

04/28/2025

Hello,

I'm writing to you to request approval for renovations to my mother's home. These renovations will allow her to continue to live in her Bloomfield home where she has been for over 51 years. In addition to living here and raising my brother and I here, she also taught at Watsessing School for over 25 years before she retired.

The renovations we are looking to do will allow her to remain in her home and allow me to move in with her and continue (I moved back to Bloomfield 7 years ago) to raise my daughter in the same amazing town I grew up in.

The renovations we are looking to do will provide my mother with a one floor level living space. We would like to convert my mother's garage into part of her living space and open up a wall between it and her current TV room. This would give her an entire living space with no steps. The renovated garage would contain a small kitchenette and sitting area. Then her current TV room would become her bedroom. There is already an existing bathroom on that floor.

I cannot express how important this is for my family. My mother got suddenly ill toward the middle of 2022 and ended up bedridden for 9 months, leaving her unable to walk, very weak and extremely de-conditioned. My mother went from being an independent strong woman and my father's primary caregiver to someone who needed 24-hour care and has not been able to live independently since becoming ill. With a lot of physical therapy and live-in she has made a miraculous recovery; however, she is still very weak and continues to regain her strength but will never be back to where she was.

Giving her an area all on one level will help her be more independent and live a better quality of life. She is 78 years old, so we are also considering the future, as we don't know what that will bring.

She has suffered tragic loss both emotionally and financially over the past 3 years. She has lost a husband and a son and this home holds all of those memories for her and the rest of the family.

As she dedicated her life to teaching, especially the students of Bloomfield this is where she wants to be and belongs. She has spent all of her savings on live-in healthcare to remain in this home. These renovations will allow me and my family to move in with her as she continues to get better and stronger.

I'm asking that you please approve our request as we navigate taking care of our loved one in the home and town that she worked for and raised her family as I follow that and now raise my daughter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heather Smith-Bermudez'. The signature is stylized with a large, sweeping loop and a long horizontal stroke extending to the right.

Heather Smith-Bermudez

## Standard Development Application

Township of Bloomfield  
LAND DEVELOPMENT  
315 Attachment 6

Below please provide the information requested. Complete only the boxes/spaces that apply to your project. If a box/space on this application does not apply, please leave it blank.

Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
<b>GENERAL INSTRUCTIONS:</b> To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.				
Indicate to which Board application is being made:				
<input type="checkbox"/> Planning Board		<input checked="" type="checkbox"/> Zoning Board of Adjustment		
Indicate all approvals and variances being sought:				
<input type="checkbox"/> Informal Review	<input type="checkbox"/> Prelim. Major Site Plan	<input type="checkbox"/> Interpretation		
<input checked="" type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit		
<input type="checkbox"/> Use Variance	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements		
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final Major Subdivision			
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer			
<input type="checkbox"/> Minor Subdivision	(attach the denial/decision)			
<b>1. APPLICANT</b>				
Name DAWN STANISCI		Address 221 Highfield Lane		
City Nutley	State NJ	Zip 07110	Telephone 973 769 0964	Fax
<b>2. PROPERTY OWNER (if other than applicant)</b>				
Name PATRICIA SMITH		Address 42 ELIZABETH CT.		
City Bloomfield	State NJ	Zip 07003	Telephone 973 634 7207	Fax
<b>3. SUBJECT PROPERTY (attach additional sheets if necessary)</b>				
Street Address 42 ELIZABETH CT.		Block(s) and Lot(s) Numbers 1143 33		
Site Acreage and Square Footage		Zone District(s) R-1A	Tax Sheet Nos.	

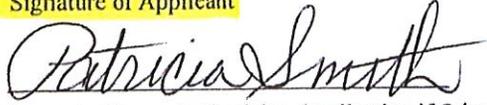
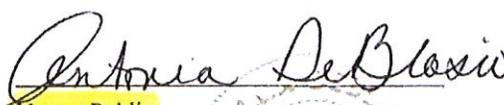
Please print your email address

