

# MARUCCI ENGINEERING ASSOCIATES, LLC

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July 17, 2025

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

Re: 58 Golf Road  
Map 43 Block 1200 Lot 64  
Christina & Carl Mercado (owner/applicant)  
Zone: R-1A, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application proposes a second-floor addition to the existing single-family dwelling, and a covered rear deck.

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

- + Standard Development Application
- + Property Survey prepared by Lakeland Surveying, Jeffrey S. Grunn, PLS, dated October 9, 2015 with topography added on May 22, 2017, and revisions to March 28, 2025
- + Architectural Plans prepared by Guzzo Architects, Anthony Guzzo, AIA, dated June 2, 2025, with revisions through June 29, 2025

The subject property is located in the R-1A zone, having a width of 60 feet and depth of 120 feet for a total area of 7,200 square feet.

The site contains a frame, split-level dwelling with an attached garage, and attached rear deck. An in-ground swimming pool is situated within the rear of the property.

## ARCHITECTURAL PLAN REVIEW

A second-floor addition is proposed over the existing one-story portion of the dwelling. The addition includes a master bedroom suite with full bathroom and walk-in closet.

A roof is proposed over the existing rear deck.

## COMMENTS/RECOMMENDATIONS

- The covered deck, by definition, is included in building coverage calculations.  
The existing building coverage is 17.8%  
The building coverage, including the covered deck, is 22.8%.  
The R-1A zone permits a maximum building coverage of 20%.
- Class C Bulk variance relief is required for exceeding the maximum permitted building coverage.
- It should be noted that all other bulk and setbacks are existing conditions.  
The property is oversized with respect to lot area, and the Floor Area Ratio (FAR) complies.
- The second-floor addition and covered deck do not increase the total lot coverage and, therefore, will not impact stormwater runoff.
- The applicant or applicant's professionals shall provide testimony with respect to the required variance relief.

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