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**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,

A handwritten signature in blue ink, appearing to read "W. C. Sullivan, Jr.", written in a cursive style.

William C. Sullivan, Jr.  
For the Firm

cc: Greg Babula  
Frank Matera, Esq.  
Anyela Lopez