

April 21, 2025

Bloomfield Zoning Board of Adjustment
1 Municipal Plaza
Bloomfield, NJ 07003

Re: Zoning Variance Application
94 Hawthorne Avenue

We are requesting a zoning variance for the project described below:

Scope of Proposed Work: The property is a single-family home in an R1A district. We are requesting permission to:

- provide a second-floor addition over an existing family room at the rear of the house to expand an existing bedroom into a master suite with a master bath
- to finish part of the existing attic as a bonus room
- to expand the front entry stoop and to add a roof over the entry.

Because the site is only 4000 sf (5000 sf lot area is require in R1A) there are four zoning requirements that are currently not in conformance and one that will be added under this application:

- The lot is undersized as described above.
- The lot width is 40 ft where 50 ft is required.
- The building coverage is 22.3% of the lot where a maximum of 20% is allowed but will not change under this application.
- The lot coverage is presently 56.3% of the lot area and will be reduced to 53.7% where a maximum of 45% is allowed.
- The Floor Area Ratio is presently .48 and will increase to .63 where the maximum allowed is .5.

Respectfully Submitted,



Peter Willcox, Architect

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:
GENERAL INSTRUCTIONS: 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)			
1. APPLICANT				
Name Ashley Lewis Jayco			Address 94 Hawthorne	
City Bloomfield	State NJ	Zip 07003	Telephone 917-653-0920	Fax
2. PROPERTY OWNER (if other than applicant)				
Name Ashley Lewis Jayco and Richard Jayco			Address 94 Hawthorne Ave.	
City Bloomfield	State NJ	Zip 07003	Telephone 917-653-0920	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address 94 Hawthorne Ave.			Block(s) and Lot(s) Numbers Block: 1057 Lot: 9	
Site Acreage and Square Footage .092 Acres, 4,000 sf		Zone District(s) R-1A	Tax Sheet Nos. 38	

Please print your email address peterwillcoxarchitect@gmail.com

BLOOMFIELD CODE

Present Use - how is the area currently being used?				
Single Family Residence				
Proposed Development Name and Nature of Use				
Single Family Residence				
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.				
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> <i>Check here if none</i>				
	APPROVED	DENIED	DATE	
<i>Subdivision</i>				
<i>Site Plan</i>				
<i>Variance(s)</i>				
<i>Building Permit</i>				
6. APPLICANT'S ATTORNEY (if applicable)				
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		Address		
James M. Helb, PE, PLS, PP		PO Box 30		
City	State	Zip	Telephone	License #
Caldwell	NJ	07006	973-403-0830	
Landscape Architect or Architect's Name		Address		
Peter Willcox		206 Fernwood Ave		
City	State	Zip	Telephone	License #
Montclair	NJ	07043	973-714-2712	09378
8. FEES SUBMITTED				
<i>Application Fees</i>				
<i>Variance Fees</i>				
<i>Escrow Fees</i>				
<i>Total Fees</i>				
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.				
		Sworn to and subscribed before me this date		
		<u>April 22, 2025</u>		
Signature of Applicant				
Property Owner Authorizing Application if Other Than Applicant		Notary Public		
		INCHOL YO NOTARY PUBLIC OF NEW JERSEY Commission Expires 2/11/2029 ID Number 2311188		

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 Ashley Lewis Jayco and Richard Jayco purchased the property located at 94 Hawthorne Avenue, Bloomfield, NJ

(Property address)

on May 3, 2013 from Daniel & Robert Richardson.
(Date) (Name of the person you purchased the property from)

b. There is/are 1 existing dwelling(s), 1 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.

Ashley Jayco
Signature

4/22/25
Date

April 21, 2025
03:40 PM

BLOOMFIELD TOWNSHIP
Tax Account Detail Inquiry

Page No: 1

BLQ: 1057. 9. Tax Year: 2025 to 2025
Owner Name: JAYCO, ASHLEY LEWIS & RICHARD Property Location: 94 HAWTHORNE AVENUE

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,154.36	4,154.35	0.00	0.00	8,308.71
Payments:	4,154.36	0.00	0.00	0.00	4,154.36
Balance:	0.00	4,154.35	0.00	0.00	4,154.35

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
		Description								
		Original Billed						8,308.71		8,308.71
02/03/25	1	Payment	001	MULTIPLE	CK	99180	5512 CORELOG	4,154.36	0.00	4,154.35
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 4,154.35

