

# MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

~ Established 2001 ~

POST OFFICE BOX 509  
CEDAR KNOLLS, NEW JERSEY 07927

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

---

March 18, 2025

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

Re: 35 Monroe Place  
Map 12 Block 282 Lot 25  
Natalya Novohatko & Wayne Daniel (owner/applicant)  
Zone: R-1A, Single Family Residence District  
and Historic District Overlay Zone

Dear Chairman and Members of the Zoning Board,

This application proposes the renovation & expansion of the existing two (2) family residential dwelling located in the R-1A, Single Family Residence District, and also situated in the Historic District Overlay zone.

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

- + Standard Development Application
- + Property Survey prepared by Morgan Engineering & Surveying, David J. Von Steenburg, PLS, dated July 10, 2021
- + Architectural Plans prepared by Brinkman Architecture LLC, Karen Brinkman, RA, dated December 28, 2022, with revisions through September 10, 2024
- + Correspondence from the Bloomfield Historic Preservation Commission prepared by legal counsel, William C. Sullivan, Jr. Esq., dated March 12, 2024

The current zoning ordinance has additional standards associated with properties located in the R-1A zone that are also situated in the Historic District Overlay zone.

Section 315-38(P)(1):

In the Bloomfield Green Historic District, the following minimum bulk and setback regulations shall apply in areas zoned R-1A:

- + Lot area shall be 6,000 square feet
- + Lot width shall be 60 feet
- + The front yard setback shall not be less than the average of the front yard depths of the structures located adjacent to the lot in question

The subject property contains an existing two (2) family residence, where the R-1A zone only permits single family dwellings.

Therefore, the proposed renovation and expansion of the existing two (2) family dwelling, is considered an expansion of a non-conforming use, which requires Class D-2 Use Variance relief.

## PROPERTY SURVEY

The subject property fronts on Monroe Place, having a 47.78 feet width, and a depth of 151.83 feet along its westerly sideline.

The easterly sideline has a 2.23 feet jog, at a point 74.73 north of the front property line, where the property widens to 49 feet along the rear property line.

The property contains an area of approximately 7,393.3 square feet.

The existing dwelling is setback 23.0 feet from the front property line and 3.6 feet from the westerly sideline.

The detached garage in the rear, northeasterly corner, appears to accommodate two vehicles, with sufficient pavement to accommodate outdoor parking of additional vehicles.

## ARCHITECTURAL PLAN

### SHEET Var1

This sheet shows the existing basement, first floor, and second floor layout plans, existing building elevations, a plot plan based on the property survey, and a zoning data table.

It should be noted that the existing basement floor plan shows interior walls and partitions, indicating potential rooms, with no interior improvements shown, other than a bathroom.

### SHEET Var2

This sheet shows the proposed improvements to the existing dwelling.

**Basement:** A new exterior staircase is proposed at the rear of the dwelling to allow ingress/egress to the basement from the rear yard.

The proposed basement stairs are enclosed, roofed, and accessed by a man-door.

**First Floor:** A rear window is to be closed in the dining room, and a wall is being removed in order to provide an open area between the dining room and kitchen.

NOTE: The first floor is Apartment Unit #1.

Second Floor: A wall is being removed in order to provide a combination dining room/kitchen.  
A closet is being converted into a bedroom.  
By scale, it appears this bedroom will have dimensions of approximately 7 feet by 12 feet.

Attic Floor: The attic area is being dormered to accommodate a new bedroom and bathroom.  
NOTE: The second floor and attic will comprise Apartment Unit #2.

It should be noted that the existing front yard and west side yard setbacks are being exasperated as proposed by these improvements, as shown on the proposed front and side building elevations.

#### COMMENTS/RECOMMENDATIONS

- Testimony shall be provided for the required variance relief by the applicants or applicant's professionals.
- Class D-2 Use Variance relief is required for the expansion of a non-conforming use.  
This is an existing two (2) family residence where only one (1) family residences are permitted.
- The westerly side yard setback is being exasperated, where a 3.6 feet side yard setback exists, while a minimum 6 feet side yard setback is required.  
Class C Bulk variance relief is required.
- The front yard setback is being exasperated, where a 23 feet front yard setback exists, while a 25 feet minimum front yard setback is required.  
Class C Bulk variance relief is required.  
However, evidence shall be provided regarding the average front yard setback pursuant to Section 315-38(P).
- Testimony shall be provided with respect to the proposed exterior access to the basement.  
The walls and partitions indicate potential living space within the basement, which may increase the Floor Area Ratio (FAR).  
The proposed FAR, according to my calculations, is 0.415 without the basement square footage.  
Living space within the basement area may increase the FAR to 0.566, which would exceed the maximum permitted FAR of 0.50 in the R-1A zone, thus requiring a Class D-4 FAR variance.
- A review of the Historic Preservation Commission correspondence dated March 12, 2024, indicates that the HPC has not completed its review at this time.  
It appears that the commission requests Zoning Board approval to be conditioned on HPC approval.  
Another concern is that the HPC correspondence only refers to the first and second floor improvements.