DAWNSTANISCI@GMAIL.COM

BLOOMFIELD CODE

<b>Present Use - how is the area currently being used?</b> IT'S AN ATTACHED GARAGE BEING USED FOR STORAGE				
<b>Proposed Development Name and Nature of Use</b> GARAGE - CHANGE GARAGE INTO LIVING SPACE				
Number of New Buildings		Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings
% of Lot to be Covered by Pavement		Number of Parking Spaces and Dimensions		Dimensions of Loading Area(s)
Exterior Construction Material/Design				
Total Cost of Building and Site Improvements		Number of Lots Before Subdivision	Number of Lots After Subdivision	Are Any New Streets or Utility Extensions Proposed?
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed		Are Any Structures to be Removed?		Number of Proposed Signs and Dimensions
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.			Is the Property Within 200 feet of an Adjacent Municipality? If so, which.	
4. Are there any existing or proposed deed restrictions or covenants? Please detail.				
<b>5. HISTORY OF PAST APPROVALS</b> <input type="checkbox"/> Check here if none				
	APPROVED		DENIED	DATE
Subdivision				
Site Plan				
Variance(s)				
Building Permit				
<b>6. APPLICANT'S ATTORNEY (if applicable)</b>				
Name			Address	
City	State	Zip	Telephone	Fax

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name George J Anderson, LLC		Address P.O. Box 1348		
City Little Falls	State NJ	Zip 07424	Telephone 973-837-8159	License #
Landscape Architect or Architect's Name Bruce BraHstrom		Address 89 MAIN ST.		
City NewTON	State NJ	Zip 07860	Telephone 973-383-9317	License #
8. FEES SUBMITTED				
Application Fees		\$300.00 CHECK #		
Variance Fees				
Escrow Fees		\$400.00 CHECK #		
Total Fees				
CERTIFICATION				
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Township officials to inspect my property in conjunction with this application.				
 Signature of Applicant		Sworn to and subscribed before me this date		
		April 1, 2025		
 Property Owner Authorizing Application if Other Than Applicant		 Notary Public		



Dawn Stanisci &lt;dawnstanisci@gmail.com&gt;

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**Zoning Questions**

3 messages

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Dawn Stanisci <dawnstanisci@gmail.com>  
To: rbeese@bloomfieldwpnj.com  
Cc: Dawn Stanisci <dawnstanisci@gmail.com>

Wed, Sep 25, 2024 at 9:58 AM

Robert –

My name is Dawn Stanisci, I'm writing to you on behalf of my sister Patricia Smith, who lives in Bloomfield on 42 Elizabeth Court.

We are planning on doing some minor renovations to her house, but wanted to know if there are any restrictions in that area that we should be aware of.

She's unable to do steps so we are trying to make a better living area for her. There is a room on the ground level with a bathroom & an attached garage. Garage is ground level; the room is only two steps higher.

We wanted to convert the garage to a more convenient living space for her. We would like to add a small kitchenette and TV area. Are there any restrictions that we should be aware of, especially in the kitchen area.

Of course, we would be submitting permits for everything, but we wanted to be aware of any restrictions ahead of time. I would be happy to meet with you or discuss anything in more detail. Please let me know the next steps.

Thanks in advance for your help,

Dawn Stanisci  
973 769 0964  
dawnstanisci@gmail.com

**Thanks - Dawn**

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Robert Beese <rbeese@bloomfieldwpnj.com>  
To: Dawn Stanisci <dawnstanisci@gmail.com>

Thu, Sep 26, 2024 at 8:23 AM

Good Morning:

42 Elizabeth Court is a single family dwelling in the R-1A Zone.

Per code:

315-41

**Specific off-street parking requirements.**

**A.**

Residential uses. All residential uses involving an application for development shall comply with the off-street parking requirements of the New Jersey Residential Site Improvement Standards (RSIS), as

amended. The following requirements shall apply to new or expanded residential uses for which no application for development (site plan or subdivision) is required:

(1)

One- and two-family dwellings shall provide two parking spaces per dwelling unit, at least one of which shall be located within an enclosed garage.

Therefore it would require a variance from the Zoning Board for the garage to be turned into habitable space, also since you are looking for a single room occupancy in that area a possible use variance would be required as this is only a single family home in a single family zone.

You can reach out to the board secretary Amanda Waters at [awaters@bloomfieldtwpnj.com](mailto:awaters@bloomfieldtwpnj.com) or 973-680-4012.