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1055 14	25 LOWELL TERRACE	2	D'ANGELO, JOHN 25 LOWELL TERRACE BLOOMFIELD, NJ	07003
1055 16	27 LOWELL TERRACE	2	SEERY, ELIZABETH H & D'ARMI, MICHAEL 27 LOWELL TER BLOOMFIELD, NJ	07003
1055 18	29 LOWELL TERRACE	2	GILLESPIE, SANDRA & DOUGLASS 29 LOWELL TERRACE BLOOMFIELD, NJ	07003
1055 20	33 LOWELL TERRACE	2	FRANKENBERG, TYLER S & SAMANTHA A 33 LOWELL TERRACE BLOOMFIELD, NJ	07003
1055 22	37 LOWELL TERRACE	2	ADRIAN, TODD M. 37 LOWELL TERRACE BLOOMFIELD, NJ	07003
1055 26	41 LOWELL TERRACE	2	NALEPKA, BRIAN & SHAUGHNESSY, MARY 41 LOWELL TERRACE BLOOMFIELD, NJ	07003
1055 28	101 HAWTHORNE AVENUE	2	HOWELL, JAMES LEE & CAROLYN 101 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1055 29	99 HAWTHORNE AVENUE	2	MOZER, JOSHUA T. + ZELENKY, ALISON 99 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1055 31	95 HAWTHORNE AVENUE	2	SAULLE, MICHAEL J. 95 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1055 33	93 HAWTHORNE AVENUE	2	ANGWIN, ILAN G. & MARIAMAMMA I. 93 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1055 35	91 HAWTHORNE AVENUE	2	POWERS, PATRICK & KIRSTEN 91 HAWTHORNE AVE BLOOMFIELD, NJ	07003
1055 37	89 HAWTHORNE AVENUE	2	OCHILTREE, NATHAN & ALLISON M. 89 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1055 39	87 HAWTHORNE AVENUE	2	O'NEILL, JAMES F. & CINZIA R. 87 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1055 42	85 HAWTHORNE AVENUE	2	PICO, DOMINICK P & AMANDA E. 85 HAWTHORNE AVE. BLOOMFIELD, NJ	07003
1055 45	81 HAWTHORNE AVENUE	2	RAGHEB, SAMEH & MESSEH, SANDY 81 HAWTHORNE AVE BLOOMFIELD, NJ	07003
1056 1	41 GLENFIELD ROAD	2	MELAMEDOFF, MICHAEL + MURPHY, ANNE 41 GLENFIELD ROAD BLOOMFIELD, NJ	07003
1056 2	37 GLENFIELD ROAD	2	KROCHIK, ALEXANDER & AMANDA C 37 GLENFIELD RD BLOOMFIELD, NJ	07003
1056 3	33 GLENFIELD ROAD	2	ING, SHIKHIU & OLIVIA 161 PRESIDENT ST, #1R BROOKLYN, NY	11231
1056 4	29 GLENFIELD ROAD	2	JOHNSON, KEVIN P & ACKER, EMILY K 29 GLENFIELD RD BLOOMFIELD NJ	07003
1056 9	22 REID AVENUE	2	KHANNA, KAILASH C. & LEE C. 22 REID AVENUE BLOOMFIELD, NJ	07003
1056 12	18 REID AVENUE	2	ERINS, ALEKSANDRS & NICOLE 18 REID AVENUE BLOOMFIELD, NJ	07003
1056 13	14 REID AVENUE	2	GAUCHER, JOREN & MADISON 14 REID AVE BLOOMFIELD, NJ	07003
1056 14	10 REID AVENUE	2	WEST, JEAN 10 REID AVENUE BLOOMFIELD, NJ	07003
1056 15	84 HAWTHORNE AVENUE	2	MCGROARTY, PATRICK P. & MAUREEN A. 84 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1056 16	82 HAWTHORNE AVENUE	2	KATRUS, JOHN LASZLO & JULIA FRANCES 82 HAWTHORNE AVE BLOOMFIELD, NJ	07003
1056 19	80 HAWTHORNE AVENUE	2	WELCH, CHRISTOPHER M. & DIANA J. 80 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003

Essex County

VARIANCE REPORT (200 Ft)

