

# 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

---

July 28, 2025

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

Re: 3 Foster Street  
Map 47 Block 1330 Lot 1  
Allison Herriott (owner/applicant)  
Zone: R-1A, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application proposes a six (6) feet high fence within the front yard setback [Broad Street side], on a corner property.

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

- + Standard Development Application
- + Property Survey prepared by Rigg Associates, P. A. dated August 17, 2020
- + Photograph provided by the applicant, undated, indicating existing evergreen trees along the Broad Street frontage buffering the subject property's rear yard.

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

The site is situated on a corner lot, having frontage along Foster Street and frontage along Broad Street.

To the south, and adjacent to the subject property, is an accessory parking lot for the Broadacres office complex. This adjoining parking lot is located in the RO, Regional Office zone.

Attachment #1 is a copy of the property survey, highlighted by my office, indicating the proposed six (6) feet high fence around the perimeter of the rear yard of the subject property.

Attachment #2 is the photograph provided by the applicant indicating the existing row of evergreen trees bordering the Broad Street frontage.

It should be noted that the proposed fence will be installed behind the existing evergreen trees thereby providing a buffer from Broad Street view.

Fences are regulated pursuant to Section 315-40.

(B). Fences in excess of four feet in height are permitted in the rear yard only.  
No fence shall exceed six (6) feet in height.

(I). No solid fence shall be erected in any front yard.  
In the R-1A zone, no fences shall be erected in the front yard setback area.  
Any fence erected in the front yard shall have a minimum of 60% open construction,  
except chain link, rail and wire mesh fences are not permitted in any front yard.

- Class C Bulk variance relief is required for the proposed six (6) feet high, solid fence to be installed within the front yard setback area along the Broad Street frontage.

#### COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicant's professionals in support of the requested variance relief.
- Testimony shall be provided as to the type, style and color of the proposed fence.
- Pursuant to Section 315-35(B)(2), on corner lots, for purposes of determining the rear yard setback, the lot line opposite the narrower of the two street frontages shall be the rear lot line. In this case, Foster Street is the narrower frontage, so the rear yard area is within the proposed fence enclosure, except for the portion along the Broad Street frontage.
- The proposed fence will provide both privacy and security from the adjacent parking lot to the south, and the existing evergreen trees will provide a buffer for the fence along the Broad Street frontage.

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



