

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

June 12, 2025

Honorable Chairman and
Members of the Zoning Board
Township of Bloomfield
One Municipal Plaza
Bloomfield, NJ 07003

Re: 33 Dewey Street
Map 33 Block 909 Lot 15
Antonio Sanchez (owner/applicant)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

Attached, please find my report dated June 15, 2024, regarding the subject property application.

For approximately one (1) year, the applicant has either failed to notice, or incorrectly noticed, multiple times, for a hearing before this board.

This is a zoning violation matter, whereby the applicant is currently utilizing the subject property as a two (2) family residence, while it is only zoned for a one (1) family residence.

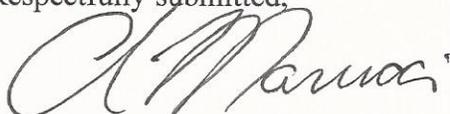
The applicant recently appeared in Bloomfield Municipal Court on April 28, 2025, where the applicant was found guilty and a fine imposed.

My June 15, 2024, report on this matter stands as submitted.

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

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June 15, 2024

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

Re: 33 Dewey Street
Map 33 Block 909 Lot 15
Antonio Sanchez (applicant/owner)
Zone; R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

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

- + Standard Development Application
- + Property Survey prepared by Schmidt Surveying, Andrew A. Schmidt, PLS, dated May 22, 2023
- + Architectural Floor Plans prepared by Evans Architects AIA, Matthew G. Evans, Architect, dated March 25, 2024.

The subject property is located in the R-1B, Single Family Residence District.

The existing dwelling was originally constructed as a one family structure.

The dwelling was subsequently converted to a two family dwelling by the prior owner, without applying for or securing zoning and construction permits.

The current owner proposes to continue the two family use with this appeal to the Zoning Board.

My office reviewed the architectural floor plans prepared by Evans Architects AIA.

SHEET [S-1]

This sheet shows the survey/plot plan of the subject property, where it appears that the existing dwelling footprint will not be altered or expanded.

The plot plan shows an existing asphalt paved driveway along the easterly side of the property with four (4) vehicle parking spaces proposed in tandem.

SHEET [A-1]

This sheet shows the existing floor plans.

The basement floor is shown as unfinished, except for mechanical equipment.

The first floor contains a kitchen, living room, three bedrooms and one full bathroom.

The first floor also has access to the attached rear deck.

The second floor contains a kitchen, living room, one bedroom and one full bathroom.

There is also an elevated rear deck accessed from the second floor.

The Zoning Office has a significant history associated with the subject property.

Attachment #1:

The prior owner applied for a zoning permit (Application 18-1088) to convert the existing single family dwelling into a two family dwelling.

The application was denied per the letter dated August 7, 2018, with a recommendation to apply to the Zoning Board should the owner wish to seek variance relief.

Attachment #2

In 2020, the Zoning Office received numerous inquiries as to the status of the subject property.

Due to foreclosure, the subject property was advertised for sale, and listed as a two family dwelling.

Wilmington Savings Fund Society, by letter dated November 23, 2020, was notified that a Certificate of Occupancy (C of O) would not be issued as a two family dwelling, at any future sale.

Attachment #3

This is the owner's statement indicating that the subject property was purchased from Wilmington Savings Fund Society in May of 2021.

The statement (b) indicates 1 existing unit and 1 proposed unit.

Attachment #4

Notice was sent to the current owner from the Zoning Office, dated March 7, 2023, requesting inspection of the premises for a possible illegal apartment.

Attachment #5

A subsequent notice, dated March 22, 2023, was sent to the owner requesting access to the premises for inspection.

Attachment #6

A third inspection request, dated December 4, 2023, was sent to the owner for inspection of the premises. Pursuant to this third request, the interior inspection was conducted on December 12, 2023.

This inspection verified the two family use as shown on the architect's floor plans.

Attachment #7

A summons was issued on March 20, 2024, for failure to remove the second residential unit, or in the alternative, to apply to the Zoning Board of Adjustment for variance relief.

The application is now before the Zoning Board of Adjustment for D-1 Use Variance relief.

Testimony shall be provided by the applicant or the applicant's professionals in support of the required variance relief.

In addition, it is my opinion, that Bulk 'C' variance relief is required for parking.