0702 Bloomfield Twp
04/21/25 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>
1057 1	104 HAWTHORNE AVENUE	2	FLYNN, MARILYN J 104 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1057 4	100 HAWTHORNE AVENUE	2	DZENIS, SIGRIDA ET AL. (TRUSTEES) 100 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1057 7	96 HAWTHORNE AVENUE	2	SLAUGHTER, T.F., JR. + POLAKOFF, E.G. 96 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1057 11	90 HAWTHORNE AVENUE	2	KRACK, FLORENCE 90 HAWTHORNE AVENUE BLOOMFIELD, NJ	07003
1057 13	9 REID AVENUE	2	WHITE, THOMAS R. & AMY S. 9 REID AVENUE BLOOMFIELD, NJ	07003
1057 14	13 REID AVENUE	2	BIENSTOCK SETH I. + LUIKEN, JANICE R. 13 REID AVE. BLOOMFIELD, NJ	07003
1057 15	7 POE AVENUE	2	DOX, MICHAEL & LINDA 7 POE AVENUE BLOOMFIELD, NJ	07003
1057 16	11 POE AVENUE	2	MUNOZ, JEFFRY 11 POE AVENUE BLOOMFIELD, NJ	07003
1057 17	15 POE AVENUE	2	BULL, MICHAEL K. 15 POE AVENUE BLOOMFIELD, NJ	07003
1057 18	19 POE AVENUE	15C	TOWNSHIP OF BLOOMFIELD MUNICIPAL BUILDING BLOOMFIELD, NJ	07003
1057 19	108 HAWTHORNE AVENUE	15C	TOWNSHIP OF BLOOMFIELD MUNICIPAL BUILDING BLOOMFIELD, NJ	07003

Block
Lot
Qual
1051
1

Property Location
Additional Lot
Additional Lot
477 WATCHUNG AVE
7,106

Property
Class
15C

Owner
Address
City, State
ESSEX COUNTY PARK COMMISSION
115 CLIFTON AVENUE
NEWARK, NJ

