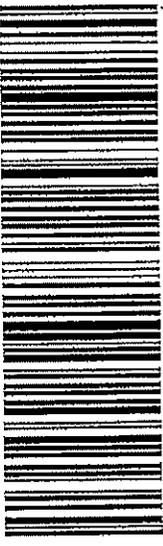
TUE - 14 MAY 10:30A  
PRIORITY OVERNIGHT  
ASR

TO ANTHONY MARUCCI-ZONING OFFICIAL  
TOWNSHIP OF BLOOMFIELD  
1 MUNICIPAL PLAZA  
ROOM 105  
BLOOMFIELD NJ 07003

ORIGIN: DLKKA (973) 538-0800  
JEAN Dwyer  
1 SPEEDWELL AVE  
HQ PLAZA, WEST TOWER  
MORRISTOWN, NJ 07960  
UNITED STATES US

SHIP DATE: JAN 19  
ACTING: 0301  
CND: 10426529ZIN/ET/14100  
BILL SENDER

REF: 0999999-000030  
PC: 0299 DEPT:




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 2. Fold the printed page along the horizontal line.  
 3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

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# Bloomfield Police Department

1 Municipal Plaza, Bloomfield, NJ 07003  
Phone: 973-680-4141 Fax: 973-680-4102 Mun. Code: 0702  
**Investigation Report**



Incident Details:													
Case Number	Time Reportec	Date Reportec	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed				
19-43150	08:42	05/19/19	05:40		08:29			X	X				
Incident Type:					Incident Location:								
Medical Call					Street #	Street Name		Intersection / Cross Street of:					
Drug Overdose					103	Hazelwood Road							
D. O. A.					Business / Common Location Name								
Contact Information: Victim Suspect Complainant Witness Driver Arrest Passenger Missing Business Other													
Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN					
V	Dolan, Patrick	J		26	M		04/28/1993						
Address						Home Phone		Cell Phone					
103 Hazelwood Ave., Bloomfield, NJ 07003													
Code	Contact Name #2	MI	Suffix	Age	Sex	Race	DOB	SSN					
W	Heintjes, David			40	M		08/21/1978	140-68-3563					
Address						Home Phone		Cell Phone					
29 Valley Court, Secaucus, NJ 07094-3824								201-704-6882					
Code	Contact Name #3	MI	Suffix	Age	Sex	Race	DOB	SSN					
W	Santoro, Joseph			30	M		06/02/1988	147-84-5044					
Address						Home Phone		Cell Phone					
27 Dartmouth Rd, Wayne, NJ 07470-4651								973-518-1099					
Code	Contact Name #4	MI	Suffix	Age	Sex	Race	DOB	SSN					
Ow	meade, William			64	M		01/18/1955	136-48-2754					
Address						Home Phone		Cell Phone					
37 Roseland Ave, Caldwell, NJ 07006-5901													
Property Information:													
Value of Stolen Property	Currency	Jewelry	Furs	Clothing	Auto	Misc.	Total						
Value of Stolen Property Recovered													
Automobile Information:													
1	Vehicle Code	Year	Make	Body Type	Color	Registration	State	VIN					
	Known	2011	Ford		Wht	LBZK02	FL						
2													
3													
4													
Narrative:													
<p>Narrative This unit 217 responded to 103 Hazelwood Road on a report of an unresponsive party. Upon arrival this officer was met by Mr. David Heintjes, who stated he had administered 2 Narcans with unsuccessful results. Patrick James Dolan was on the floor not breathing in the bathroom located on the first floor. Mr. Dolan was lying down on his back, this officer immediately began performing CPR along with the AED. During this time EMS responded along with Medic 8 and a pronouncement was then made by Dr. Izkoff was made at 0902 hrs. The scene was also secured. The witness, Mr. Heintjes also stated there were 5 glassine packets (3 unopened/ 2 opened) of heroine located in the bathroom along with a wallet containing his ID. The Medical Investigator, Regina Strugala responded along with CSU (Det. Vargas). Continued on pg 2</p>													
Officer of Record:		Date:		Other Reports Filed:					Reviewed By:				
PO Hector Cartagena		05/19/19		MVA	Arrest	DV	DWI	DWIQ	Tow	SD	X	CI	TRO
				SHA	Prop.	Video	UOF	Prst	Supp	X	Juv	Blas	Pris
mpetronaci													



# Bloomfield Police Department

1 Municipal Plaza, Bloomfield, NJ 07003  
Phone: 973-680-4141 Fax: 973-680-4102 Mun. Code: 0702  
Investigation Report



Narrative Continued (Page 2)

Case Number

19-43150

The body was then turned over to the Medical Examiners office. The scene was also cleared by CSU. Notification was also made by Central Communication to the Closter PD at 1009hrs to notify the next of kin (James Dolan) believed to be the father of the deceased. Closter PD advised this dept they made several attempts to notify Mr. Dolan which was unsuccessful. A set of truck keys and a wallet was left with Mr. Meade, the owner of the Recovery home to turn over to the next of kin (James Dolan). Mr. Meade also stated he has multiple cameras in the home and will provide the footage to the Det. Vargas. Refer to Det. Vargas's Supplement for further information. In addition this officer received a phone call from the Medical Examiner Ms. Strugala at approx. 1311 hrs and was advised she had made notification to the next of kin via telephone. The Medical Examiner was advised Closter PD was notified earlier to make contact in person to the next of kin.