*Robert Beese, Senior Deputy Zoning Officer  
Township of Bloomfield  
1 Municipal Plaza, Room 105  
Bloomfield, New Jersey 07003  
Phone: (973) 680-4000 ext 4167  
E-mail: [rbeese@bloomfieldtwpnj.com](mailto:rbeese@bloomfieldtwpnj.com)*

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

*A Copy of the original survey must be submitted with the permit application. The survey must show all existing structures and all proposed structures with distances to property lines, drawn to scale. It shall contain all property lines, easements and lot restrictions.*

*For Pools whether it is temporary or permanent any pool above 24 inches, a Zoning permit is needed, the pool needs to be placed in the rear yard and cannot be closer than: five feet to any accessory structure or side or rear lot line or 10 feet to the principal building on the lot and 10 feet from neighboring structures. Also construction permits for building, electrical and plumbing are needed. For more information see <https://ecode360.com/11765802>*

*To download Zoning permits: <https://www.bloomfieldtwpnj.com/251/Township-Forms> please select the Construction/Zoning tab and select the Zoning Permit*

*Frequently asked questions: Zoning---Frequently-Asked-Questions-422-PDF (bloomfieldtwpnj.com)*

*For Setbacks and bulk regulations: <https://www.bloomfieldtwpnj.com/DocumentCenter/View/6949/Chapter-315-Schedule-A-Bulk--Setback-Regulations-PDF>*

*For all other Zoning information: <https://ecode360.com/11765745>*

9/30/24, 12:09 PM

Gmail - Zoning Questions

Township Zoning Map: <https://www.bloomfieldwpnj.com/DocumentCenter/View/86/2014-Zoning-Map-PDF>

RM

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**From:** Dawn Stanisci <dawnstanisci@gmail.com>  
**Sent:** Wednesday, September 25, 2024 9:58 AM  
**To:** Robert Beese <rbeese@bloomfieldwpnj.com>  
**Cc:** Dawn Stanisci <dawnstanisci@gmail.com>  
**Subject:** Zoning Questions

[Quoted text hidden]

**WARNING:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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**Dawn Stanisci** <dawnstanisci@gmail.com>  
**To:** Robert Beese <rbeese@bloomfieldwpnj.com>

Mon, Sep 30, 2024 at 11:49 AM

Thank you for the information. I will contact her.  
[Quoted text hidden]

**Owners Statement # 6 on the checklist**

- a. Date of acquisition of property, and from whom.
- b. The number of existing and proposed dwelling units.
- c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).
- d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.

a. I PATRICIA Smith purchased the property located at  
42 ELIZABETH CT, Bloomfield NJ 07003  
(Property address)  
on 4/26/1974 from JACK GREEN HOMES, INC  
(Date) (Name of the person you purchased the property from)

b. There is/are 1 existing dwelling(s), 0 proposed.  
(how many?) (how many?)

c. **Check one:**

I/We  are under contract to purchase any adjoining lands. Include the Block and Lot numbers. Block \_\_\_\_\_ Lot \_\_\_\_\_

I/We  are NOT under contract to purchase any adjoining lands.

d. This application  is accompanied by a separate application for subdivision.  
This application  is NOT accompanied by a separate application for subdivision.

Patricia Smith  
Signature

3/28/25  
Date

BLQ: 1143. 33.  
Owner Name: SMITH, PATRICIA

Tax Year: 2024 to 2025  
Property Location: 42 ELIZABETH CT.

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,423.23	3,423.23	3,659.97	3,706.05	14,212.48
Payments:	3,423.23	3,423.23	3,659.97	3,706.05	14,212.48
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
								Original Billed		14,212.48
02/02/24	1	Payment	001	0000995038	CK	93081	31 TAX-JG02	3,423.23	0.00	10,789.25
05/01/24	2	Payment	001	0000995062	CK	94799	26 KE-TAX2	3,423.23	0.00	7,366.02
08/02/24	3	Payment	001	0000995083	CK	96406	6 KMS-TAX3	3,659.97	0.00	3,706.05
11/04/24	4	Payment	001	0000995103	CK	97955	36 SES-TAX	3,706.05	0.00	0.00

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,553.12	3,553.12	0.00	0.00	7,106.24
Payments:	3,706.05	0.00	0.00	0.00	3,706.05
Balance:	152.93-	3,553.12	0.00	0.00	3,400.19

