

MARUCCI ENGINEERING ASSOCIATES, LLC

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January 21, 2025

Honorable Chairman and
Members of the Zoning Board
Township of Bloomfield
One Municipal Plaza
Bloomfield, N. J. 07003

Re: 211 East Passaic Avenue
Map 28 Block 752 Lot 82
Frank Grossi (owner/applicant)
Zone: R-2B, Two Family Residential District

Dear Chairman and Members of the Zoning Board,

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

- + Standard Development Application
- + Property Survey prepared by George J. Anderson LLC dated July 27, 2024
- + Architectural Plans prepared by Mark Roselli, RA, dated October 4, 2024, and revised to November 24, 2024, consisting of Sheets C100 thru C102, and A100 thru A300.
- + Letter dated October 16, 2024, prepared by Mark Roselli, RA, mRAD Studios LLC.

Mr. Roselli's October 16, 2024, correspondence states that the project involves alterations to the existing 2 & ½ story – two (2) family dwelling, to expand the upper unit [second floor] into the third floor attic, and the lower unit {first floor} to include expansion into the basement, and to legalize work performed without permits.

Therefore, this application proposes the expansion of an existing two (2) family dwelling, to include living space in the basement and attic areas, and for work performed prior to obtaining the required zoning and construction permits.

PROPERTY SURVEY REVIEW

The subject property has frontage on East Passaic Avenue, having a width of 45.00 feet and a depth of 150.00 feet, with an area of 6,750.00 square feet.

The site consists of a 2 & ½ story brick and frame dwelling, a two car, detached garage in the south rear corner of the property, and a significant asphalt paved driveway and gravel area within the rear yard.

The survey includes calculations for impervious coverage of 5,256.43 square feet, which equates to an impervious coverage of 77.87%, where the R-2B zone permits a maximum impervious coverage of 60%.

ARCHITECTURAL PLAN REVIEW

SHEET C100

This sheet shows a site plan indicating six (6) tandem parking spaces, with two of the parking spaces located in the detached garage.

The gravel area within the rear yard is indicated to be removed and replaced with grass.

The Scope of Work is indicated as follows:

Apartment #1: Basement and First Floor [to consist of one apartment unit]

Apartment #2: Second Floor and Attic [to consist of one apartment unit]

The total proposed Floor Area Ratio (FAR) is 66.02, where the R-2B zone permits a maximum FAR of 0.50.

The proposed Lot Coverage is 73.08% [with the removal of the gravel area], where the R-2B zone permits a maximum Lot Coverage of 60%.

SHEET C101

This sheet shows the zoning bulk and setback regulations table with the Proposed Non-Compliant Lot Coverage, and Non-Compliant Floor Area Ratio (FAR).

SHEET C102

This sheet shows photographs and an aerial view of the existing exterior conditions on the property.

SHEET A100

This is the basement floor plan.

The finished area includes a common playroom, bar area, bathroom, and office with closet.

Note: The Existing Laundry Area shows two (2) washers and two (2) dryers.

The remaining area is labeled as existing storage.

Note: The basement has direct access to the outside from the rear door, and access to the first floor apartment, from existing staircase #2.

SHEET A101

The existing first floor apartment contains a kitchen, living room, dining room, three (3) bedrooms, and full bathroom.

The first floor apartment has direct access from the front staircase #1 onto East Passaic Avenue, and also from the rear staircase #2.

SHEET A102

The second floor apartment contains a kitchen, living room, dining room, three (3) bedrooms, and a full bathroom.

The second floor apartment has direct access to the front entrance from staircase #1 onto East Passaic Avenue, and also from the rear staircase #2.

SHEET A103

The third floor attic (noted to become part of the second floor apartment) contains a recreation room, bar area, a primary bedroom for apartment #2 (with closet), a full bathroom, laundry room, and office.

Access to the third floor attic is from the rear staircase #2.

SHEET A300

This shows an enlarged section of the rear staircase #2, indicating a new door to be installed, [to be used for emergency egress only], whereby the attic third floor can only be accessed through the second floor apartment.

COMMENTS/RECOMMENDATIONS

There are several zoning and construction violations associated with the subject property.

- By correspondence dated January 31, 2024, the property owner was notified by Senior Deputy Zoning Officer, Robert Beese, that the property was being used for the storage of commercial vehicles.

Attachment #1 is a photograph indicating said commercial trucks and other materials stored in the rear of the subject property, adjacent to the detached garage.

- By correspondence dated May 30, 2024, pursuant to an inspection of the premises, the property owner was notified by Senior Deputy Zoning Officer, Robert Beese, of work performed without zoning and construction permits, specifically; the installation of a mini split condenser in the rear of the dwelling, finished basement with ½ bathroom, living room, and kitchen, finished attic with bathroom, bedroom and kitchen.

