

1 Municipal Plaza  
Room 105  
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167  
Fax: (973) 680-1652  
www.bloomfieldtwpnj.com

**Township of Bloomfield  
Community Development Department  
Construction, Planning and Zoning Divisions**

May 30, 2024

Frank Grossi  
211 East Passaic Ave.  
Bloomfield NJ 07003

Re: 211 East Passaic Avenue  
Work without permits

Dear Owner:

On May 30<sup>th</sup>, it was observed during an inspection that work was done without first obtaining a zoning permit, specifically mini split condenser installed, ½ finished basement with ½ bathroom, living room and kitchen area, completely finished attic with half bathroom, bedroom and kitchen that is being used as a single room occupancy. Along with the rear yard containing no natural vegetation.

Also attic was unfinished finishing the attic would create a Use variance for FAR (Floor Area Ratio) as this would bring the percentage from 48.9% to 65% in a R-2B 2 Family Residential Zone. The rear yard being stoned does create a Bulk variance for lot coverage variance as the lot exceeds 60%.

Enclosed is the summons for work without permits:

Basement finished without zoning approval  
Attic Finished without zoning approval  
Rear yard graveled to exceed lot coverage  
Mini split installed without permit  
Attic being used as single room occupancy thus creating 3 family dwelling

*A Zoning Permit is required for a fence, deck, shed, driveway (new/pave/expand), walkway, patio, porch/portico/pavers, retaining wall, handicap ramp, pool (above ground/ in ground), hot tub/spa, generator, condenser, detached garage, addition, stairs (new, reface, replace) temporary use and new principal structures.*

315-35 Supplementary regulations.

A. General.

(1) No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified among the uses listed as permitted, accessory or conditional in the district in which such building or land is located and in conformance with Schedule A, Bulk and Setback Regulations.<sup>111</sup>

[1] *Editor's Note: Schedule A is included as an attachment to this chapter.*

B. Yard regulations.

(1) Required yards.

(c) All required yards shall be unoccupied and unobstructed, except for natural vegetation, for permitted accessory structures and as otherwise permitted herein.

**315-52 Administration and enforcement.**

A. Zoning permits. No land shall be occupied or used, in whole or in part, for any purpose, no use of any land, building or structure shall be changed and no building or structure shall be erected, altered or used for any purpose whatsoever unless and until a zoning permit for said use shall have been issued by the Zoning Officer.

**315-53 Violations and penalties.**

A. In case any building or structure is erected, constructed, reconstructed, altered, moved or converted, or any building, structure or land is used, in violation of or contrary to the provisions of this chapter, the Township may institute an action to enjoin the violation or any other appropriate action or proceeding to prevent such erection, construction, reconstruction, alteration, conversion or use. In addition, in the event of any violation of this chapter or the terms or conditions of any approval issued pursuant thereto, the Zoning Officer and/or Construction Official, or their designee, may assess administrative penalties as provided for below and may issue such stop-work orders, and deny, revoke or withhold such permits as necessary or proper in his/her judgment to abate, arrest or remedy such violation, to cause such violation to be remediated, abated or cured, and/or to prevent any further violations of this chapter or the terms or conditions of any approval issued pursuant thereof.

If you wish to abate the issue feel free to reach out to me.

Very truly yours,



**ROBERT BEESE**

Senior Deputy Zoning Officer

[rbeese@bloomfieldtwpnj.com](mailto:rbeese@bloomfieldtwpnj.com)