Zip Code
07102

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

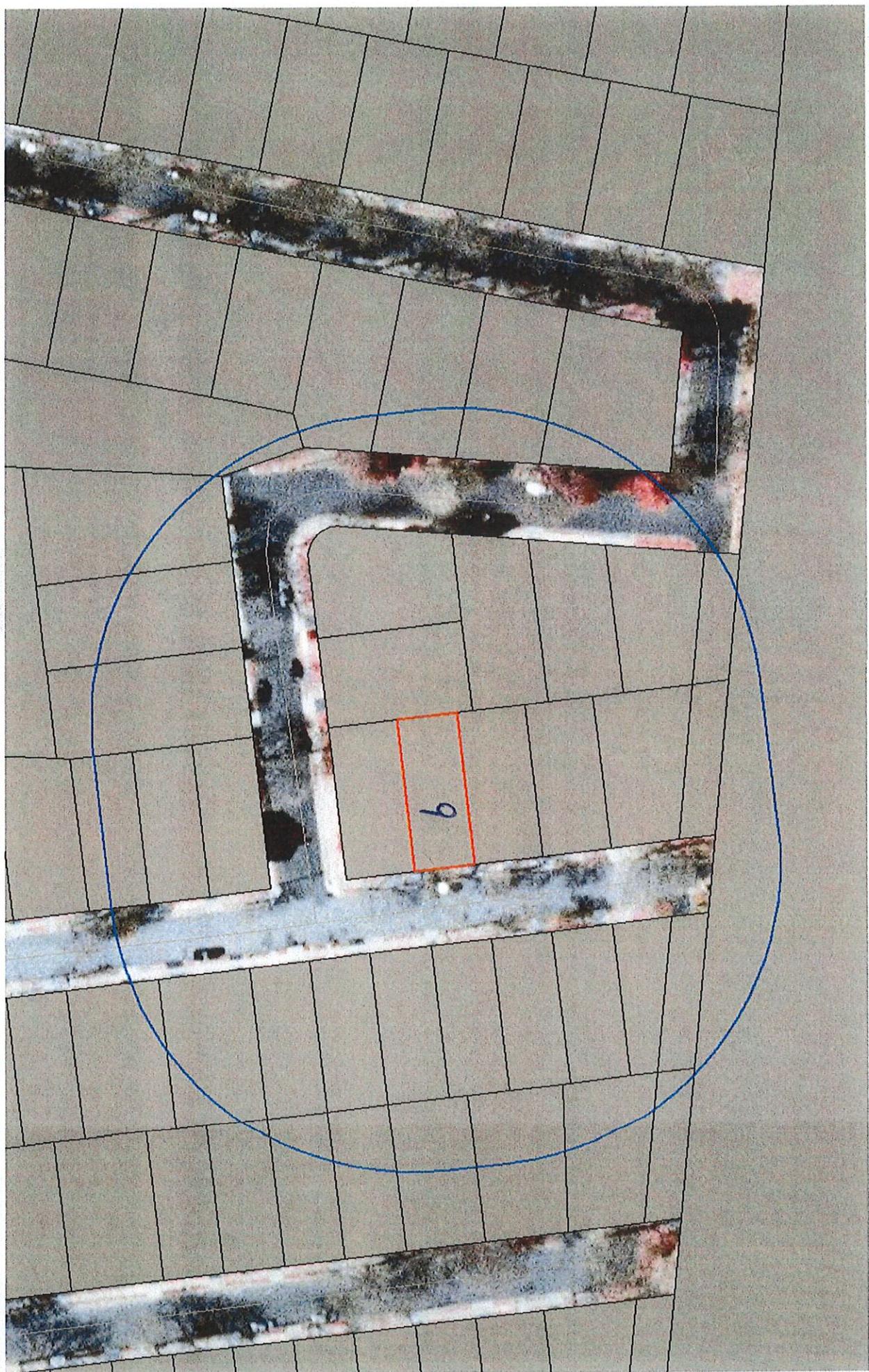
Verizon
PO Box 152206
Irving, TX 75015

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.**



EXEMPT I
23.539 ACRES

1051

BROOKDALE PARK
ESSEX COUNTY PARK COMMISSION
EXEMPT
15.10 ACRES



NOTE: THIS SHEET IS A SCANNED COPY OF THE EXAMINER'S ORIGINAL COPY PREPARED BY:
(AUTHORITY: MARCH 2013, L.C. 2057(3)) THE ORIGINAL APPROVED
MAP(S) IS/ARE ON FILE IN THE OFFICE OF THE BLOOMFIELD TOWNSHIP ENGINEER

TAX MAP
TOWNSHIP OF BLOOMFIELD
 ESSEX COUNTY NEW JERSEY
 SCALE: 1" = 100' DATE: 11-6-2017
 CHARLES E. ADAMSON N.J.P.L.S. LIC. NO. 42627
 REMINGTON & VERNICK ENGINEERS
 ONE HARMON PLAZA, SUITE 210, HENRIEVILLE, NY 12534
 (518) 752-1111 FAX (518) 752-1112 WWW.REMVEN.COM
 -ENGINEERING EXCELLENCE-