[Summonses were issued to the property owner, and adjudication of the violations is pending in Municipal Court, pending resolution of this matter before the Zoning Board]

Attachment #2 is a photograph of the interior of the attic prior to the renovations.
The attic was completely unfinished prior to the improvements made without permits.

The applicant's architect claims that the first floor and basement will be used in common as one apartment unit and, the second floor and attic will be used in common as one apartment unit, in order to comply with the two (2) family use as permitted in the R-2B zone.

My office has concerns with the architectural floor plans with respect to the proposed use as a two (2) family dwelling.

- The basement shows two (2) sets of washers and dryers, and the attic floor plan also has a laundry room with a stacked washer/dryer.
This indicates, at a minimum, the potential for three (3) residential units.
- The basement has a fully equipped kitchen, labeled, "BAR AREA".
The basement has direct access to the outside from the rear of the property.
- The attic has a fully equipped kitchen, labeled, "BAR AREA".
The attic has direct access to the rear of the property.
- Parking is shown with six (6) spaces, which is indicative of providing parking for three (3) apartments.

These facts clearly illustrate that the illegally constructed improvements were made in order to utilize this dwelling as a three (3) unit or potentially as a four (4) unit apartment building.

REQUIRED VARIANCE RELIEF

The application and architectural floor plans, as submitted, require the following variance relief:

- D-4, Floor Area Ratio (FAR) variance, where 0.66 is proposed and a maximum FAR of 0.50 is permitted.
- Class C Bulk variance, where 77.87% Lot Coverage is proposed, and a maximum of 60% is permitted.

For this structure to function as a two (2) family dwelling, my office recommends that the basement kitchen be removed in its entirety, and no basement areas shall be utilized as bedrooms.

The third floor attic kitchen, bathroom and laundry room shall be removed in their entirety.

All commercial vehicles, equipment, and outdoor storage shall be removed from the premises.

The existing rear yard gravel area shall be removed and replaced with grass (lawn).

The Lot Coverage exceedance, (Class C variance), can be eliminated by removing a portion of the pavement and gravel area in the rear yard, [approximately 17.7% coverage], bringing the total lot coverage into conformance at 60%.

Attachment #3 shows the recommended grass (lawn) area, with a proposed hedge row, separating the driveway with the passive lawn area, which will reduce the maximum lot coverage into compliance at 60%, and will also prevent the lawn area to be used for any storage of commercial vehicles, equipment or other materials.

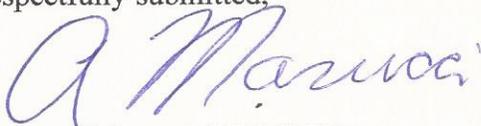
Should the Zoning Board act favorably on this application, my office offers the following additional condition:

- The applicant shall revise the architectural plans pursuant to the recommendations and conditions imposed by the Zoning Board, and said revised plans shall be submitted for zoning and construction permits.

My office has no further comments at this time.

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

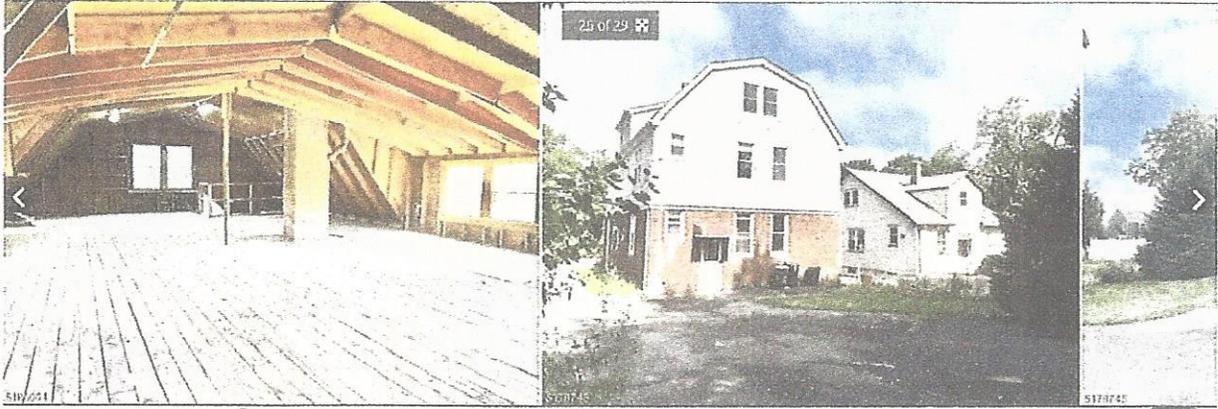
Respectfully submitted,



Anthony Marucci, PE-LS-PP
Zoning Board Engineer



211 E Passaic Ave Bloomfield Twp., NJ 07003



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Map



ATTIC

