

October 16, 2024

Township of Bloomfield  
Municipal Building  
1 Municipal Plaza  
Bloomfield, NJ 07003  
Attn: Amanda Waters – Planning & Zoning Board Secretary

Re: Two-Family Dwelling Alterations and Improvements  
In response to inspection letter dated May 30, 2024

Address: Grossi Residence @ 211 East Passaic Avenue, Bloomfield, NJ 07003

Project involves alterations to existing two and one half story – 2 family dwelling to expand upper level apartment unit into attic (third story) and other improvements to lower dwelling unit, at finished basement and rear egress stair and at site to address inspection letter comments dated May 30, 2024 to legalize work performed without permits.

Scope of Work:

#### Site Improvements

- Restore landscaped area to prior existing non-conforming condition by removing gravel area and adding topsoil and lawn
- Locate new mini split condenser at rear of house on existing paved area
- Show existing parking spaces (6).

#### Building Improvements

- Finish attic and connect to second floor unit to include recreation room /living space, new bar (no gas appliances), primary bedroom with closet, new bathroom with shower and laundry area.
- Isolate upper portion of rear egress access stair for second floor attic third floor unit
- Add half bath, bar, playroom/recreation room/office in existing finished basement space – 447 sf
- New HVAC in upper-level unit.

# mRAD Studios LLC

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Thank you,

-Mark



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Mark Roselli, RA, Registered Architect | mRAD Studios LLC

*CC: Richard W. Vallario, Esq; Sal Corvino, Planner; Frank Grossi, Homeowner; file.*