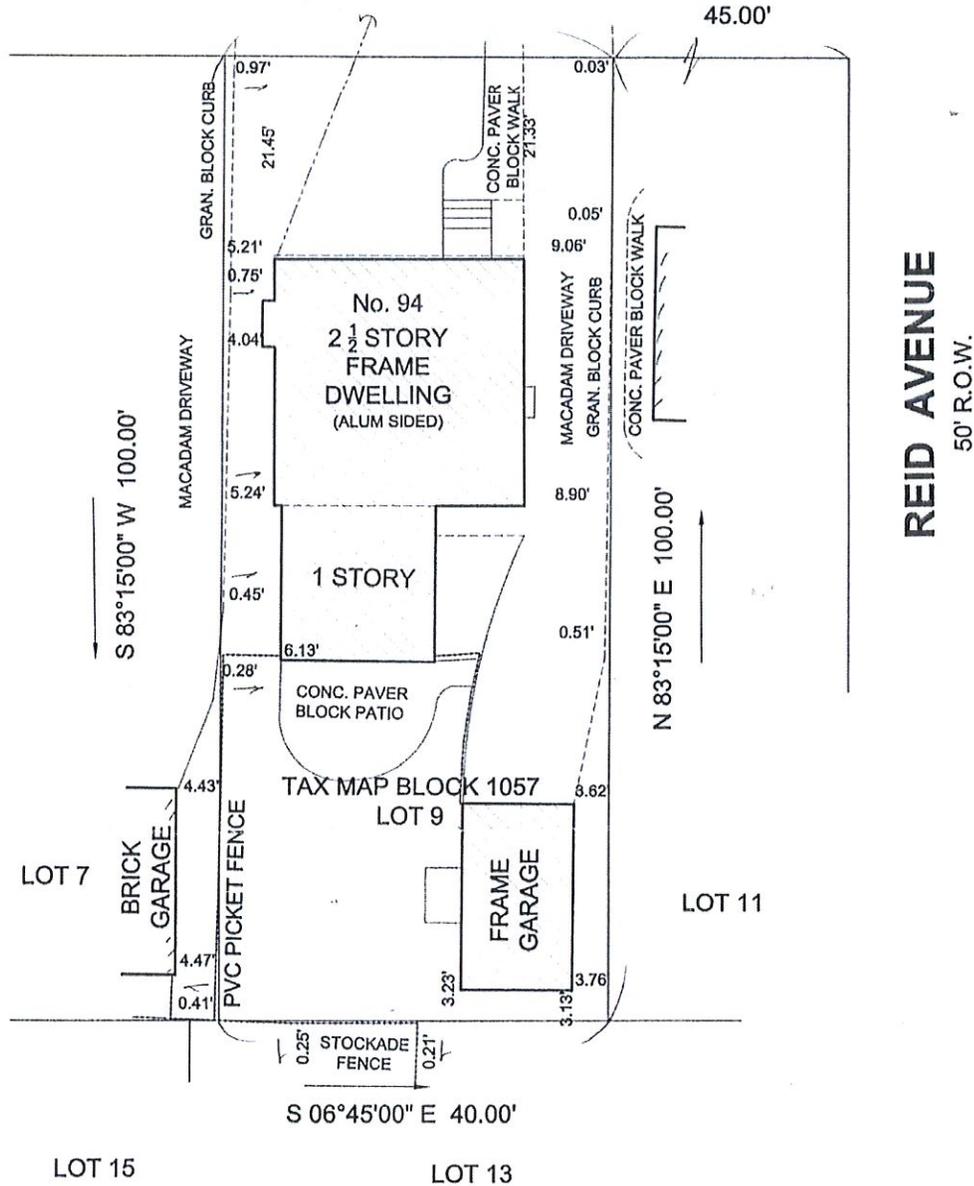
NEW JERSEY DEPARTMENT OF THE TREASURY
 APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF
 THE DIRECTOR OF TAXATION
 FOR THE DIRECTOR OF TAXATION
Shirley G. Galt
 Director of Taxation
 FEB 25 2019 SERIAL NO. 1098

NOTE: BLOCK 1054 LOT 47, '06
 1054-47-06

HAWTHORNE AVENUE

50' R.O.W.

N 06°45'00" W 40.00'



No liability is assumed by the certifying surveyor for the use of this survey by any other party not shown on the certification hereon or for use of this survey with a survey affidavit. Certifications are not transferable to additional institutions or subsequent owners. This survey plat used without the impression of a raised seal of the surveyor shall invalidate this survey plat. The use of this survey along with a survey affidavit is prohibited.

The property has not been staked in accordance with instructions. A written waiver and direction not to set corner markers has been obtained from the ultimate owner pursuant to P.L. 2003, c.14 (NJSA 45:8-36.3) and 13:40-5.1(d).

TAX BLOCK: 1057	LOT: 9	ADDRESS: 94 HAWTHORNE AVENUE
CERTIFIED TO: Ashley Lewis Jayco and Richard Jayco;		<p>MAP OF PROPERTY SITUATED IN THE TOWNSHIP OF BLOOMFIELD ESSEX COUNTY, NJ</p> <p>JMH ASSOCIATES 973-403-0830 P.O. BOX 30 FAX 973-403-0803 CALDWELL, N.J. 07006</p>
		JOB No. 25-022
		REV. DATE
		DATE March 29, 2025
		SCALE 1" = 15'
<p>JAMES M. HELB, PE, PLS, PP PROFESSIONAL ENGINEER & LAND SURVEYOR PROFESSIONAL PLANNER</p>		<p>NJ LICENSE No 24272 NJ LICENSE No 3832</p>
TITLE No:	DATE 3-29-2025	