End of report

Officer of Record:

Date:

PO Hector Cartagena 1168

05/19/19



# Bloomfield Police Department

1 Municipal Plaza, Bloomfield, NJ 07003  
 Phone: 973-680-4141 Fax: 973-680-4102 Mun. Code: 0702  
**Investigation Report - Additional Contacts**



Incident Details:																											
Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed																		
19-43150	08:42	05/19/19	05:40		08:29			X	X																		
Incident Type:						Incident Location:																					
Medical Call						Street #		Street Name		Intersection / Cross Street of:																	
Drug Overdose						103		Hazelwood Road																			
D. O. A.						Business / Common Location Name																					
Contact Information: Victim Suspect Complainant Witness Driver Arrest Passenger Missing Business Other																											
Code	Contact Name #/	MI	Suffix	Age	Sex	Race	DOB	SSN																			
nex	Dolan, James																										
Address						Home Phone			Cell Phone																		
30 Walnut Street, Closter, NJ									201-390-3396																		
Code	Contact Name #/	MI	Suffix	Age	Sex	Race	DOB	SSN																			
Address						Home Phone			Cell Phone																		
Code	Contact Name #/	MI	Suffix	Age	Sex	Race	DOB	SSN																			
Address						Home Phone			Cell Phone																		
Code	Contact Name #/	MI	Suffix	Age	Sex	Race	DOB	SSN																			
Address						Home Phone			Cell Phone																		
Officer of						Date						Other Reports Filed:						Reviewed									
PO Hector Cartagena 1168						05/19/19						MVA	Arrest	DV	DWI	DWIG	Tow	SD	X	CI	TRO						
												SHA	Prop	Evdn	UOF	Prst	Supp	X	Juv	Bias	Prls	MPET					



# Bloomfield Police Department

1 Municipal Plaza, Bloomfield, NJ 07003  
 Phone: 973-680-4141 Fax: 973-680-4102 Mun. Code: 0702  
**Supplemental Investigation Report**



### Incident Details:

Case Number	Time Reported	Date Reported	Time Occurred	Date Occurred	Occurrence Between Date / Time of	Time Occurred	Date Occurred	911	Completed
19-43150A		05/19/19							X

<b>Incident Type:</b>	<b>Incident Location:</b>
Investigation Follow-Up	Street # Street Name Intersection / Cross Street of: 103 Hazelwood Road
	Business / Common Location Name

### Contact Information: Victim Suspect Complainant Witness Driver Arrest Passenger Missing Business Other

Code	Contact Name #1	MI	Suffix	Age	Sex	Race	DOB	SSN
V	Dolan, Patrick	J		26	M		04/28/1993	
Address						Home Phone		Cell Phone
103 Hazelwood Ave., Bloomfield, NJ 07003								
Code	Contact Name #2	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Home Phone		Cell Phone
Code	Contact Name #3	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Home Phone		Cell Phone
Code	Contact Name #4	MI	Suffix	Age	Sex	Race	DOB	SSN
Address						Home Phone		Cell Phone

### Property Information:

Value of Stolen Property	Currency	Jewelry	Furs	Clothing	Auto	Misc.	Total
Value of Stolen Property Recovered							

### Automobile Information:

#	Vehicle Code	Year	Make	Body Type	Color	Registration	State	VIN
1								
2								
3								
4								

### Narrative:

Narrative  
 On 05/19/19 I responded to 103 Hazelwood Ave on a DOA overdose. Upon arrival The victim (Patrick Dolan) was already moved from the location he was found in the bathroom to the living room hallway in front of the stairs. the victim was also administered Narcan to try and revive him. photographs were taken of the exterior and I worked my way inside. Heroin was located in the bathroom and brought out to where the victim was lying. I took photographs of several heroin envelopes with the red stamp of "Sonaloa". A \$50 bill which was used by victim as well. I made my way up to the second floor where he reside and found a black backpack belonging to the victim. Inside of the backpack in one of the small pockets where more heroin envelopes that had been used along with tinfoil. All the heroin, tinfoil, the \$50 bill and the victims phone was entered into the evidence management system.

### Officer of Record: Date: Other Reports Filed: Reviewed By:

Det. Argenis Vargas 1196 05/19/19	MVA	Arrest	DV	DWI	DWIQ	Tow	SD	X	CI	TRO	
	SHA	Prop.	Video	UOF	Prst	Supp	X	Juv	Blas	Pris	



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Narrative Continued (Page 2)

Case Number

19-43150A

A heroin tracking form was also completed. My business card was left to the owner so he can email me the video of the incident.

**Officer of Record:**

**Date:**

Det. Argenis Vargas 1196

05/19/19