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								Original Billed		7,106.24
01/31/25	1	Payment	001	0000995124	CK	99212	36 31-TAXJ	3,706.05	0.00	3,400.19

Total Principal Balance for Tax Years in Range: 3,400.19

Miscellaneous Payments for Date Range 01/01/24 to 12/31/25:

Date	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	Total
10/04/24	Payment	A11		CS	97307	18 DEPTS	10.00	0.00	<u>10.00</u>
									10.00

TAX COLLECTOR  
TOWNSHIP OF BLOOMFIELD  
1 MUNICIPAL PLAZA  
BLOOMFIELD NJ 07003

Essex County

## VARIANCE REPORT (200 Ft)

0702 Bloomfield Twp  
10/07/24 Page: 1

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
1143 25	623 EAST PASSAIC AVENUE	2	CRUZ, SAMANTHA + RODRIGUEZ, ROBERT 623 EAST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1143 26	15 ELIZABETH CT.	2	DANIEL, JASMINE M. (TRUSTEE) 15 ELIZABETH CT BLOOMFIELD, NJ	07003
1143 27	25 ELIZABETH CT.	2	HASSANEIN, SOFIA 25 ELIZABETH COURT BLOOMFIELD, NJ	07003
1143 28	625 EAST PASSAIC AVE	2	DISTANT, LIDIA MAGDALENA 625 E.PASSAIC AVE BLOOMFIELD, NJ	07003
1143 29	29 ELIZABETH CT.	2	FERRI, MARYANNE A. 29 ELIZABETH COURT BLOOMFIELD, NJ	07003
1143 30.01	633 EAST PASSAIC AVENUE	2	ROSARIO, FABIAN 633 EAST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1143 30.02	37 ELIZABETH CT.	2	FUSARO, JOHN JR. & KIM 37 ELIZABETH COURT BLOOMFIELD, NJ	07003
1143 31	33 ELIZABETH CT.	2	VOLPE, MICHAEL A + MESSINEO, MELINDA 33 ELIZABETH CT BLOOMFIELD, NJ	07003
1143 32	46 ELIZABETH CT.	2	GAMEA, ESSAM & YASSIN, MONA 46 ELIZABETH COURT BLOOMFIELD, NJ	07003
1143 34	38 ELIZABETH CT.	2	SOUSA, EDWARD & TRINA 38 ELIZABETH COURT BLOOMFIELD, NJ	07003
1143 35	637 EAST PASSAIC AVENUE	2	PENA, ROBERTO & GLISELA 637 E PASSAIC AVE BLOOMFIELD, NJ	07003
1143 36	643 EAST PASSAIC AVENUE	2	KOUTSOURIS, JOHN + EMANUEL 643 EAST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1143 37	34 ELIZABETH CT.	2	WILSON, THOMAS J. & EILEEN D. 34 ELIZABETH COURT BLOOMFIELD, NJ	07003

Essex County

VARIANCE REPORT (200 Ft)

0702 Bloomfield Twp  
10/07/24 Page: 2

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
1143 38	647 EAST PASSAIC AVENUE	2	PLONSKI, KRYSZYNA M. 647 E PASSAIC AVE BLOOMFIELD, NJ	07003
1143 39	30 ELIZABETH COURT	2	COZZOLONGO, ANGIE 30 ELIZABETH COURT BLOOMFIELD, NJ	07003
1143 40	651 EAST PASSAIC AVENUE	2	SINGH, SURAJ 651 E PASSAIC AVE BLOOMFIELD, NJ	07003
1143 42	22 ELIZABETH CT.	2	ROMANO, CHARLES L & LOREDANA 22 ELIZABETH CT. BLOOMFIELD, NJ	07003
1143 48	31 ANDOVER PLACE	2	BERNAL, YEISSON & JENNIFER 31 ANDOVER PLACE BLOOMFIELD, NJ	07003
1143 61	EAST PASSAIC AVE VARIOUS WATER LINES	1	NORTH JERSEY DIST WATER SUPPLY COMM 741 RINGWOOD AVENUE WANAQUE, NJ	07465
1295 120	96 FARMINGDALE AVENUE	2	CERDAN, JOSEPHINE Z & JUANITO V 96 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003
1295 121	92 FARMINGDALE AVENUE	2	MILLER, LAURA & HEMMINGSON, EMILY 92 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003
1295 122	88 FARMINGDALE AVENUE	2	CAVALERI, LINDA L/E, ETAL 88 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003
1295 123	84 FARMINGDALE AVENUE	2	CRITCHLEY, JOSEPH & GONZALEZ, J 84 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003
1295 124	80 FARMINGDALE AVENUE	2	LICAMELI, MICHAEL & SHERRI 80 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003
1295 125	76 FARMINGDALE AVENUE	2	DWYER, BRENDAN J. & HOLLY J. 76 FARMINGDALE AVE. BLOOMFIELD, NJ	07003
1295 126	72 FARMINGDALE AVENUE	2	ASKYME, LLC 72 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003

