

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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August 28, 2025

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

Re: 10 Winsor Place
Map 10 Block 221 Lot 34
John Montefusco (owner/applicant)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Planning Board,

This application proposes a Cottage Kitchen Operation at the subject property.

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

- + Standard Development Application
- + Property Survey prepared by JMH Associates, James M. Helm, PE-LS-PP dated October 23, 2023

The State of New Jersey has adopted legislation to permit cottage kitchen operations utilizing a step-by- step process.

- Step 1. Make sure your food is allowed.
- Step 2. Approval from your local municipal authority [Planning or Zoning Board]
A Food Protection Manager certificate [Required by the State of New Jersey]
Proof that your kitchen has safe water
- Step 3. Apply for your permit

A Cottage Food Operator's Permit allows people to sell certain homemade foods that don't need time or temperature control to stay safe, directly to customers from their home kitchen.

Cottage Kitchen Operations can be considered home occupations pursuant to the current zoning ordinance.

The R-1B, Single family Zone, permits home occupations as conditional uses, in accordance with Section 315-39(B)(6):

The conditions are listed as follows:

- a). The practitioner must reside in the house.
- b). The practitioner shall not engage the services of more than one office employee.
- c). A home occupation shall occupy less than 50% of the floor area where located, or 900 sf, whichever is smaller.
- d). No clients or customers shall remain on the premises overnight.
- e). The residential character of the neighborhood and the premises shall not be subordinated to the home occupation use.
- f). Adequate off-street parking spaces shall be provided in accordance with the parking requirements of this article, for both the residential use and the home occupation, so that no parking related to the home occupation shall occur in the street.
- g). No retail sales shall be conducted on the site.
- h). No sign identifying the home occupation shall be larger than one square foot.
- i). No equipment or process shall be used in such home occupation which creates noise, glare, fumes, odors, electrical interference, medical waste or other nuisance factors detectable to the normal senses or to radio, telephone or television equipment off the lot.

COMMENTS/RECOMMENDATIONS

- The application requires Minor Site Plan approval and Conditional Use approval.
- Testimony shall be provided indicating compliance with all listed home occupation conditions.
- Testimony shall be provided indicating that food to be sold is allowed pursuant to the New Jersey Cottage Kitchen regulations.
- The applicant has furnished a Food Protection Manager Certification as required by New Jersey regulations. [A copy of the certificate is attached to this report]

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
Planning Board Engineer



CERTIFICATE OF ACHIEVEMENT

AS DETERMINED BY USERVE

THIS DOCUMENT DOES HEREBY CERTIFY THAT

JOHN MONTEFUSCO

HAS SUCCESSFULLY MET THE REQUIREMENTS OF THE

FOOD PROTECTION MANAGER CERTIFICATION

DATE ISSUED

August 11th, 2025

EXPIRES

August 11th, 2030

CERTIFICATE NO

USU06-V1-JM03107002-20250811-1

EXAM NO

USU06-V1



ACCREDITATION ID: 9064

AUTHORIZED SIGNATURE

CERTIFICATE OF ACHIEVEMENT

Email: support@userve.com | Phone: 1 855-546-1500

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