

# MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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August 26, 2025

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

Re: 27 Ferncliff Road  
Map 51 Block 1444 Lot 57  
Maria Reboa (owner/applicant)  
Zone: R-1A, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application proposes to expand the width of the existing driveway leading to an attached garage.

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

- + Standard Development Application
- + Property Survey prepared by Manno Surveying, Inc. dated June 3, 2025
- + Photographs provided by the applicant (undated)

According to the application, the existing driveway is approximately 10 feet – 2 inches wide, and 20 feet in length.

The proposal is to widen the existing driveway, 3 feet on the right-hand side and 4 feet on the left-hand side, according to the application.

The total proposed driveway width will be approximately 17 feet – 2 inches.

Attachment #1 is a photograph of the existing driveway provided by the applicant.  
(The photo appears to be taken from the street towards the house/garage).

Attachment #2 is a copy of the provided property survey.

## COMMENTS/RECOMMENDATIONS

The following variance relief is required:

- Section 315-40(B): In residential zones, no required parking shall be permitted in any front yard except in a driveway leading to a garage. The width of such a driveway shall be limited to the width of the garage, not to exceed 22 feet at the building line.
- Section 315-30: Specific Design Standards; (O): Off-Street Parking; (13): Location of Parking; (d): In residential zones, driveways shall be setback a minimum five (5) feet from side and rear property lines.
- + Is this proposed driveway widening currently in progress?  
A photo on the property survey shows a portion of lawn removed in anticipation of widening the driveway.
- + Testimony shall be provided as to the purpose of widening the driveway.  
It appears that a 17 feet wide driveway can accommodate two vehicles parked side by side.
- + Clarification shall be provided with respect to the 3 feet and 4 feet widening locations.  
Is the four (4) feet widening to be located on the westerly side of the dwelling to match the existing concrete walkway on the side of the house?
- + There is a tree of significant size [caliper] situated on the westerly side of the driveway.  
Testimony shall be provided as to any adverse impact on the tree's root system should the driveway curb be installed in proximity to the tree.
- + Should the application be approved, permits shall be obtained from the Township Engineer's Office for all curb and apron widening work to be performed within the right-of-way/

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



Reboa, Maria <mreboa@bloomfield.k12.nj.us>

(no subject)

1 message

Maria Reboa <mariareboa@gmail.com>

Tue, Jun 17, 2025 at 12:04 PM

To: "mreboa@bloomfield.k12.nj.us" <mreboa@bloomfield.k12.nj.us>



my house  
27 Ferncliff Rd



# FERNCLIFF ROAD (50' WIDE) (FORMERLY-LALLY STREET)

S 78°51'00"W 43.75'

P.O.B.

CURB

CONCRETE SIDEWALK

397.50'

TAX LOT 58

TAX LOT 56

S 11°09'00"E 97.64'

N 11°09'00"W 98.52'

COV. PORCH  
2 STY. FRAME DWELLING No. 23

BRICK GARAGE UNDER  
CONCRETE CHIMNEY FACED  
1.92'

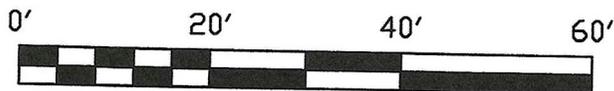
2 STORY FRAME DWELLING No. 27  
1 STORY  
WIND. WELL  
A/C

1 STORY  
WOOD DECK  
WIND. WELL  
WIND. WELL

TAX BLOCK 1444  
TAX LOT 57  
4,291 S.F.  
0.0985 AC.

FRAME GARAGE

N 80°00'00"E 43.76'



GRAPHIC SCALE  
1" = 20'

2

LOCATION SURVEY OF PROPERTY OF  
RENATO REBOA AND MARIA REBOA  
TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, N.J.

MANNO SURVEYING, INC.