While the architectural plan shows four (4) vehicles in tandem, testimony shall be provided as to how the parking arrangement will operate, in light of the fact, that two parking spaces are required for each independent residential unit.

Should the Zoning Board act favorably on the application, it shall be conditioned on the submission of zoning and construction permits to insure UCC code compliance for work completed without the necessary permits.

Should the Zoning Board deny the application, it shall be conditioned on the submission of zoning and construction permits to insure the removal of the second floor kitchen, and the removal of any doors and walls required to bring the structure into compliance as a single family dwelling.

My office has no further comments at this time.

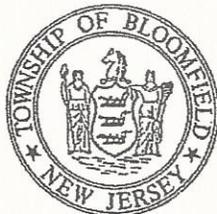
However, my office reserves the opportunity for further comments/recommendations pending testimony presented during the hearing process.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Anthony Marucci', written in a cursive style.

Anthony Marucci, PE-LS-PP
Zoning Board Engineer

Department of Inspections
Room 105
Municipal Building



ZONING DIVISION
Anthony Marucci
Zoning Official
(973) 259-3088
Fax: (973) 680-1652

TOWNSHIP OF BLOOMFIELD
Bloomfield, New Jersey 07003-3487

August 7, 2018

David Eddings
268 Bennetts Lane
Somerset, N. J. 08873

Re: Zoning Application: 18-1088
33 Dewey Street
Block 909 Lot 15
Zone: R-1B

Dear Mr. Eddings,

Your application to convert the above referenced premises from a single family dwelling into a two (2) family dwelling cannot be approved since the subject property is located in the R-1B Single Family Residence zone.

Converting same from a one family to a two family will require a use variance from the Zoning Board of Adjustment.

Should you wish to seek a use variance from the Zoning Board, the Secretary, Ms. Nicole Cosenza, can be reached at the Municipal Building Room 203 or at 973-680-4012.

I trust this information will be satisfactory.

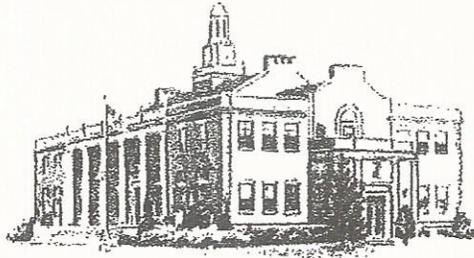
If you should require further assistance, please do not hesitate to call my office.

Very truly yours,

Anthony Marucci
Zoning Officer

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1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
Fax: (973) 680-1652
www.bloomfieldwpnj.com

**Township of Bloomfield
Community Development Department
Construction, Planning and Zoning Divisions**

November 23, 2020

Wilmington Savings Fund Society
15480 Laguna Canyon Rd.
Irvine CA 92618

Re: 33 Dewey St.
Single Family Residence
R-1B Zone

Dear Owner,

It is brought to my attention that the above referenced property is listed for sale as a two (2) family dwelling, pursuant to the attached Realtor.com and Redfin posting.

My office has also received several telephone inquiries regarding this property, which they have been informed that this is an illegal two family and they would require Zoning Board Approval for it to stay as a two family.

This notice is to apprise you of the fact that the subject property is located in the R-1B Single Family Residence District, and said second unit is not legally approved and should only be sold as a single family house.

In fact, the previous owner received a letter in 2018 concerning his Zoning Application to convert to a two family that it was denied and would need Zoning Board Approval.

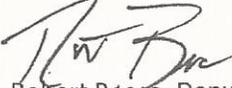
Upon receipt of this letter, my office is requesting permission to enter the subject premises, in order to evaluate the existing conditions.

Failure to contact my office, and to schedule said inspections, shall result in the issuance of a zoning violation (summons) which can only be adjudicated in Municipal Court.

It is also important to note that a new Certificate of Continued Occupancy will be required prior to any sale of the subject property, however, said C of CO cannot and will not be issued until this situation is rectified.

I trust you understand and will comply.

