

MARUCCI ENGINEERING ASSOCIATES, LLC

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February 10, 2025

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

Re: 61 Hoover Avenue
Map 28 Block 753 Lot 8
Joseph N. Lehman (applicant)
Joseph N. & Jaclyn M. Lehman (owner)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application proposes a partial second floor addition over the rear of the first floor of the existing dwelling, and a second floor rear deck with staircase access from the existing driveway.

The subject property contains a Two (2) family dwelling, which is a non-conforming use in the R-1B Single Family zone.

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

- + Standard Development Application
- + Property Survey prepared by Richard J. Hingos, Inc., dated August 19, 2021.
- + Architectural Plans prepared by Architectural Design Services, Frank E. Matthews, AIA, dated May 25, 2023, and revised to June 19, 2023.

REQUESTED VARIANCE RELIEF

- Class D-2 Use Variance: Expansion of an existing non-conforming use.
Two family dwellings are not permitted in the R-1B Single Family Residence District.
- Class C Bulk Variance for Minimum Side Yard Setback:
The existing side yard setback is 3.04 feet.
The deck and staircase are proposed at the same side yard setback, where the minimum required side yard setback in the R-1B zone is 6.00 feet.

PROPERTY SURVEY

The subject property is situated on the northerly side of Hoover Avenue, having a width of 40 feet and a depth of 140 feet, with a total area of 5,600.00 square feet.

The existing dwelling sits on the westerly side of the property, setback approximately 19 feet from the street right-of way, with a westerly side yard setback of approximately 3.04 feet, and a paved driveway on the easterly side approximately 13 feet in width.

The property has masonry walls along both sidelines and a masonry wall across the width of the property approximately fifty (50) feet south of the rear property line.

The survey indicates approximately four (4) steps from this wall leading to the rear yard, indicating that the rear of the property may be elevated approximately 3 feet beyond the end of the driveway.

ARCHITECTURAL PLAN REVIEW

SHEET TS-1 [COVER SHEET]

The cover sheet contains a plot plan, based on the property survey, indicating the location of the proposed second floor addition over the existing first floor, and the elevated deck with staircase access from the existing rear paved area.

SHEET GN-1

This sheet contains general construction specifications.

SHEET A-1

This sheet shows the Partial Second Floor Plan indicating the proposed second floor addition [new bedroom] and proposed second floor deck and staircase.

The proposed bedroom is designed with a sliding door access to the rear patio, as well as a pedestrian door providing access to the elevated patio from the existing hallway.

It appears that an existing interior staircase is being removed in order to create the proposed bedroom.

The Partial Second Floor/Ceiling Framing Plan indicates by note:

“Remove existing stair and stair wall for additional space for new bedroom”

SHEET A-2

These are the proposed building elevations, Left Side, Right Side and Rear Elevations.

The Rear Elevation view shows a sliding door to the proposed bedroom and a pedestrian door at the existing hallway, both providing access to the patio, in compliance with the floor plan layout.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant's professionals in support of the required variance relief.
- The board does not have the benefit of complete floor plans of both the first and second floors for the purpose of determining the extent of interior renovations to the existing dwelling.
- How many bedrooms are contained in the first floor apartment unit and how many bedrooms will the second floor apartment unit contain inclusive of the proposed addition?
- It appears that the proposed sole means of access to the second floor will be from the rear staircase with the elimination of the interior staircase.
- The application states that there are four (4) on-site parking spaces. The driveway is approximately 13 feet in width therefore, the four (4) parking spaces need to be in tandem.
- Tandem parking spaces cannot accommodate a Two (2) family dwelling parking arrangement.
- While it may require a variance for total lot coverage, has any consideration been given of creating a four (4) car, side by side, parking area in the rear yard area, where vehicles can back up, and turn around in order to safely exit the driveway?

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