Essex County

VARIANCE REPORT (200 Ft)

0702 Bloomfield Twp  
10/07/24 Page: 3

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
1295 127	68 FARMINGDALE AVENUE	2	NG, ERIC & EMILY 68 FARMINGDALE AVE BLOOMFIELD, NJ	07003
1295 128	64 FARMINGDALE AVENUE	2	NOLL, HELEN J 64 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003
1295 129	60 FARMINGDALE AVENUE	2	PENG, JING 60 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003
1295 130	56 FARMINGDALE AVENUE	2	KINDER, RICHARD P. & MARY CLARE 56 FARMINGDALE AVENUE BLOOMFIELD, NJ	07003
1297 7	27 RUTAN PLACE	2	MEDINA, RODOLFO A. & BRIDGET A. 27 RUTAN PLACE BLOOMFIELD, NJ	07003
1297 8	30 RUTGERS PLACE	2	KESELING, SHARON 30 RUTGERS PLACE BLOOMFIELD, NJ	07003
1298 7	24 RUTAN PLACE	2	DE SILVA, VERNON N. & ROHINIE 24 RUTAN PLACE BLOOMFIELD, NJ	07003

TOWNSHIP OF  
BLOOMFIELD PUBLIC  
UTILITY LIST

Township of Bloomfield  
Municipal Clerk  
1 Municipal Plaza  
Bloomfield, NJ 07003

PSEG  
Manager – Corporation Properties  
80 Park Plaza T-6B  
Newark, NJ 07102

New Jersey Turnpike Authority  
PO Box 5042, 581 Main Street  
Woodbridge, NJ 07095

Passaic Valley Water Commission  
1525 Main Avenue  
PO Box 230  
Clifton, NJ 07015

City of Newark Water Bureau  
1294 McBride Avenue  
Little Falls, NJ 07424

North Jersey Dist. Water Supply Comm.  
741 Ringwood Avenue  
Wanaque, NJ 07465

Transcontinental Gas Pipelines  
PO Box 2400  
Tulsa, OK 74102

Township of Bloomfield  
Sub. Cable/Comcast  
800 Rahway Avenue  
Union, NJ 07083

TOWNSHIP OF  
BLOOMFIELD PUBLIC  
UTILITY LIST

Verizon  
PO Box 152206  
Irving, TX 75015

Passaic Valley Sewage Commission  
600 Wilson Avenue  
Newark, NJ 07105

County of Essex  
County Clerk  
Hall of Records  
465 Dr. Martin Luther King, Jr. Blvd.  
Newark, NJ 07102

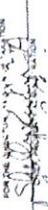
Norfolk Southern RR Corporation  
3 Commercial Place  
Norfolk, VA 23510

**You MUST mail a  
notice to all of these  
public utilities along  
with the property  
owners within 200  
square feet.**





**TAX MAP**  
**TOWNSHIP OF BLOOMFIELD**  
 ESSEX COUNTY, NEW JERSEY  
 SCALE: 1" = 100' DATE: 11-20-20  
 CHARLES E. ADAMSON, N.J.P.L.S., LIC. NO. 43227

NEW JERSEY DEPARTMENT OF THE TREASURY  
 APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF  
 P.L. 2019-001, N.J.A.C. 17:27, AND N.J.A.C. 17:28  


TOWN OF NUTLEY  
 COUNTY OF ESSEX