There is no mention of the attic improvements. [A copy of the HPC correspondence is attached]

My office has no further comments at this time.

However, my office reserves the opportunity for further comments/recommendations pursuant to testimony presented during the hearing process.

Respectfully submitted,

A handwritten signature in blue ink that reads "A Marucci". The signature is written in a cursive, flowing style.

Anthony Marucci, PE-LS-PP  
Zoning Board Engineer



**WILLIAM C. SULLIVAN, JR.** | Partner  
wsullivan@sh-law.com  
Phone: 201-896-7215

March 12, 2024

**BY EMAIL**

Edward Michalski, Chairman  
Zoning Board of Adjustment  
Township of Bloomfield  
1 Municipal Plaza  
Bloomfield, New Jersey 07003

Re: Township of Bloomfield Historic Preservation Commission  
Review of Application – Natalya Novohatko and Wayne Daniel  
35 Monroe Place  
Our File No.: 13347.4000

Dear Chairman Michalski:

Please be advised that on February 20, 2024, the Township of Bloomfield Historic Preservation Commission reviewed a referral from the Zoning Board of Adjustment (“Board”) involving the above-referenced application pursuant to N.J.S.A. 40:55D-110 and Township Zoning Ordinance adopted April 17, 2023, Section P(6).

The Applicant proposes to construct an addition and alterations to an existing Cape-style home including an expanded second floor and new windows, doors and siding on the entire house. The Applicant was represented by Frank J. Materia, Esq. The Commission heard testimony from the Applicants and from the project architect, Karen Brinkman, whose credentials were accepted by the Commission. Ms. Brinkman presented an exhibit consisting of floor plans and elevations (2 sheets) which was marked as A-1.

The existing home is a 1.5 story Cape-style, two-family dwelling built in approximately 1958. As such, it is likely the most modern home in the neighborhood. It includes a mix of window types, asphalt shingle roof and vinyl siding. Counsel for the Applicant explained that because the zone permits only single-family homes, the proposed expansion of this existing home will require approval from the Board for a (d)(2) expansion of a pre-existing, non-conforming use as well as certain bulk variances.

The architecture plan submitted to the Commission was revised after it was submitted to the Board. The revised plans presented to the Commission will be provided to the Zoning Board of Adjustment prior to its hearing.

The Applicant's project will create additional living space in the second floor unit. The first floor space will remain the same. The footprint of the structure will increase by approximately 40 square feet to provide a walkout basement in the rear, not visible from the street.

The application includes the replacement of all doors and windows. The proposed structure will have three doors. The front door provides entrance to the second floor, the side door provides entrance to the first floor and the third door, in the rear, provides access to the walkout basement. As currently proposed, all of those entrances will include a black steel door. The front door will have a storm door with a mail slot as depicted in the specifications provided with the application. The storm door depicted in those specifications that does not have a mail slot will be installed on the side door. There will be no storm doors in the back.

All existing windows will be replaced. Currently, there is a mix of window styles and sizes. On the first floor, there will be no enlargements of the existing window cuts. There will be five double-hung windows with black cladding on the front of the first floor. On the second floor, there will be four double-hung windows in the front.

On the second floor, there will be a casement window on the east and west sides. The dormers will have one double-hung window each. The sun room windows will be double-hung as well. The large window in the rear near the door will consist of a pair of double-hung windows. The awning windows in the rear will remain.

The project also includes the replacement of existing skylights in a location not visible from the street. The entire new structure will be re-sided with CertainTeed vinyl siding.

Commission members expressed some concern about the lack of specificity in the Applicant's presentation regarding storm door and window details, as well as whether shutters were proposed or not. Members requested updated elevations and/or renderings. Therefore, the Commission requests that if the Board is inclined to grant the pending application, such an approval should be conditioned upon the Board directing the Applicant to return to the Commission so that the Applicant can present confirmation of the types of doors and windows to be installed, with updated elevations or renderings sufficient to provide that confirmation.

In light of the foregoing, the Commission hereby advises the Board that the existing structure does not have historic character and therefore the focus of the Commission's review was the impact of the proposed additions on the historic character of the homes in the vicinity. The Commission concluded that the proposed addition will not affect the historic character of the neighborhood or the District, subject to the Applicant returning to the Commission to provide the additional information described herein. Pursuant to Ordinance Section P(9), the Board finds that, conditioned as explained above, the proposed action would not adversely affect the view of the historic site or within the

historic district and would not have a negative impact on the District's architectural or historic significance and can be visually compatible with the other properties within the District.

Thank you for the opportunity to provide these recommendations. A representative of the Commission will be available to attend the hearing if the Board deems it necessary or appropriate.

Very truly yours,



William C. Sullivan, Jr.  
For the Firm

cc: Greg Babula  
Frank Materia, Esq.  
Anyela Lopez