Yours,



Robert Beese, Deputy Zoning Officer

Township of Bloomfield

1 Municipal Plaza, Room 105

Bloomfield, New Jersey 07003

Phone: (973) 680-4000 ext 4167

Fax: (973) 680-1652

E-mail: rbeese@bloomfieldtwpnj.com

Sent Certified and Regular mail

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 Antonio Sanchez purchased the property located at
33 Dewey St. Bloomfield N.J
(Property address)
on May 2021 from Wilmington Savings Funds Society F.S.B.
(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.

Antonio Sanchez
Signature

01/02/24
Date

1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
Fax: (973) 680-1652
www.bloomfieldtwpnj.com

**Township of Bloomfield
Community Development Department
Construction, Planning and Zoning Divisions**

March 7, 2023

SENT BY CERTIFIED & REGULAR MAIL

Antonio Sanchez
Felipe Enriquez
33 Dewey Street
Bloomfield NJ 07003

Re: 33 Dewey Street
Possible illegal Apartment
Zoning Violation

Dear Owner:

I received a complaint about a possible illegal apartment.

As you are aware, this should only be a single family dwelling.

Upon receipt of this letter my office is requesting permission to enter the subject premises, in order to evaluate the existing conditions of the dwelling.

Failure contact my office by March 21st, to schedule said inspections, shall result in the issuance of a violation (summons) which can only be adjudicated in Municipal Court.

I trust you understand and will comply.

Any questions feel free to contact me.

Very truly yours,

ROBERT BEESE
Senior Deputy Zoning Officer
rbeese@bloomfieldtwpnj.com

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1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
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**Township of Bloomfield
Community Development Department
Construction, Planning and Zoning Divisions**

March 22, 2023

SENT BY CERTIFIED & REGULAR MAIL

Antonio Sanchez
Felipe Enriquez
7 Emerson Street
Clifton NJ 07013

Re: 33 Dewey Street
Possible illegal Apartment
Zoning Violation

Dear Owner:

I received a complaint about a possible illegal apartment.

As you are aware, this should only be a single family dwelling.

Upon receipt of this letter my office is requesting permission to enter the subject premises, in order to evaluate the existing conditions of the dwelling.

Failure contact my office by April 5th, to schedule said inspections, shall result in the issuance of a violation (summons) which can only be adjudicated in Municipal Court.

I trust you understand and will comply.

Any questions feel free to contact me.

Very truly yours,

ROBERT BEESE

Senior Deputy Zoning Officer
rbeese@bloomfieldtwpnj.com



1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
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**Township of Bloomfield
Community Development Department
Construction, Planning and Zoning Divisions**

December 4, 2023

SENT BY CERTIFIED & REGULAR MAIL

Antonio Sanchez
Felipe Enriquez
7 Emerson Street
Clifton NJ 07013

Re: 33 Dewey Street
Possible illegal Apartment
Zoning Violation

Dear Owner:

I received a complaint about a possible illegal apartment.

As you are aware, this should only be a single family dwelling.

Upon receipt of this letter my office is requesting permission to enter the subject premises, in order to evaluate the existing conditions of the dwelling.

Failure contact my office by December 18th, to schedule said inspections, shall result in the issuance of a violation (summons) which can only be adjudicated in Municipal Court.

I trust you understand and will comply.

Any questions feel free to contact me.

Very truly yours,

ROBERT BEESE

Senior Deputy Zoning Officer
rbeese@bloomfieldtwpnj.com

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1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167
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www.bloomfieldtwpnj.com

**Township of Bloomfield
Community Development Department
Construction, Planning and Zoning Divisions**

March 20, 2024

SENT BY CERTIFIED & REGULAR MAIL

Antonio Sanchez
Felipe Enriquez
7 Emerson Street
Clifton NJ 07013

Re: 33 Dewey Street
Illegal Apartment
Zoning Violation

Dear Owner:

You were sent a letter on March 22nd, 2023 and December 4th pertaining to a possible illegal apartment. On December 12th, during inspection I let you know the property that you purchased in foreclosure was purchased with an illegally converted apartment and to keep it you need to apply to the zoning board.

On March 4th, your incomplete zoning board application was returned to you as it still did not have architect plans.

As of this date you have not removed the unit or applied and completed a zoning board application.

Enclosed is summons: 000095

I trust you understand and will comply.

Any questions feel free to contact me.

Very truly yours,

ROBERT BEESE

Senior Deputy Zoning Officer
rbeese@bloomfieldtwpnj.com

